



# Regional Growth Scenarios: Opportunities & Challenges

Community Development Committee



May 1, 2023

# Overview



- Scenario Planning
- Scenarios and Cross-Cutting Issues
- Opportunities and Challenges
- Discussion
- Next Steps

# Refresher

## What is scenario planning?

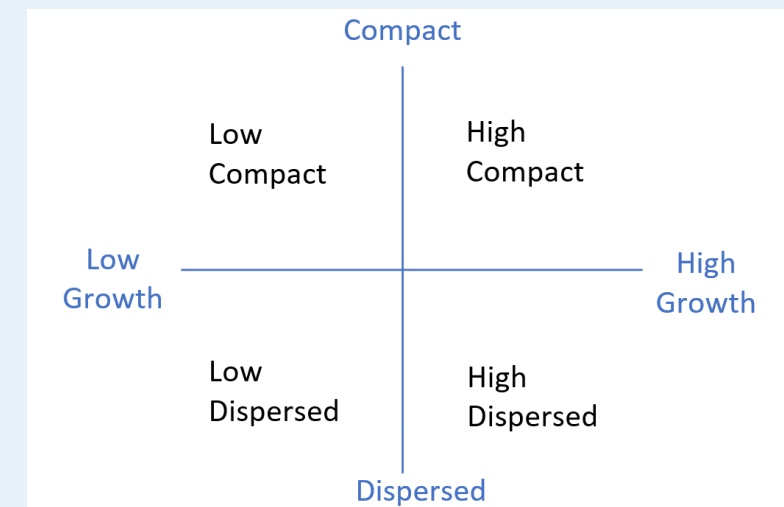


## Why and how are we using it?

- Prepare for contingencies in an unknown future
- Identify future opportunities and challenges
- Inform future regional growth policies

## What scenarios are we examining?

**Regional Growth:**  
**How much? Where?**



# Scenarios & Cross-Cutting Regional Issues

## Natural Systems

Natural systems are important assets that are at risk, and their benefits are often shared inequitably.

## Equity

Systemic racism and other inequities have embedded lasting social and economic disparities for our region.

## Climate

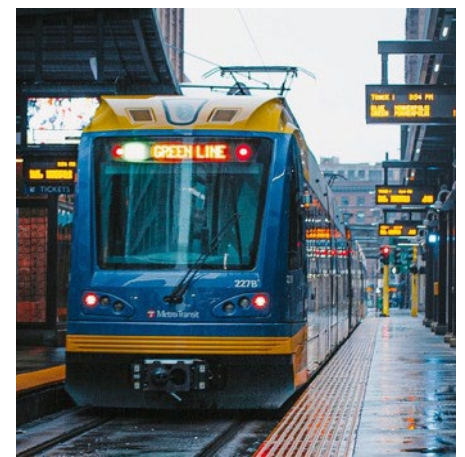
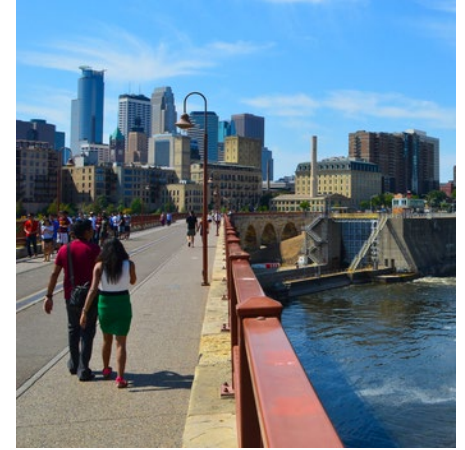
Climate change presents risks for infrastructure, natural systems, and vulnerable communities.

## Public Health, Safety, & Wellbeing

Our built and natural environments can support quality of life, but inequitable or unsafe conditions can result in illness, injury, or death.

# Preview: Discussion Questions

- Are we missing any opportunities and challenges?
- What are the critical opportunities and challenges we should address?
- What regional growth policies can help us address these opportunities and challenges to achieve the regional vision?



