

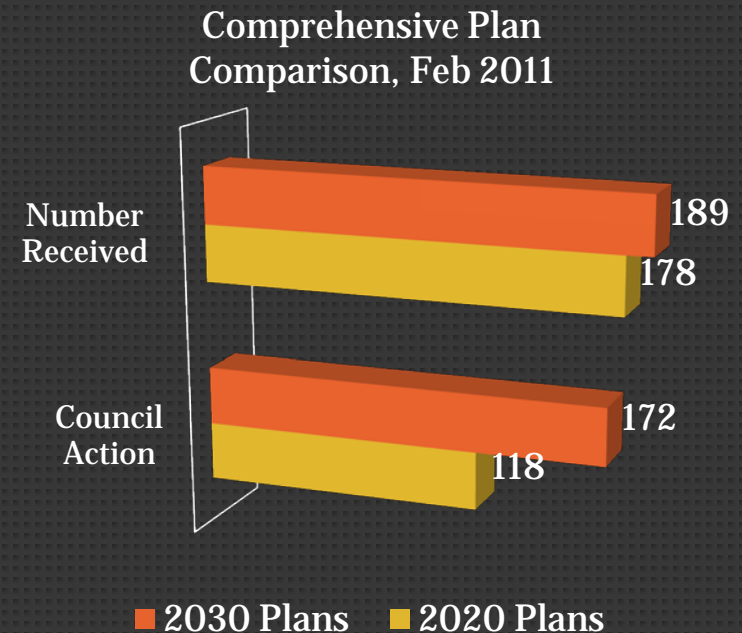
Comprehensive Plan Composite

Committee of the Whole

October 19, 2011

2008 Comprehensive Plan Review Process

- September 12, 2005: System Statements issued
- December 31, 2008: 2030 comprehensive plans due to the Council
- February 1, 2011: 189 (100%) of communities had submitted plans
- **Today: 182 (96%) acted on by the Council**



What are communities doing?

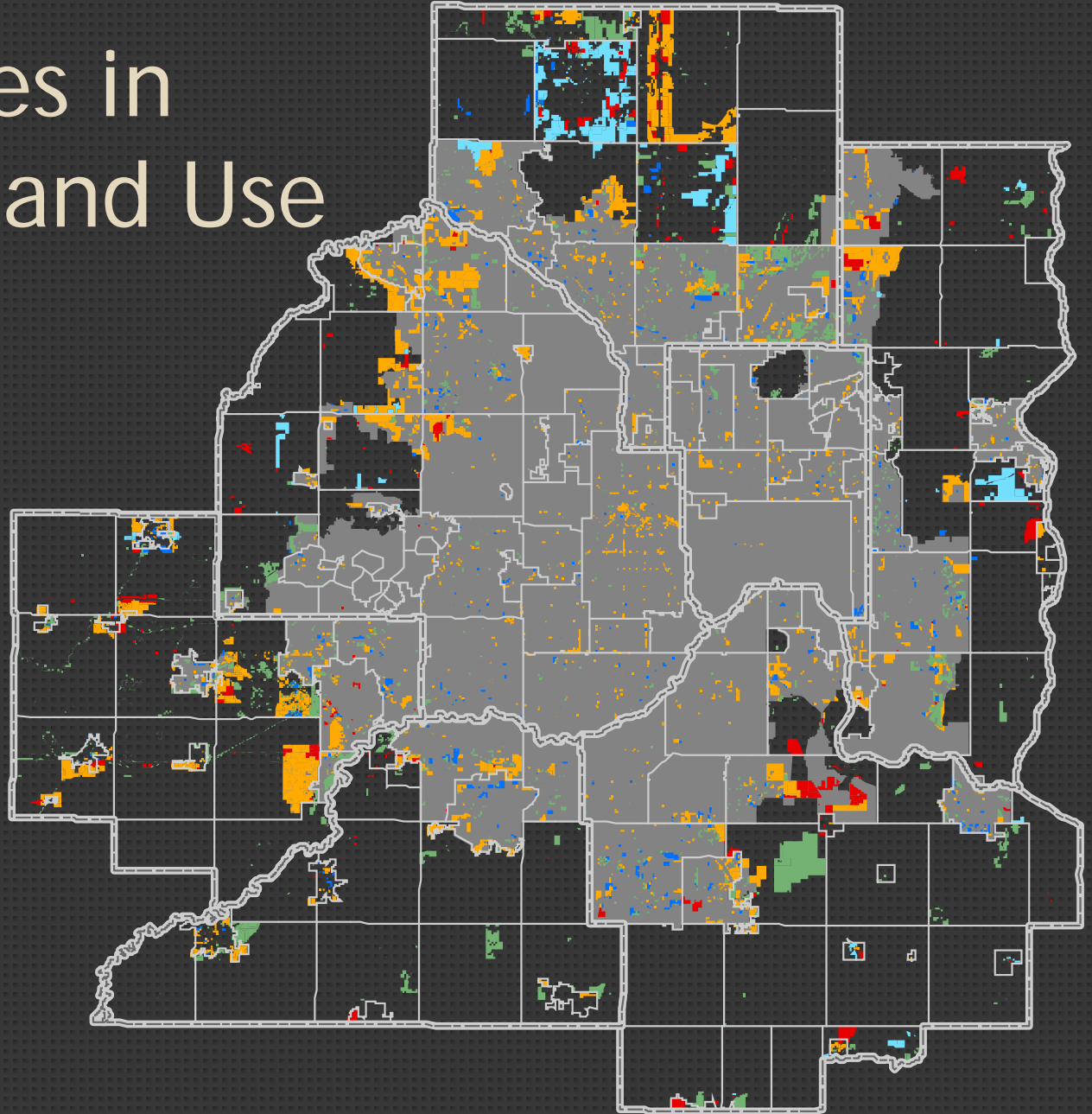
- Intensifying residential land uses
- Infill/Redevelopment vs. Greenfield Development
- Expanding and defining Mixed Use
- Sustainability Planning

