





REGIONAL GROWTH CONCEPT

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Live New homes are primarily in single-family neighborhoods in suburban and rural areas on large lots. Some town centers are built along major roads in suburban locations that include apartments, condos and townhouses.

Work New jobs are located in existing cities and towns, as well as suburban office parks and shopping centers.

Shop Shops and services typically are located along major highways (in suburban shopping centers) or urban areas (in strip centers and small storefronts). Some residents are able to access these by walking or transit.

Play Some local parks, greenways, recreation centers and regional recreation opportunities (e.g. lakes, rivers, and mountains) are close to homes. A car is used to get to most of these facilities.

Get Around The primary form of transportation is the car, with some people using transit to commute to work. Shopping and services are accessible by walking in town centers and urban areas (including transit) for those that work or live nearby. Park-and-ride lots are provided in suburban locations with express bus service to employment centers and urban shopping areas. Schools serve a wide area, and most children take a bus or car ride to school. Greenways are generally used for recreation but some do provide access to suburban and town center developments.

Grow Corridors

Growth tends to follow major road corridors. Most new development is car-friendly and is located in suburban and rural locations, with commercial and residential areas separated from each other. Road improvements are required in high growth areas. Farms and other open spaces near major roadways are converted to other uses.

Features

- Different housing types are found in urban areas, town centers and along major roadways, while most new suburban and rural housing are single-family homes.
- 'Town centers' containing a mix of jobs and residences are built along highways in some suburban locations.
- Development on vacant properties and redevelopment within existing cities and town is limited.
- 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 road corridors and extended into rural 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.