# Natural Systems: Opportunities

**Themes:** Preservation and/or degradation, Water quality and availability, Environmental quality

## High/Compact

- Less demand for greenfield development
- Less new impervious surfaces
- Better preservation of high-quality and contiguous natural areas
- Less loss of ag land
- Less pressure on groundwater sources to accommodate growth

## High/Dispersed

- Less pressure on water resources in region's core

## Low/Compact

- Less demand for greenfield development
- Preservation of high-quality and contiguous natural areas
- Less new impervious surfaces
- Address gaps of rec areas
- Better water supply recharge
- Current capacity of drinking water
- Less loss of ag land

## Low/Dispersed

- Address gaps of rec areas
- Better water supply recharge
- Current capacity of drinking water
- Less pressure on groundwater

# Natural Systems: Challenges

**Themes:** Preservation and/or degradation, Water quality and availability, Environmental quality

## High/Compact

- Pressure on park expansion
- Stress on water for water recreation
- Degraded natural resources quality due to overuse
- More impervious surface causing water degradation
- Less water recharge in region's core
- Surface water more susceptible to drought
- Drinking water vulnerability

## High/Dispersed

- Pressure on park expansion
- More new impervious surfaces
- Stress on water for water recreation
- Fragmentation of natural areas
- Pressure for ag land development and unsewered rural growth
- Less land for water recharge
- More impervious surface worsens water quality issues

## Low/Compact

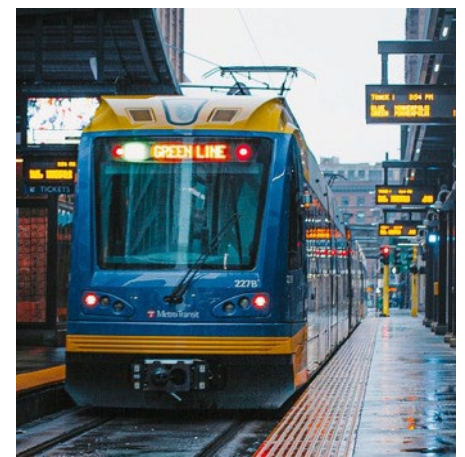
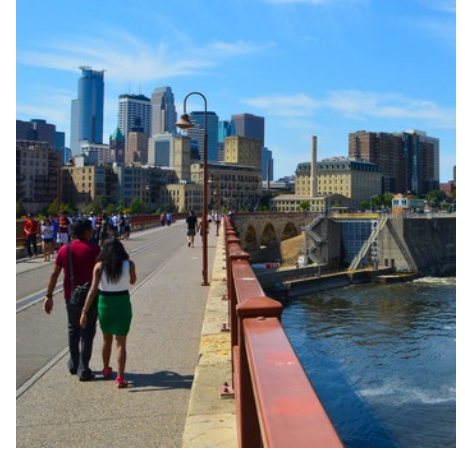
- Low tax base and less funding for the parks system
- Drinking water vulnerability
- Increased water pollution in the most compact areas

## Low/Dispersed

- Fragmentation of natural areas
- Low tax base and less funding for the parks system
- Less land for water recharge

# Discussion Questions

- Are we missing any opportunities and challenges?
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# Equity: Opportunities

Themes: Housing, Transportation, Parks, Water

## High/Compact

- Affordable housing
- Diverse housing stock
- Transit expansion
- Walkability

## High/Dispersed

- No opportunities identified

## Low/Compact

- Less pressure on housing prices
- Affordable housing
- Diverse housing stock
- Access to amenities
- Walkability

## Low/Dispersed

- Less pressure on housing prices

# Equity: Challenges

Themes: Housing, Transportation, Parks, Water

## High/Compact

- Upward pressure on housing prices
- Increased homelessness
- Displacement and gentrification
- Longer transit travel
- Worse air quality
- Park degradation
- Wastewater capacity cost