Intensifying Residential Land Uses

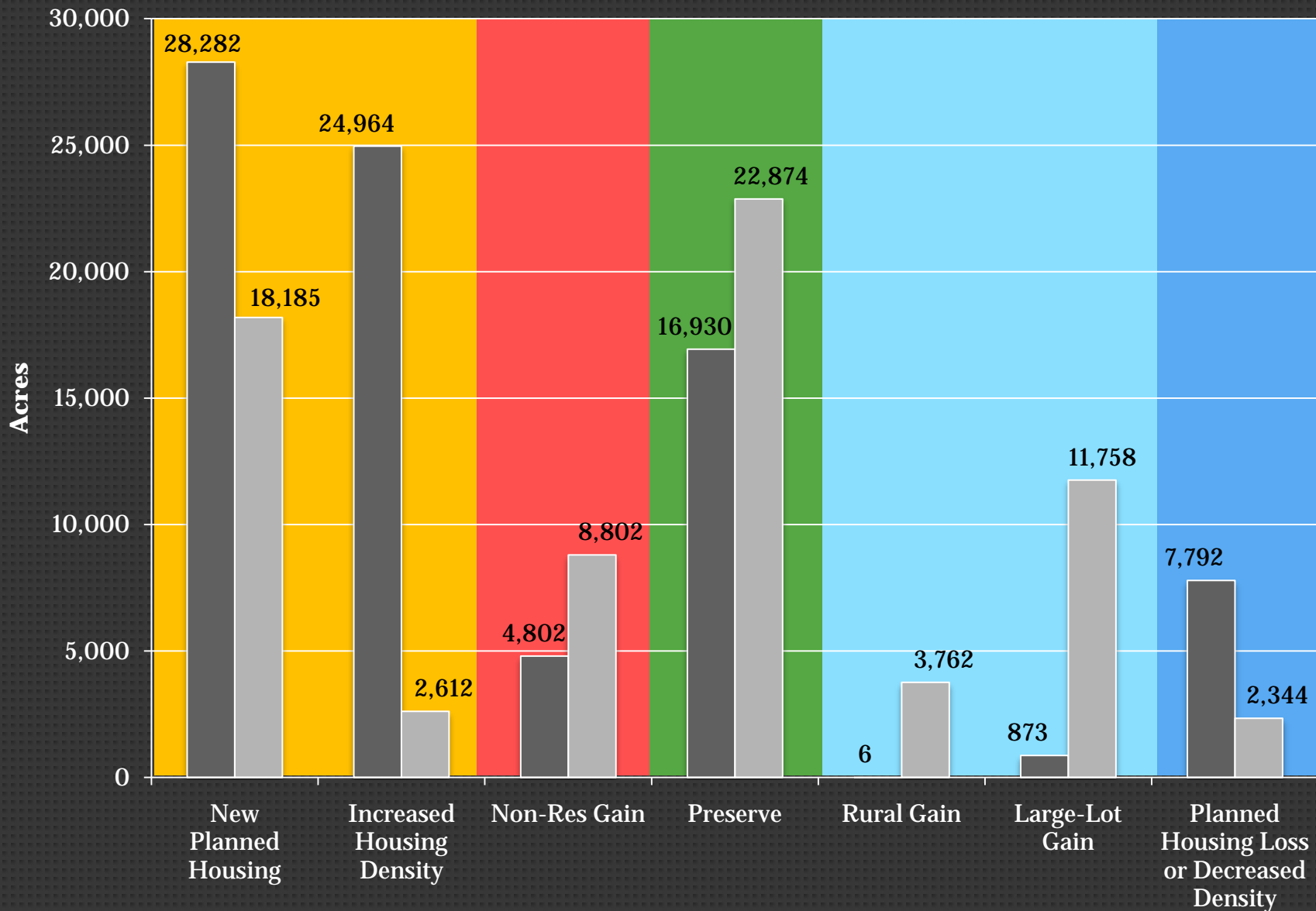
- More land planned for residential use
 - 46,467 acres of newly planned residential uses
- Increasing residential densities
 - Partly reflection of existing conditions, established neighborhoods
 - Partly communities planning for redevelopment or higher density residential uses

