

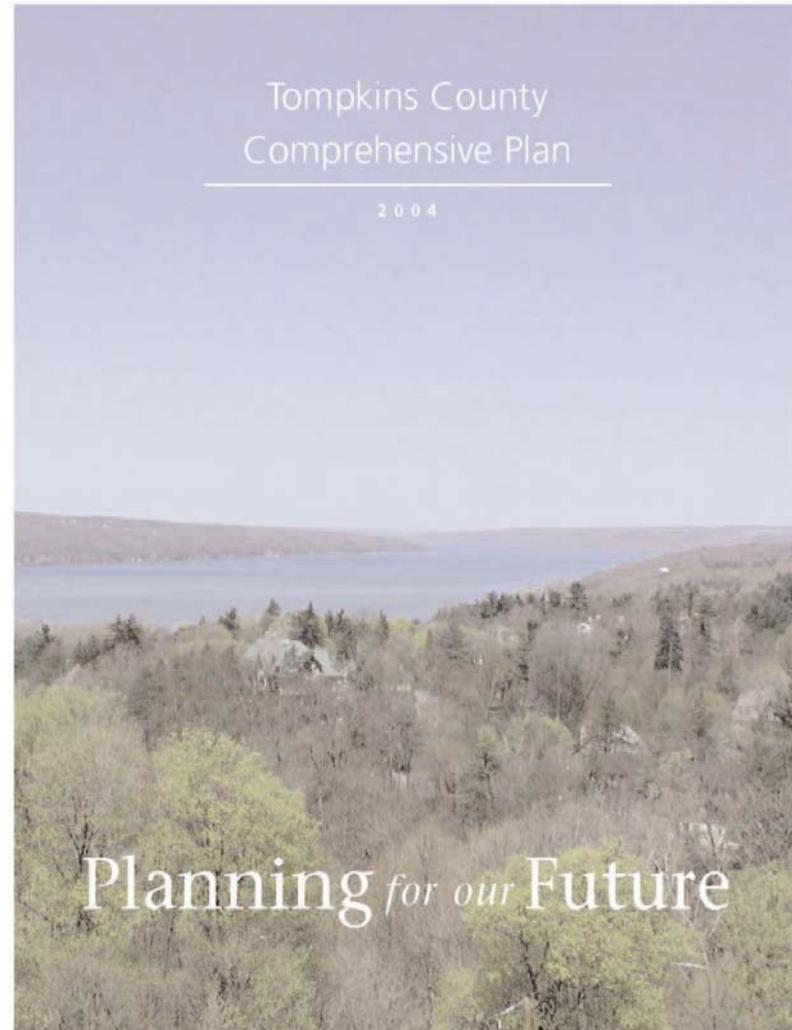


***County
Development Focus Area
Strategy***



Background

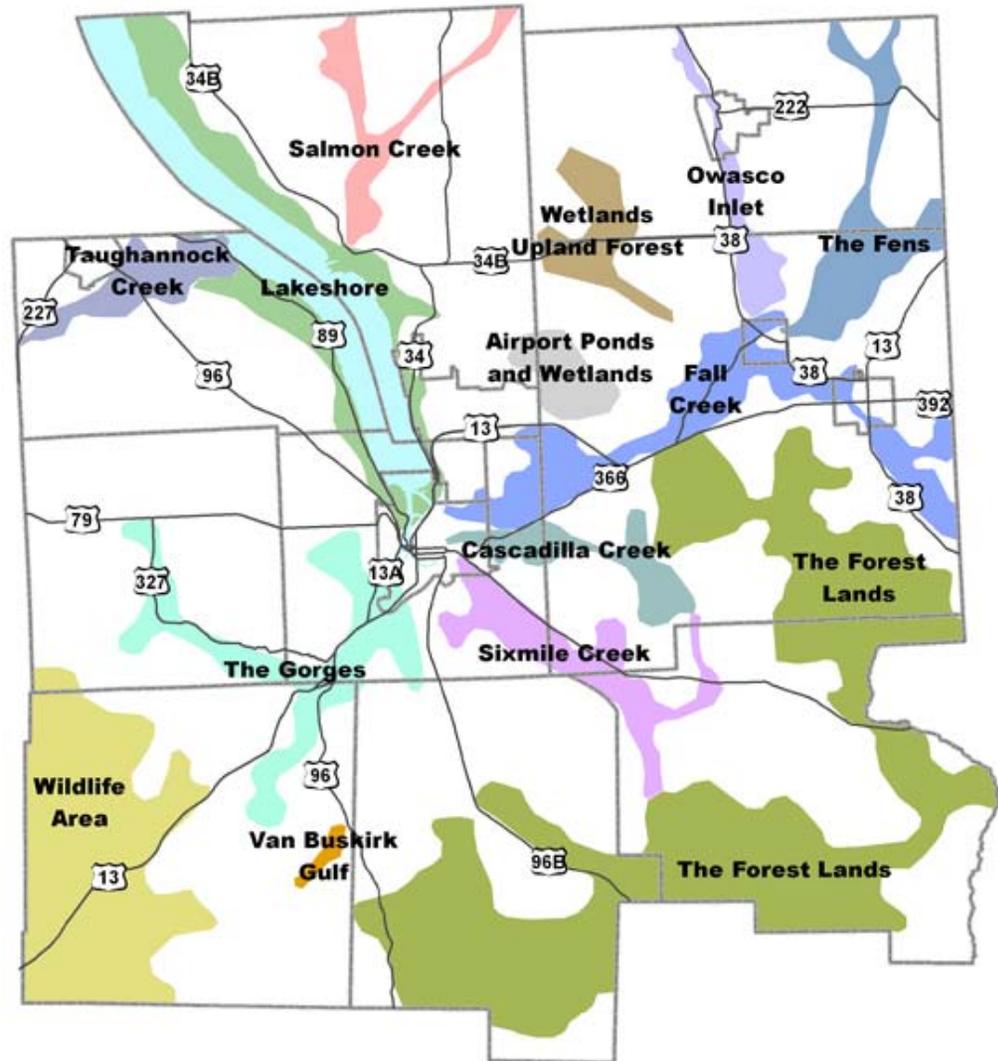
Tompkins County
Comprehensive
Plan (2004)





