

IDENTIFY PRIORITY GROWTH AREAS AND SUPPORT FACILITIES

Priority growth areas should be established by communities. Infill construction in developed areas or community redevelopment ensures such opportunities take advantage of infrastructure already in place. Typical or related goals include protecting uses, reusing historic structures and fostering desired development patterns. This allows municipalities to coordinate municipal service investment or expansion to reinforce certain areas for appropriate growth opportunities. Often new development or investment that respects local priorities can reinvigorate local businesses by enhancing markets, add to the business mix by providing more shopping opportunities, and help stabilize residential neighborhoods. Building close to existing population centers and established neighborhoods makes areas more walkable by adding nearby destinations close to existing populated areas.

Inventory and catalogue potential redevelopment sites, services and related resources:

- Vacant properties, evaluating zoning categories
- Underutilized buildings or properties
- Incompatible structures that could be enhanced to become compatible
- Existing and planned municipal sewer and water infrastructure
- Open space, trails and park resources for possible linkages

Redevelopment Example:

This example illustrates a redevelopment project with 90 multi-family townhouses constructed adjacent to or within walking distance of several amenities: ball fields, a basketball court, a city pool, and two elementary schools each with their own playground facilities.

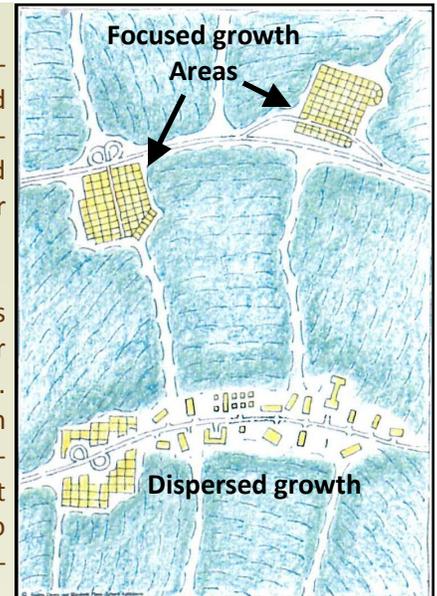


“Infill construction and redevelopment should be favored over the linear expansion of development in previously undeveloped rural areas along highways that results in expansion of commercial and residential areas and services largely within outlying greenfields. Steering development into existing service areas that may have infrastructure in place maintains the integrity of our existing community investments”

Focused Growth vs Dispersed Growth:

Focusing growth within community-identified areas can shift development pressure away from more sensitive areas where certain types of development could have negative impacts. Focusing growth can avoid incompatible use conflicts. Directing growth where the community prefers allows municipalities to plan ahead to service such areas. Often existing water or sewer services can be used or through line extensions.

Communities should use local amenities such as parks, schools, or other facilities as centers or focal points. Where appropriate, most development should be near such facilities or provide them (such as parks within larger new housing projects). Existing centers, villages, hamlets, or cities often can accommodate growth with less impact while adding residents, resulting in a better market for services or businesses that can enhance the quality of life for everyone. Dispersed development often wastes both rural land and tax dollars, extending expensive services to scattered, outlying areas away from downtowns, parks and other important community facilities.



Example from: [Onondaga County Settlement Plan](#)
- TND Guidelines 2001

LOCAL STRATEGIES FOR MUNICIPALITIES

- Use the community plan to identify land in or near centers to target development, consistent with community character and historic properties, perhaps away from sensitive lands.
- Priority districts should include vacant or underutilized land within walking distance of residential areas, downtowns or other centers, extending neighborhood patterns.
- Shift dense development pressure away from outlying areas or important scenic land to priority growth areas through coordinated zoning amendments, clustering or incentives.
- Establish new development nodes near existing residential areas or at major intersections, with mixed uses to enhance marketability and walkability.
- Target infrastructure investment to desired growth areas such as residential areas lacking services (depending on density) or in prime locations near major intersections or public transportation routes.



Infill example: shows newly built residential development. Including sidewalks and relatively small lots follow the historic village pattern. This example is next to a park with ball fields and the public library.



Another infill example: recent multi-family residential projects within the city have added many families to the population base. In the case above, 100 new units were constructed within walking distance of schools, ball fields, grocery store, drug store, and medical facilities.



PLANNING PRINCIPLES: compiled by the Jefferson County Planning Office - modeled with permission after the [Greenway Guides](#), developed by the Dutchess County Department of Planning and Development - 2001
Also based on the Jefferson County Planning Board [Growth and Development Guidelines](#) - 2005
Aerial Image - provided by NYS - 2006; Oblique Aerial Imagery - Provided by Pictometry Inc. - 2009