Differences in Planned Land Use

- Residential Gain
- Non-Residential Gain
- Preserve
- Rural Gain
- Residential Loss or Density Decrease

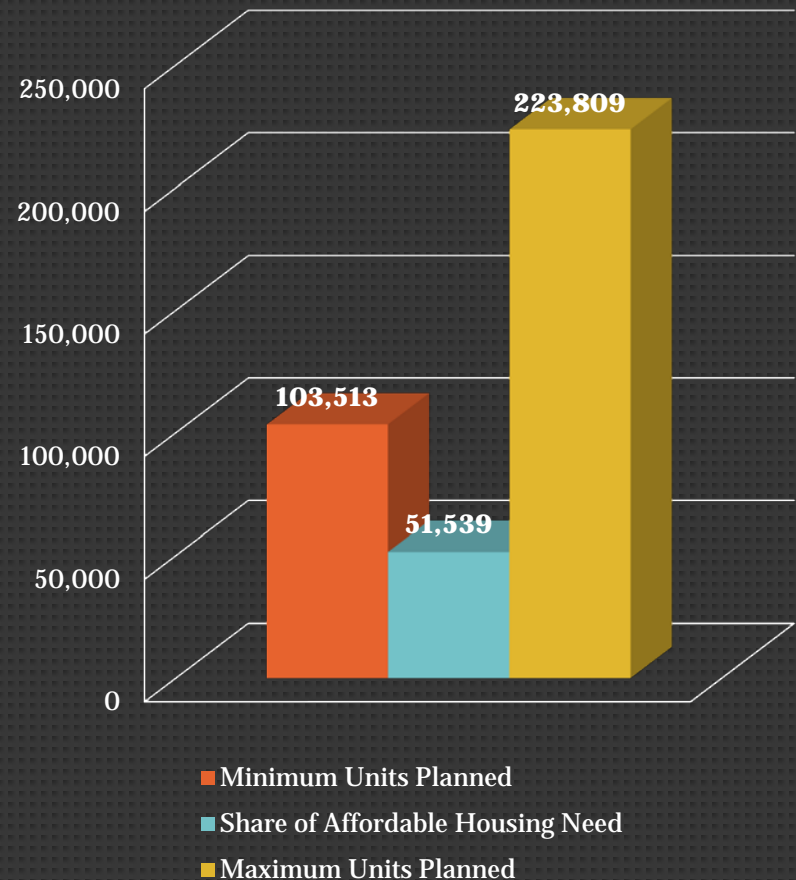


□ Urban Planning Areas □ Rural Planning Areas



Intensifying Residential Land Uses: Why does this matter?