Background

Natural
Features
Focus Areas

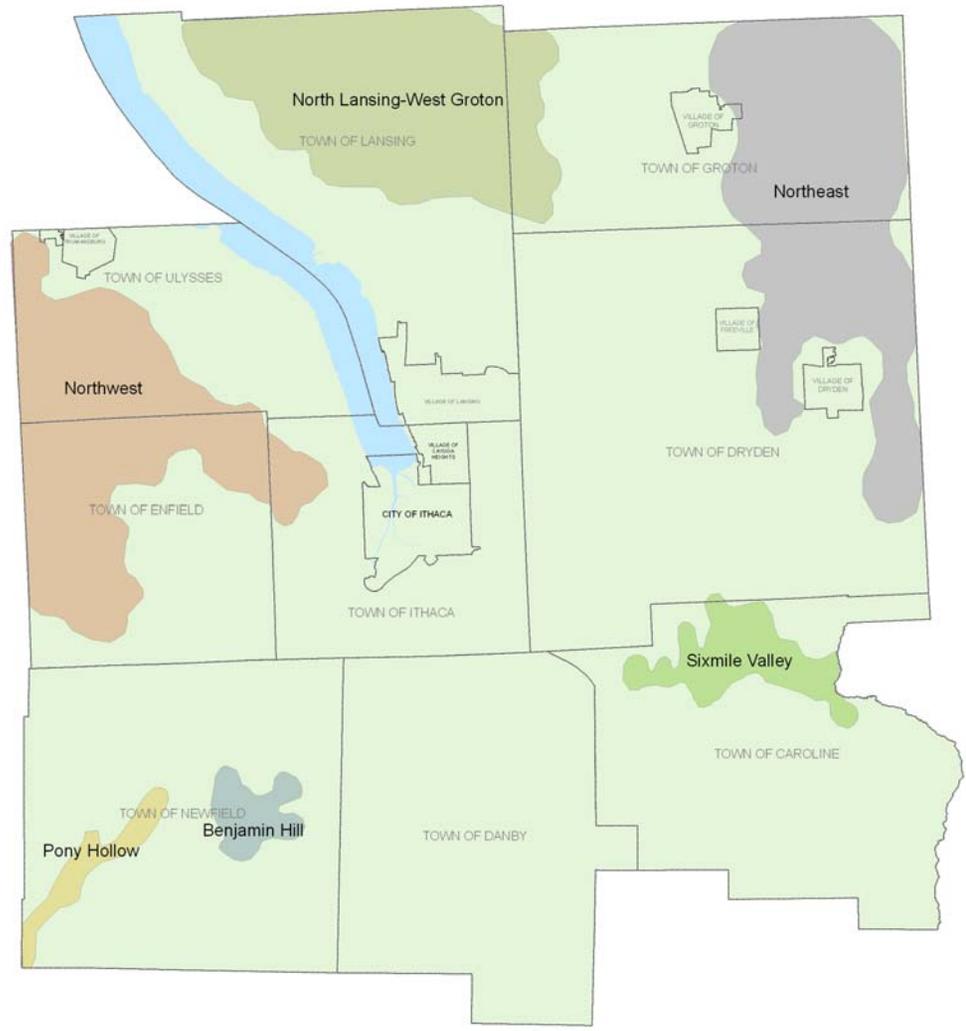




Background

Agricultural
Resource
Focus Areas

Agricultural Resource Focus Areas





One Concept – Different Names

Development Focus Areas are also known as:

