

4 Alternative Scenarios



- **Connected Centers:** To enable development of connected live/work/play centers policies enabling mixed uses in greater density will be required.
- **Return on Investment:** Municipal policies, probably tax policies, must reward developments which utilize the capacity of existing utilities.
- **Diverse, Distinct Communities:** Planning policies must be developed which define specific characteristics and then provide incentives for including those characteristics.
- **Green Region:** Incentives to allow economic compensation for owners of targeted green areas will be required. Alternatively, funding for purchase of areas to be preserved must be obtained. The use of Eminent Domain is a possibility.

Policy Issues

What Encourages,
What Restricts

Policy Issues



- Policies of Encouragement
- Policies of Restriction
- Impact on Scenarios
- Case studies for evidence of impact

Policies of Encouragement



Allowing increased density if diversity of uses provided

- Promotes a walkable environment
- Reduces need for transit

Availability of form-based codes

- Provides a framework for creative planning
- Encourages mixed uses and walkability
- Provides predictability for development

Reduction of impact fees for infill developments

- Encourages use of sites on within existing infrastructure
- Reduces sprawl and absorption of open land

Policies of Encouragement



Allowing increased height if public parks are provided

- Promotes a walkable environment
- Provides access to outdoor areas

Allowing increased density if adjacent to transit

- Promotes a walkable environment
- Reduces need for transit
- Increases tax base

Reduced parking required if adjacent to transit

- Promotes use of transit
- Reduces impermeable pavement

Policies of Encouragement



Allowing increased height if public parks are provided

- Promotes a walkable environment
- Provides access to outdoor areas

Provide expedited permitting for TOD or mixed use

- Rewards selected projects at no cost to city
- Increases density and walkability
- Gives emphasis to preferred project types

Allow shared parking between complementary use types

- Promotes maintaining open areas
- Reduces impermeable pavement

Policies of Restriction



Deep setbacks required from street

- Inhibits pedestrian access and comfort
- Visually dedicates streets to vehicles, not people

No on-street parking

- Increases traffic speed
- Decreases pedestrian safety

Wide street requirements

- Increases traffic speed
- Reduces access and visibility of retail
- Decreases pedestrian comfort

Policies of Restriction



Height restrictions

- Prevent formation of centers of greater density
- Encourages sprawl

Mixed use restrictions

- Prevents live/work environments
- Increases reliance on driving
- Prevents creative project types

Specific use restrictions (apartments, multi-family)

- Reduction of work-force housing
- Increased necessity of long commutes
- Tendency toward mono-housing culture

Policies of Restriction



Lot size minimums

- Necessitates extensions of infrastructure
- Encourages sprawl

Limitations to traffic slowing elements

- Disadvantages pedestrians
- Increases reliance on driving

Specific building type restrictions (retail, church, school)

- Discourages Traditional Neighborhood Development
- Reduces walkability

Impact on Scenarios



Business as Usual

- Lot size minimums
- Solution to traffic: bigger, faster roads
- Increased housing provided by further sprawl
- Zoning of specific, separated uses
- Codes which limit height, mass and density
- Retail centers designed around ease of auto access
- Deep setback requirements, parking in front

Impact on Scenarios



Connected centers

Aided by:

- Mixed use allowed in designated center
- Form-based code to provide diverse uses
- Street width and speed to encourage pedestrian access
- Gradation of height and density away from center
- Parking access provided along walkable streets

Impact on Scenarios



Return on Investment

Aided by:

- Planned development along utility lines
- Increased density in previously developed areas
- Increased impact fees in greenfield areas

Impact on Scenarios



Diverse, Distinct Communities

Aided by:

- Form-based code to allow preservation of traditional character
- Mixed use allowed in specific areas
- Pedestrian oriented streets in community center

Impact on Scenarios



Green Region

Aided by:

- Increased density in developed areas
- Preservation of undeveloped areas
- Increased impact fees in greenfield areas
- Limitations of roads and utilities into designated green areas
- Alternative funding for conservation developments