

VISION PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands.
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work and play.
3. Develop clean and sustainable industry and good-paying jobs close to home.

BIG IDEAS & CONCEPTS

1. GROWTH

As we grow, most of us will live within existing municipalities. A more compact growth pattern emerges, as well as an emphasis on infill and redevelopment, which reduces pressure on outlying natural resources and farmland. Eastside communities will assume a more compact pattern and absorb a majority of the population as distinct city and town centers emerge or are enhanced. Westside and central communities also experience growth, with most featuring neighborhood or town centers that provide for day-to-day needs and some employment. This growth pattern places a mix of jobs, shopping, townhouses and condos at the center of larger cities and towns with single family housing nearby.

Mixed Use Neighborhoods

Mixed-use neighborhoods include a wide range of single family homes on a variety of lot sizes. Parks, trails, a church, a school, and perhaps a small market or café are within walking distance.

Compact Mixed-Use Neighborhood

Compact mixed-use neighborhoods feature mostly single family homes on range of smaller lots, as well as some townhomes and some smaller scale multifamily homes. Parks, trails, a church, a school, and some small businesses, markets, and cafés are within walking distance.

Neighborhood Center

Neighborhood centers blend numerous small businesses (offices, shops, and restaurants), compact housing (likely above businesses), and perhaps a small plaza into a compact area. The core is surrounded by single family homes and townhouses, parks and trails, churches and schools.

Town Center

Town centers include a larger business district and more compact residential (townhomes and apartments) than neighborhood centers, often sharing buildings two or three stories high. Parks, plazas, churches, and schools integrate into the center, as do single family homes on smaller lots.

City Center

A larger regional center for commerce and living, city centers include a significant central business district as well as compact residential (mostly townhomes and apartments—many above businesses) often sharing buildings three or four stories high. The city center integrates parks, plazas, churches, schools, and some single family homes adjacent to more compact areas.

2. DESIGNING DENSITY

While most new residences will be single family homes, providing an expanded range of housing choices is also important. Design makes a difference, enabling more intensive housing to blend comfortably into almost any neighborhood. Some ideas for townhomes, small multifamily, and apartments:



- Buildings relate to the street in the same way single family houses do (similar setbacks/build to lines).
- Main entrances face the street, engaging with the neighborhood.
- Parking is in the back.
- Building construction and materials are similar in quality to surrounding single family homes.

3. LAND RECYCLING

Existing communities can accommodate significant growth through land recycling. Vacant developable land can house new compatible development, and underused land, particularly in commercial areas, can be redeveloped. Imagine little-used parking transitioning to a vibrant space with a blend of shops, offices, and townhouses. Imagine an empty big box building transforming into a recreation center, senior center and a library. What if all of this happened on the same parcel? Creativity and flexibility will be hallmarks of reinvented spaces.



4. EXISTING NEIGHBORHOODS

As new growth incorporates a wider range of housing choices, existing residential neighborhoods remain largely unchanged.



LEGEND OVERVIEW

Residential

Residential areas range from large estate lots in less intense areas to townhomes in more intense areas.

Employment

Employment intensity refers to how many jobs per acre there may be. Office parks are most intense, followed by retail, heavy industrial, and light industrial.

Mixed Use Neighborhoods and Centers

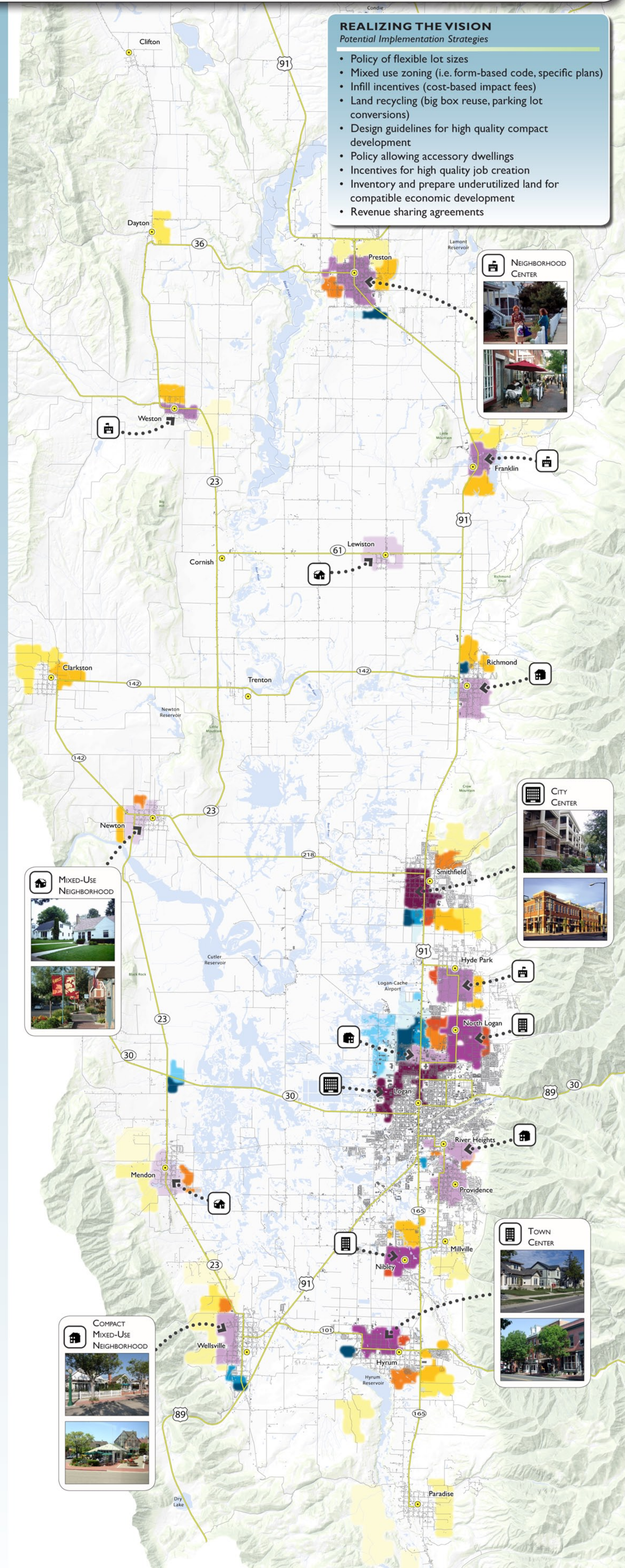
Mixed use areas integrate a range of compatible housing options, shopping, and businesses into a walkable neighborhood or center. Residential and employment intensities can vary, ranging from the lower key feel of a mixed-use neighborhood to a vibrant city center. The majority of new households are established in mixed use areas.



REALIZING THE VISION

Potential Implementation Strategies

- Policy of flexible lot sizes
- Mixed use zoning (i.e. form-based code, specific plans)
- Infill incentives (cost-based impact fees)
- Land recycling (big box reuse, parking lot conversions)
- Design guidelines for high quality compact development
- Policy allowing accessory dwellings
- Incentives for high quality job creation
- Inventory and prepare underutilized land for compatible economic development
- Revenue sharing agreements



General Map Legend & Scale:

- Existing Development (Residential)
- Existing Development (Commercial)
- Local Road
- Major Road