- Nodal Development
- Smart Growth
- New Urbanism



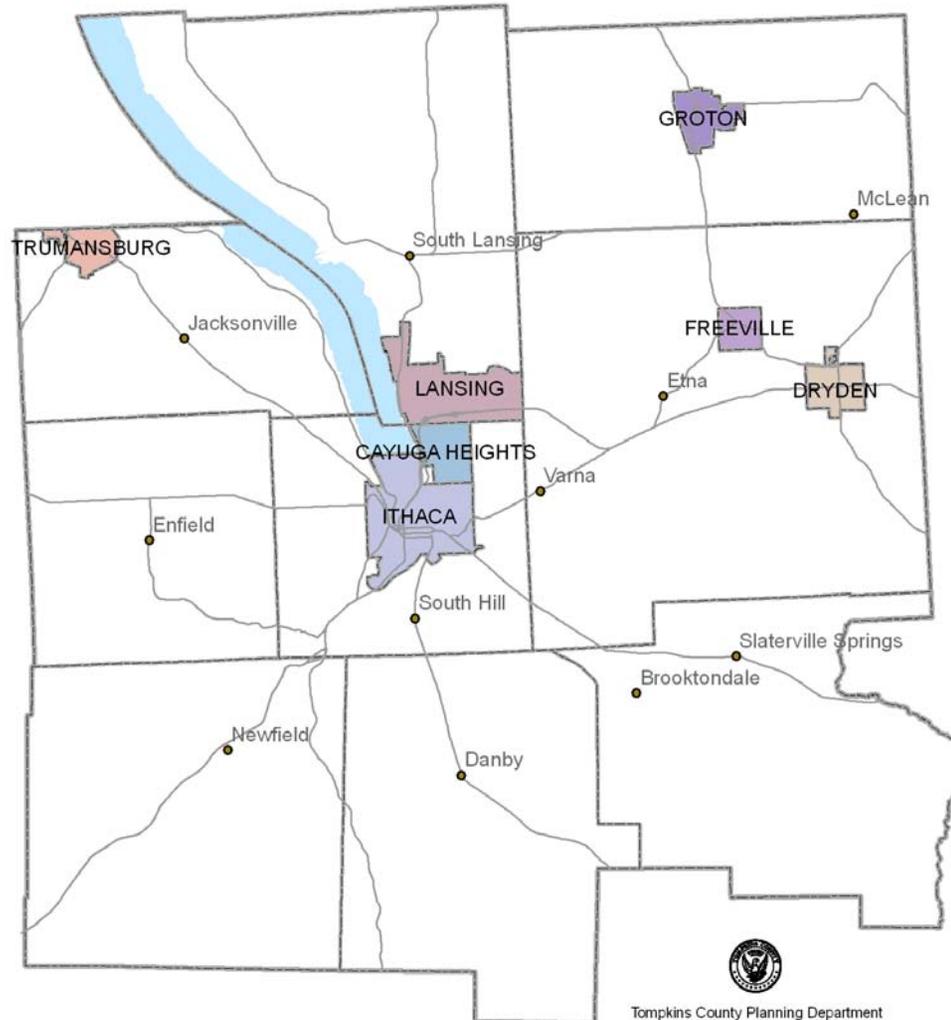
A Principle of the Comprehensive Plan

Principal:

The **development patterns** reflected in the existing villages, hamlets, and the City of Ithaca's downtown area and neighborhoods should be promoted as key components of the built environment that greatly contributes to the vitality of the local economy and community life.



City, Villages and Hamlets





A Policy of the Comprehensive Plan

Policy:

Encourage the development of **diverse communities** that provide a mix of uses, a variety of employment options, social and recreational opportunities, and an assortment of amenities within walking distance of residential development.

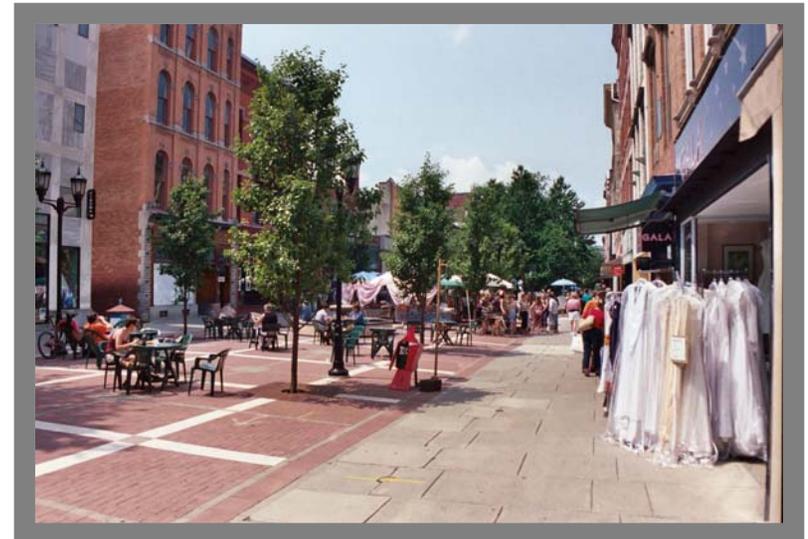
Benefits of Development Focus Areas

- **Community**

- Encourage walking.
- Revitalize community life.
- Boost security.

- **Economy**

- Municipalities reduce infrastructure costs.
- Developers use land more efficiently.
- Businesses attract more foot traffic and shoppers.
- Residents reduce transportation costs.



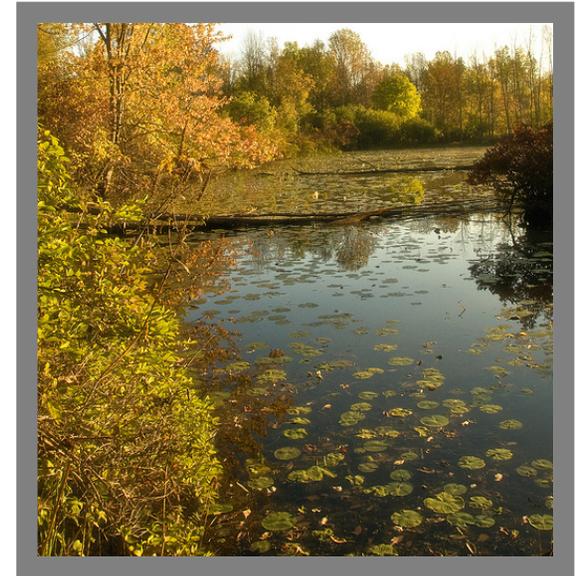
Benefits of Development Focus Areas

- **Environment**

- Reduce sprawl and traffic.
- Preserve open spaces and environmentally sensitive areas.

- **Agriculture**

- Preserve important agricultural lands.
- Reduce development pressure.
- Improve local food security.



Benefits of Development Focus Areas

- **Energy and Greenhouse Gas Emissions**
 - Reduce single-occupancy car trips.
- **Public Health**
 - Make walking and biking more viable to community members.
 - Walkable communities and more active lifestyles reduce obesity and stress rates.





Nodes are . . .

- Relatively dense concentrations of mixed use development in a walkable community that provide:
 - Employment
 - Mix of types of residences
 - Commercial and community services
- Served by public transit to allow easy access to large service and employment centers.