- Provide sufficient land for affordable housing
 - 2011-2020 identified need for 52,540 new affordable units
 - 6+ units per acre counts toward providing opportunities for affordable housing
- Accommodate forecasted growth on less land
- Focus growth on existing infrastructure



Greenfield Development

1998 Plans

Urban Planning Area 35,216 acres

Rural Planning Area 14,879 acres

Total 50,095 acres

2008 Plans

Urban Planning Area 27,764 acres

Rural Planning Area 18,185 acres

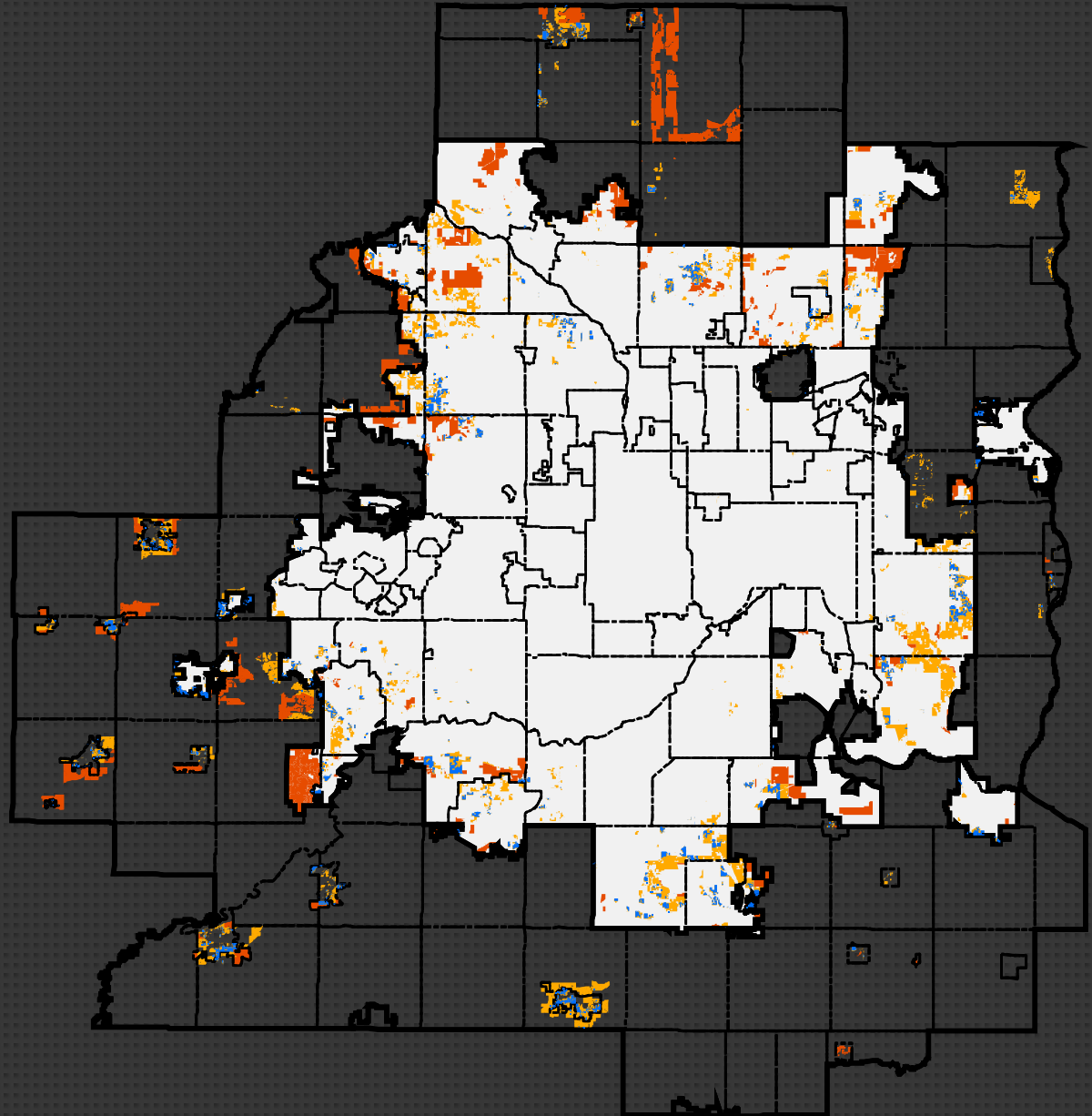
Total 45,949 acres

Resid. Development since 2000