## High/Dispersed

- Upward pressure on housing prices
- Increased commuting costs
- Increased homelessness
- Congestion
- Less conducive to transit
- Less job accessibility for transit users
- Wastewater capacity cost

## Low/Compact

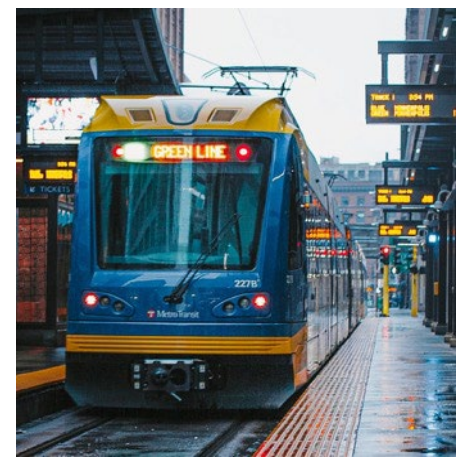
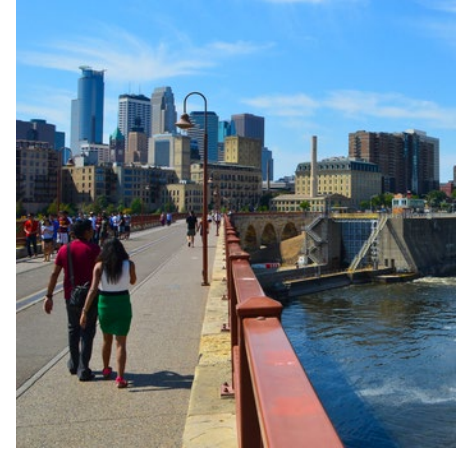
- Low tax base and fewer housing subsidies
- Cost for smaller cities to maintain local infrastructure
- Implementation and maintenance of stormwater infrastructure in outer ring watershed orgs

## Low/Dispersed

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# Discussion Questions

- Are we missing any opportunities and challenges?
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# Climate: Opportunities

**Themes:** Greenhouse gas (GHG) emissions, Adaptation, Resilience

## High/Compact

- Reduced GHG due to:
  - Shorter travel distances
  - More efficient building energy use
  - Increased multi-modal transportation options
- Reduced need for new impervious surfaces
- Carbon sequestration from preservation of natural areas

## High/Dispersed

- Less urban heat island effect

## Low/Compact

- Reduced GHG due to:
  - Less population
  - Shorter travel distances
  - Increased multi-modal transportation options
- Reduced need for new impervious surfaces
- Carbon sequestration from preservation of natural areas

## Low/Dispersed

- Reduced GHG due to less population and lower number of trips

# Climate: Challenges

**Themes:** Greenhouse gas (GHG) emissions, Adaptation, Resilience

## High/Compact

- Increased GHG due to:
  - More population
  - Greater energy needs
  - More freight travel
- Increased urban heat island effect

## High/Dispersed

- Increased GHG due to:
  - More population
  - Greater energy needs
  - Longer travel distances to access goods and services

## Low/Compact

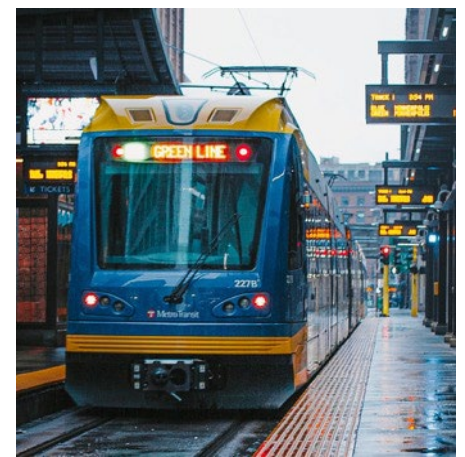
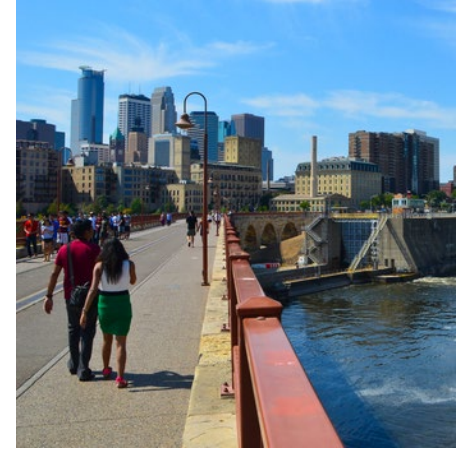
- Increased urban heat island effect