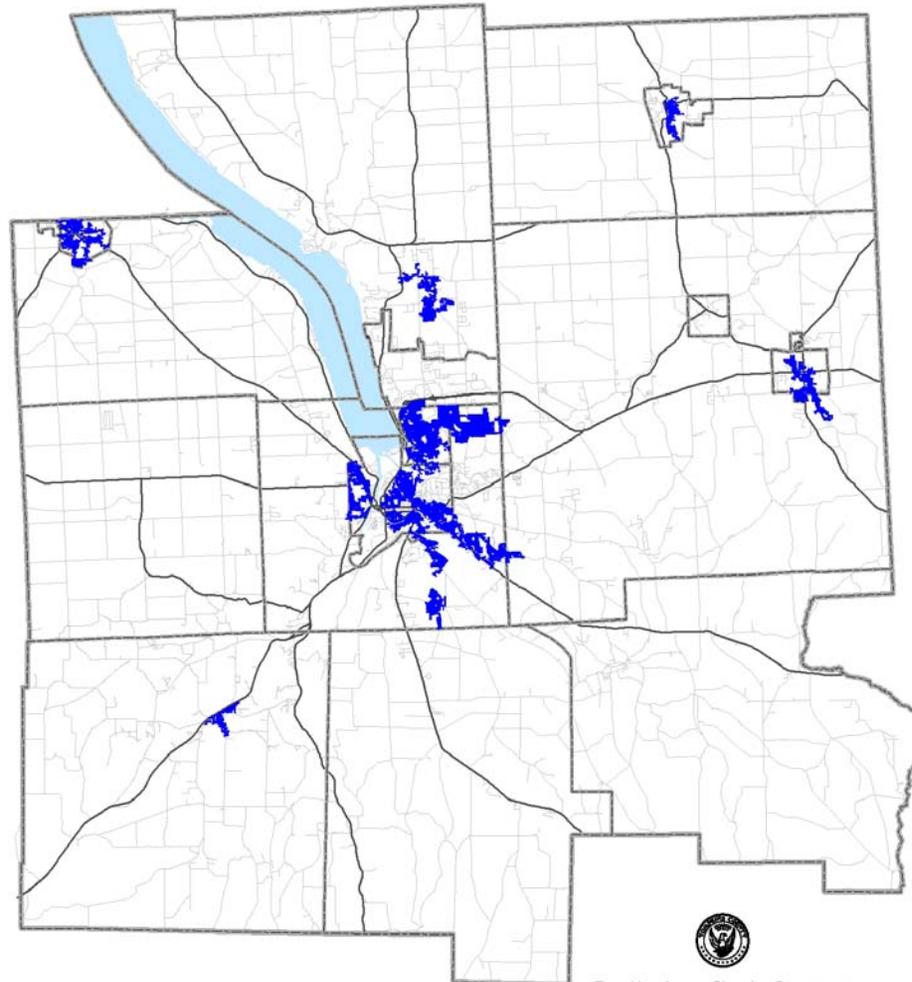


Not all Nodes are . . .

- Intended to support regional commercial development.
- Intended to employ most of the residents of the node.



