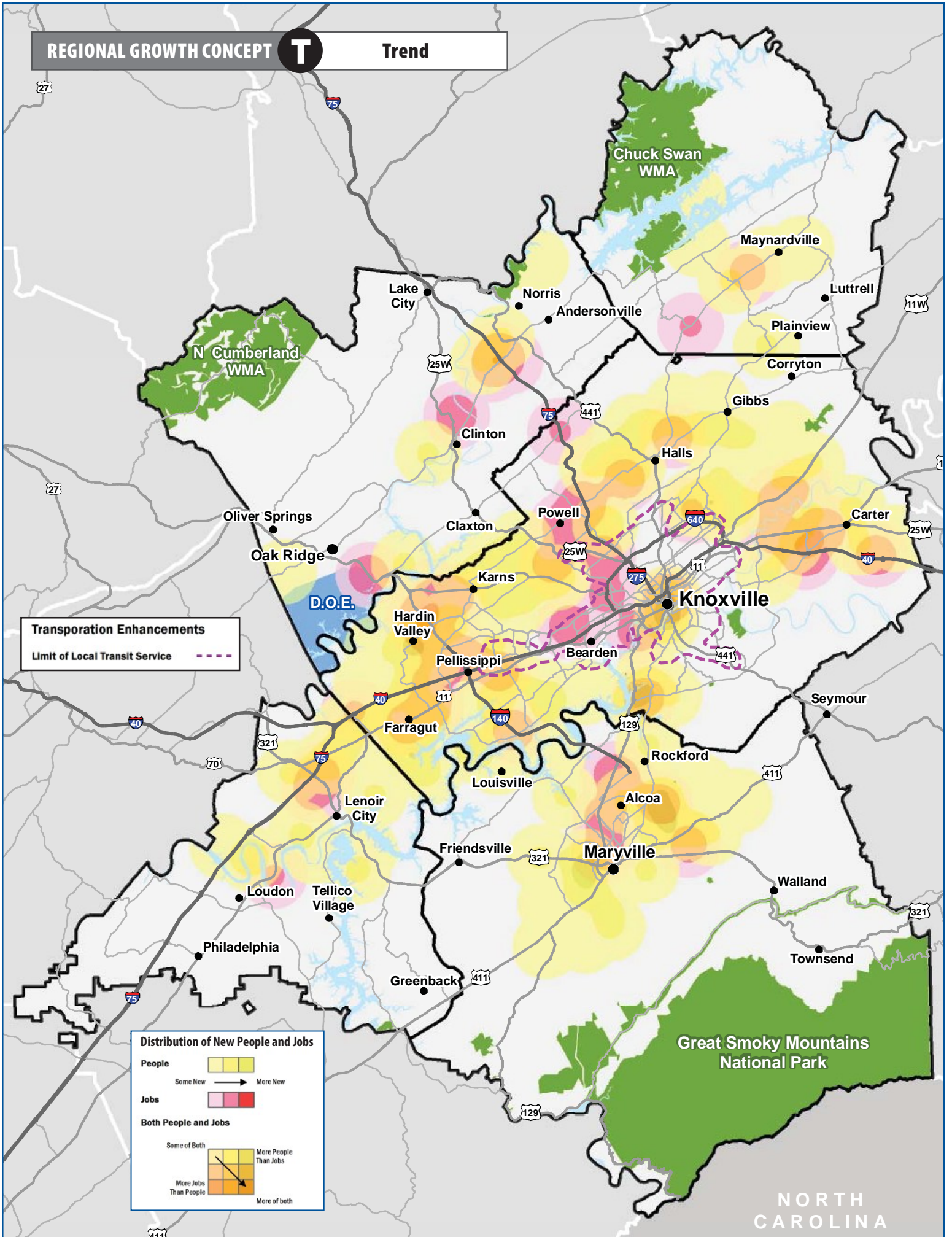


REGIONAL GROWTH CONCEPT



Trend





## REGIONAL GROWTH CONCEPT

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**Live** New homes are built in suburban single-family neighborhoods and apartment complexes. Some homes are built within cities and towns, in or near existing neighborhoods and downtowns. Homes are typically separated from jobs and commercial areas.

**Work** New locations for jobs are located in existing cities and towns, shopping centers, and suburban office and business parks.

**Shop** New shopping areas and commercial services are primarily located along highways, in large shopping centers.

**Play** Regional recreation opportunities (e.g. lakes, rivers, and mountains) are near some rural homes. Some local parks, greenways and recreation centers are close to residential neighborhoods. Most residents access these facilities by car.

**Get Around** The car is the primary form of transportation. Shopping and services are available to some residents in cities and towns by walking, biking or transit. Schools service a wider area of the region, and most children take a bus or car ride to get there. Greenways are used generally for recreation, not for getting to work.

## Trend - Business As Usual

Growth tends to occur in suburban areas, expanding along major roads into rural areas. Most new development is car-friendly, with commercial and residential uses separated from each other. New homes are built in suburban neighborhoods and on rural lots that were once farmland or open space.

### Features

- Different types of homes are available in urban and suburban areas, but most are single-family homes and apartments.
- A car is needed for most people to get to jobs, home, shopping, recreation, and school.
- Commutes to work and school may be further for people living in rural and suburban areas.
- Cities and towns make limited investments in sidewalks and bikes lanes as well as new express bus routes.
- Road, sewer and water service are expanded along major roads and extended into rural areas, but occasionally "leapfrogging" close-in land in favor of other areas.

### How this growth concept supports values found in the regional vision

- Focusing development along highways in suburban locations protects some natural areas, farmland, and wildlife habitat in more rural/outlying areas of the region.
- Reducing the amount of development in more rural/outlying areas decreases the amount of driving within the region, which lowers auto emissions and helps improve air quality.
- Different housing types are available to meet the needs of different types of households.
- In some areas jobs are located closer to housing, which reduces driving and transportation costs.
- Some transportation options are available, especially for new development that occurs in a "town center" form.