## Low/Dispersed

- Increased GHG due to:
  - Increased VMT and travel time to access goods and services
  - Less efficient building energy use

# Discussion Questions

- Are we missing any opportunities and challenges?
- What are the critical opportunities and challenges we should address?
- What regional growth policies can help us address these opportunities and challenges to achieve the regional vision?



# Public Health, Safety, and Well-Being: Opportunities

**Themes:** Safety, Access to Goods and Services, Health

## High/Compact

- More people, more activity, safer neighborhoods
- Greater access to jobs, goods, and public services
- Promotes transit use, biking, and walking
- Stronger social support network

## High/Dispersed

- No opportunities identified

## Low/Compact

- More people, more activity, safer neighborhoods
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## Low/Dispersed

- No opportunities identified

# Public Health, Safety, and Well-Being: Challenges

**Themes:** Safety, Access to Goods and Services, Health

## High/Compact

- Delayed access to emergency services
- Easier to spread disease in closer proximity
- Increased housing instability impacts job security, mental health, etc.
- Increased cost of water treatment

## High/Dispersed

- Increased traffic safety risks
- Delayed access to emergency services
- Reduced access to jobs and local resources
- Difficult to create walkable, bikeable, and transit-friendly communities
- Increased water contamination risks
- Increased cost of water treatment

## Low/Compact

- Easier to spread disease in closer proximity

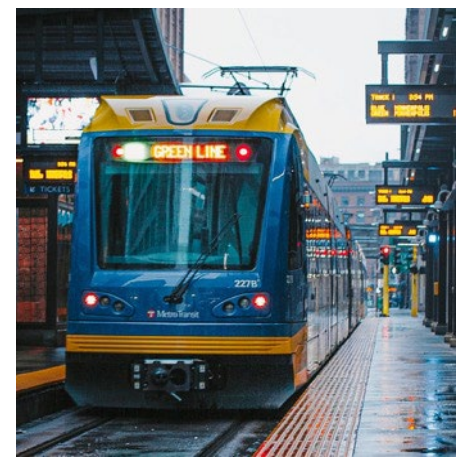
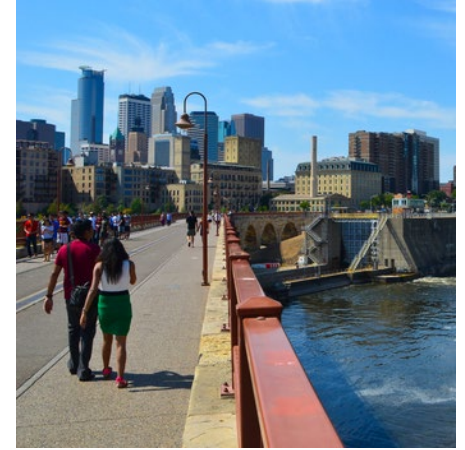
## Low/Dispersed

- Increased traffic safety risks
- Difficult to connect people with jobs and local resources
- Difficult to create walkable, bikeable, and transit-friendly communities
- Increased water contamination risks



# Discussion Questions

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# Next Steps



## Guiding growth in the region

- Intersections of land use and other policy areas:
  - Transportation
  - Housing
  - Wastewater and Water Resources
  - Regional Parks and Trails
- Continued land use goal and policy development



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