Locations with more than 200 Housing Units

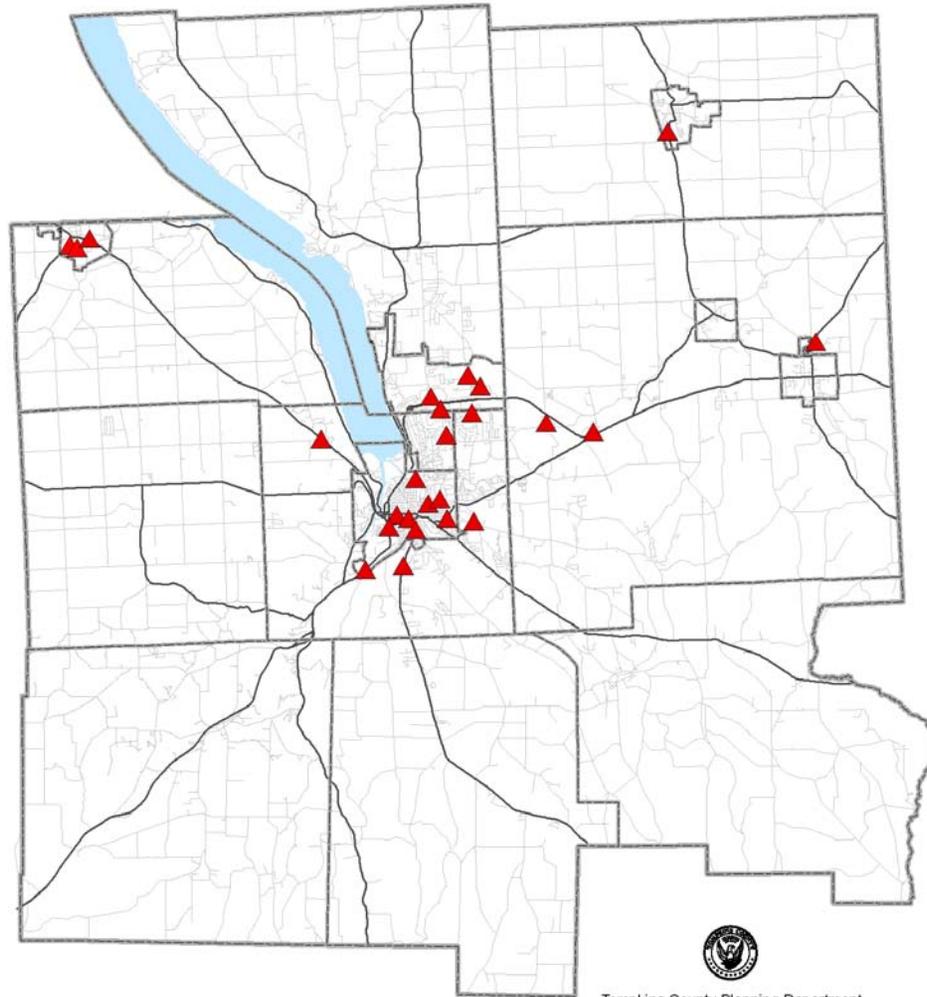


Locations
with more than
200 Housing Units





Locations with more than 300 Employees



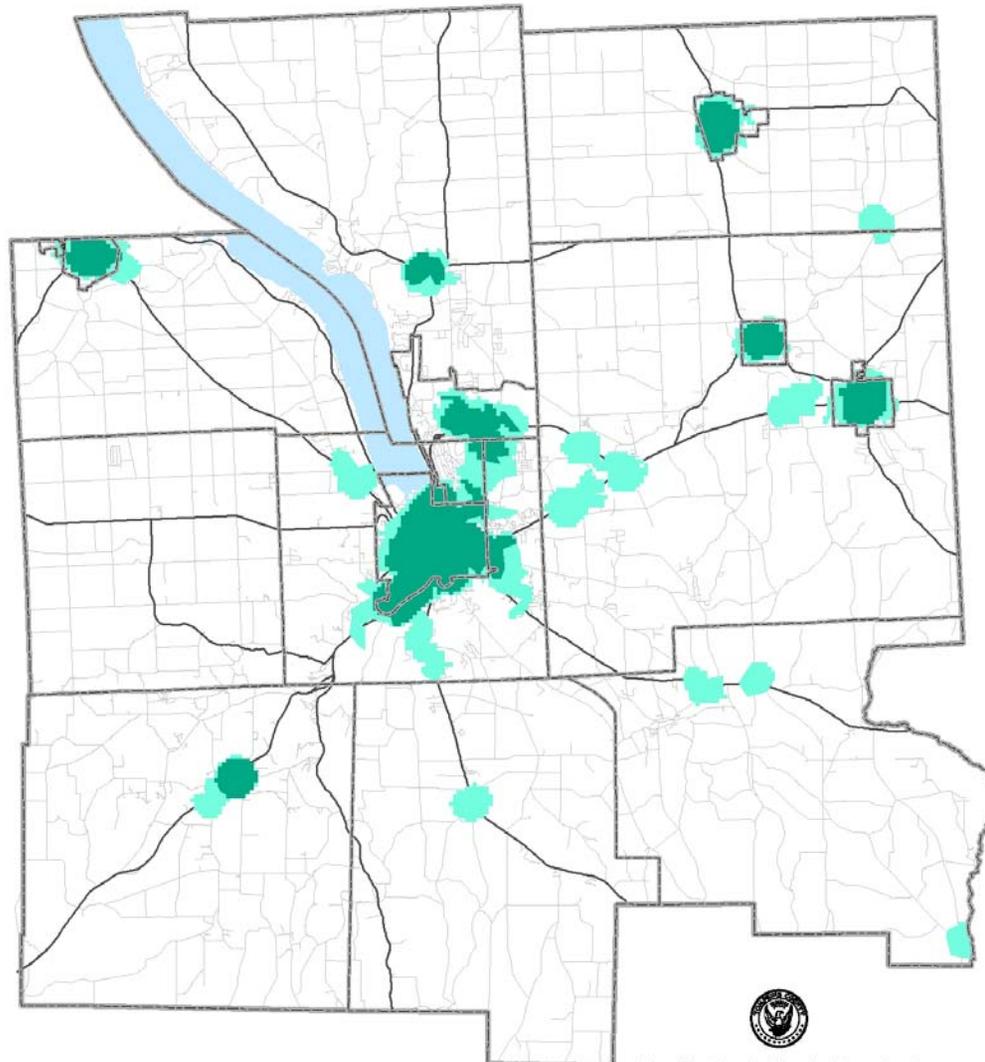