Urban Planning Area 7,486 acres

Rural Planning Area 2,226 acres

Total 9,712 acres

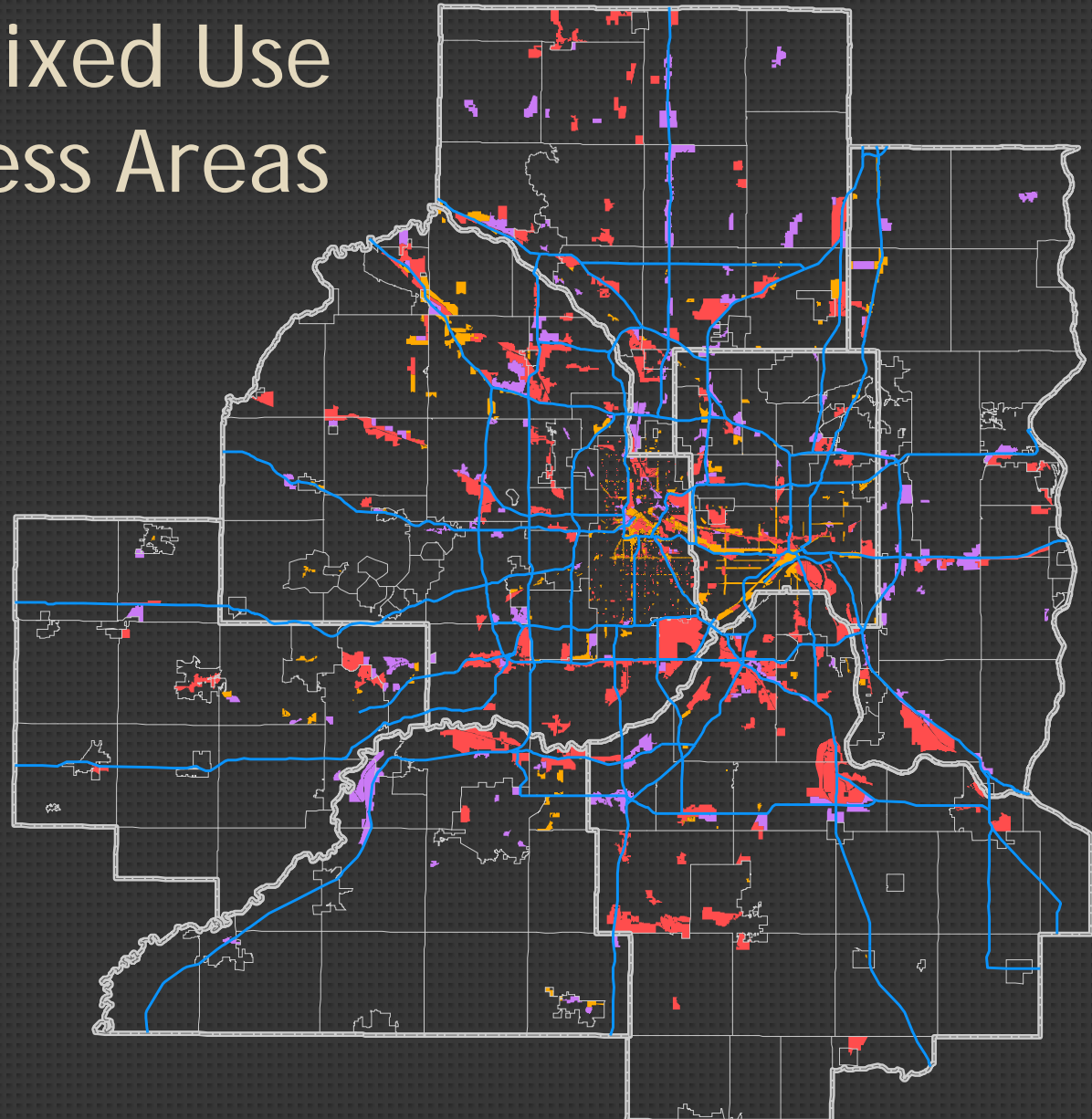


Expanding and Defining Mixed Uses

- Further definition of “Mixed Use” in local plans
- Wide variation across the region



Planned Mixed Use and Business Areas



Planning for Sustainability

- Not a required element of comprehensive plans
- Wide variation in definition across the region
 - Local government budgets (how to save money, cut costs, make funds go further)
 - Energy use and green building/landscaping
 - Natural resource protection and conservation