▲ Locations with more than 300 employees



Tompkins County Planning Department



Locations of Services



- 7 or more services
- 5-6 services

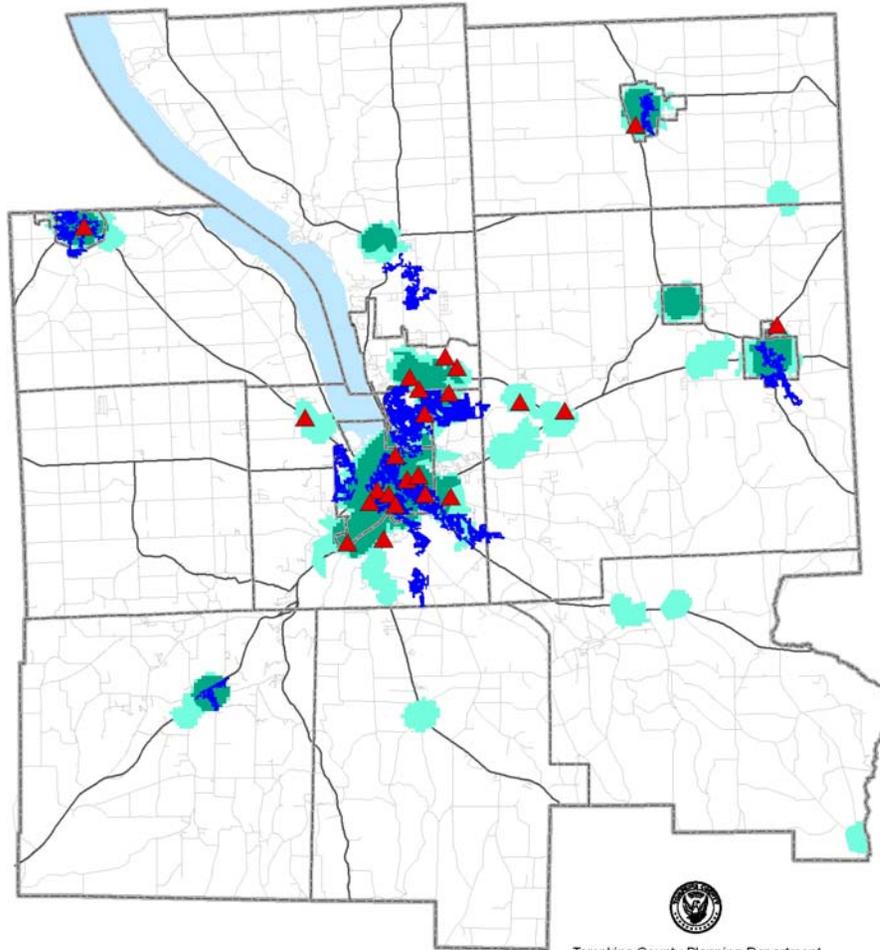
A total of 14 services were considered:

- everyday retail
- discretionary retail
- entertainment
- educational facilities
- public/private clubs
- religious
- government service
- other civic buildings
- offices
- lodging
- medical
- public recreational facilities
- light industrial
- nurseries, market gardens, public community gardens



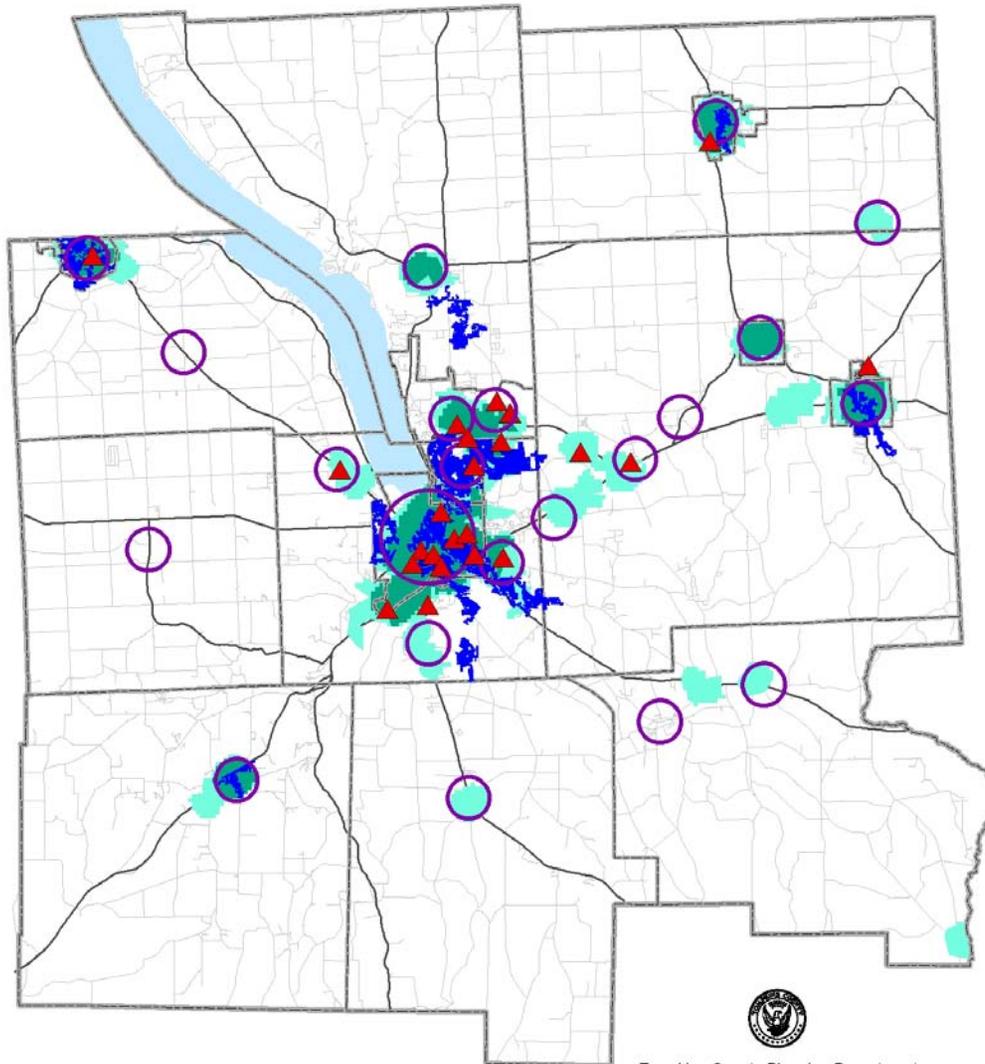


Housing Units, Employment and Services

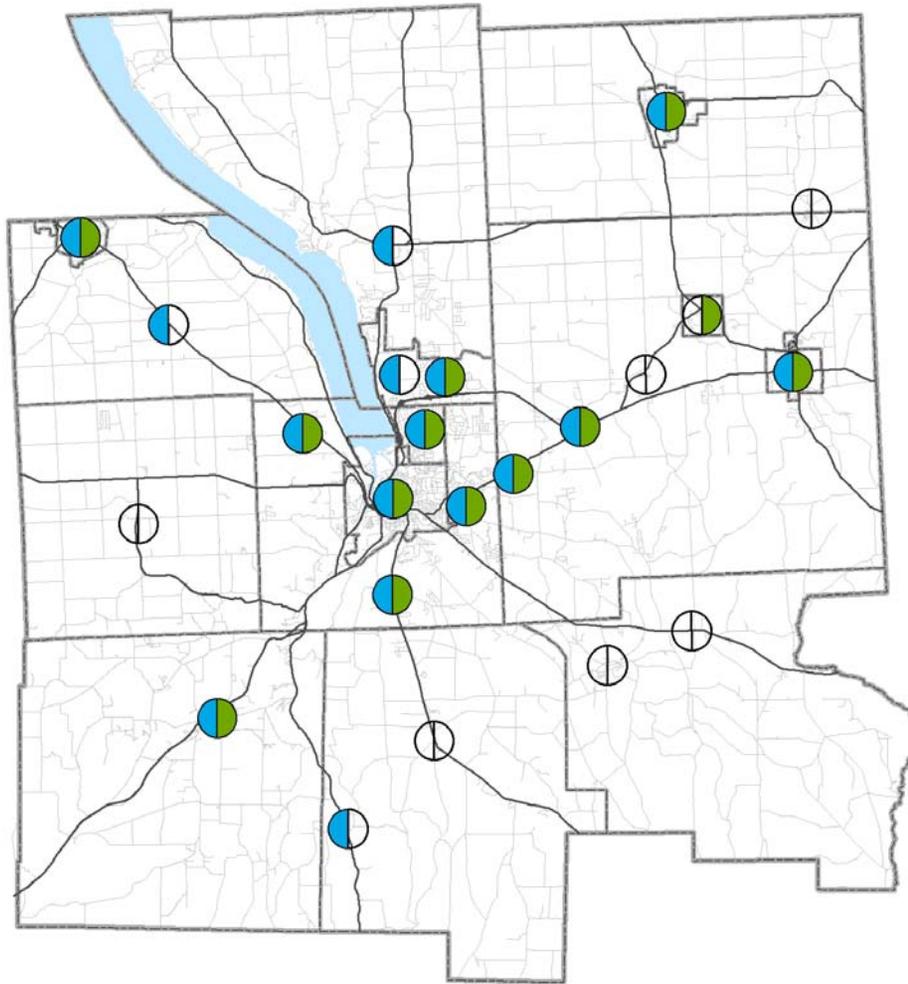




Development Focus Areas



Water and Sewer Feasibility Study



Municipal Water Infrastructure Available		Municipal Sewer Infrastructure Available
Municipal Water Infrastructure Unavailable		Municipal Sewer Infrastructure Unavailable

From the Countywide Inter-Municipal Water and Sewer Feasibility Study for Tompkins County



Overview of Feasibility Study

- Evaluated existing capacity of each water and sewer system.
- Calculated number of additional Equivalent Dwelling Units (EDUs) for each development focus area.
- Assessed improvements needed to increase existing capacities.
- Identified the readiness of each development focus area for growth.



Readiness of Development Focus Areas for Growth

0 to 5 Years	5 to 10 Years	10 to 15 Years	More than 15 Years
<ul style="list-style-type: none">•Cayuga Medical Center•City of Ithaca•Cayuga Heights•Dryden•East Hill•Groton•South Hill•Lansing, East•Varna	<ul style="list-style-type: none">•Lansing, West•Newfield•Rt 366/Pinckney Rd.•South Lansing•Trumansburg	<ul style="list-style-type: none">•Freeville	<ul style="list-style-type: none">•Brooktondale•Danby•Enfield•Etna•Jacksonville•McLean•Slaterville Springs



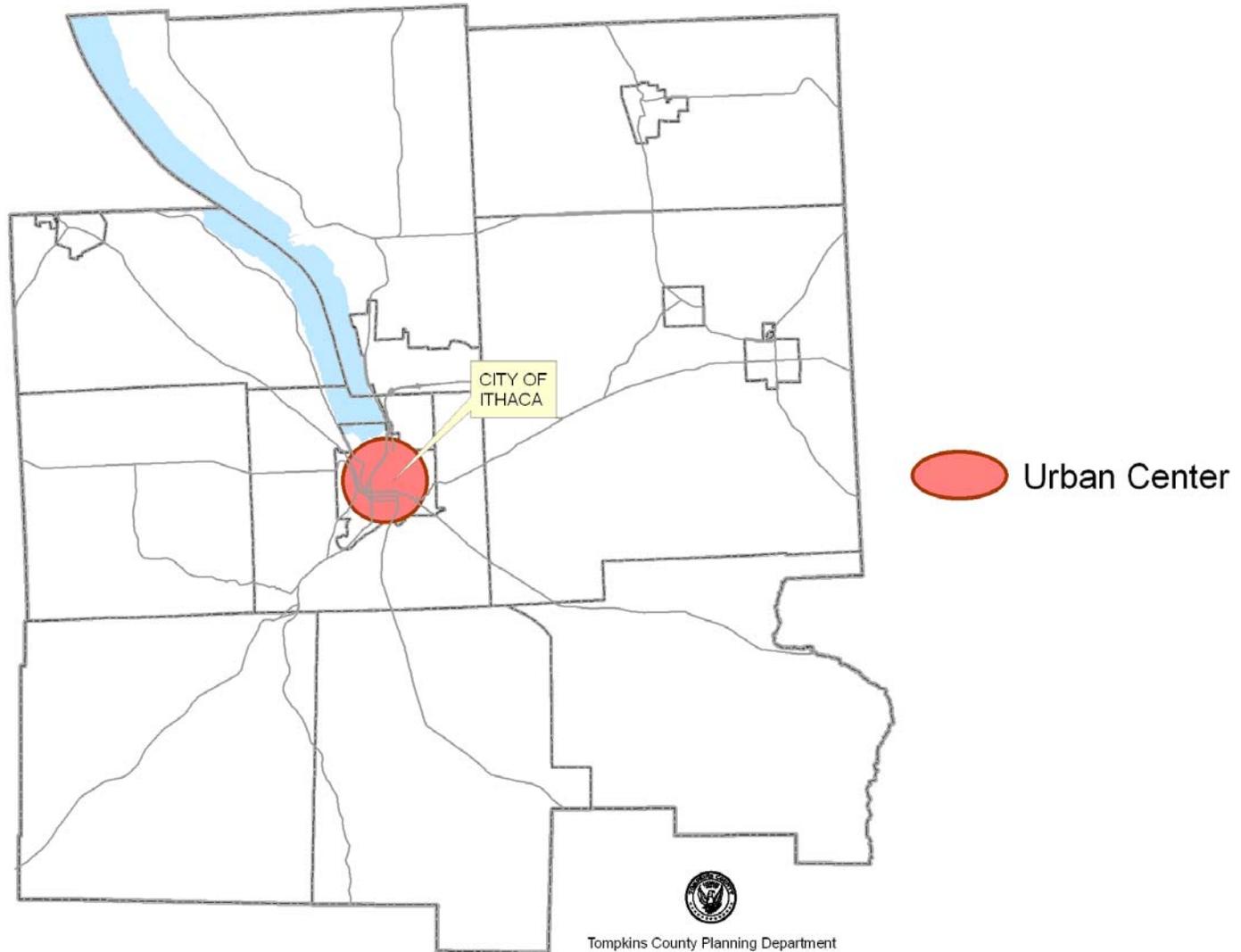
Types of Development Focus Areas

● Urban Center

- Major Employment and Commercial Center
- Highest Residential and Commercial Densities
- Greatest Variety of Services,
Regional Commercial Center



Development Focus Areas





Types of Development Focus Areas

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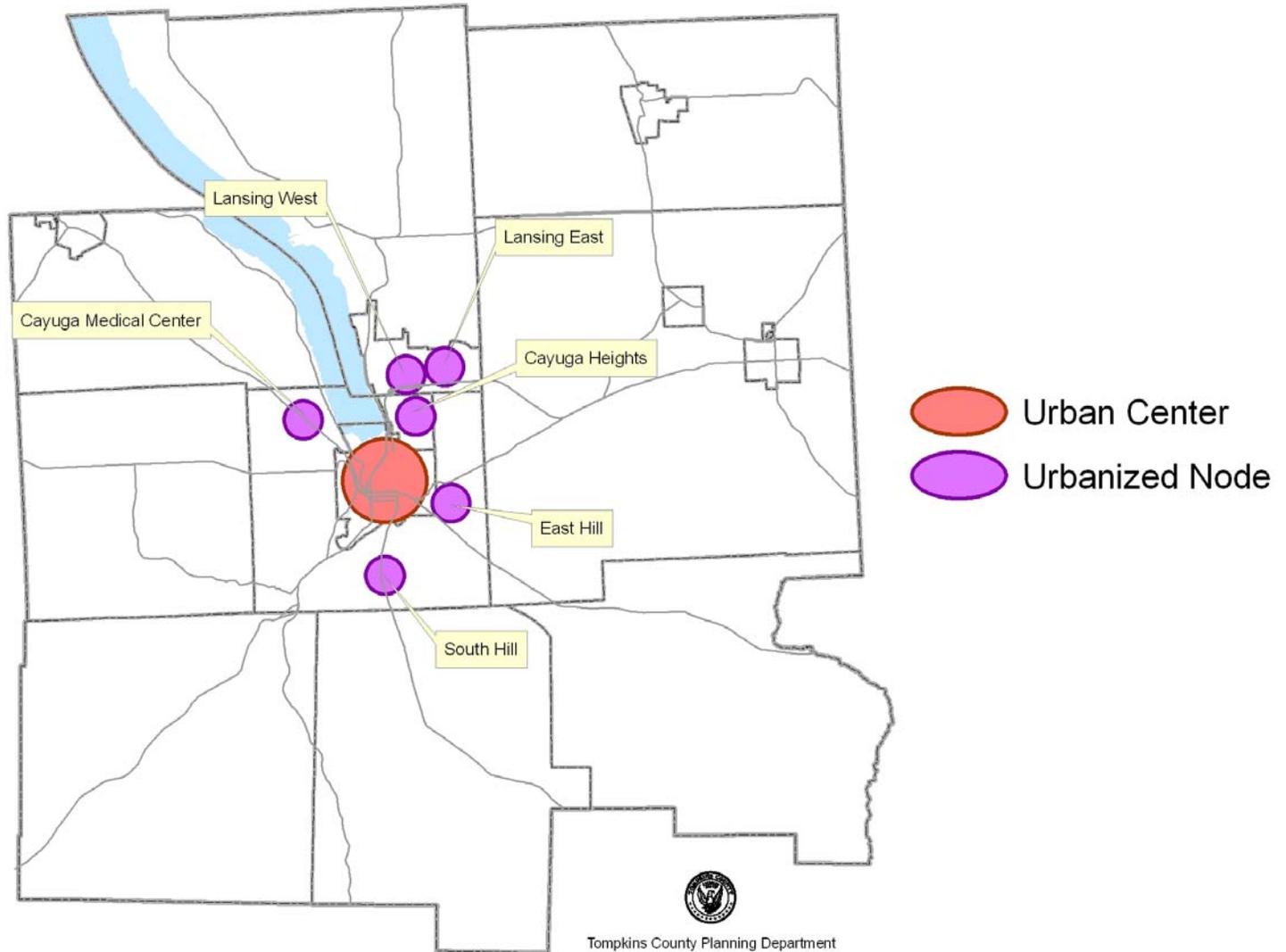
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Greatest Variety of Services,
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● Urbanized Nodes

Located close to the Urban Center
Serve the needs of residents and
employees



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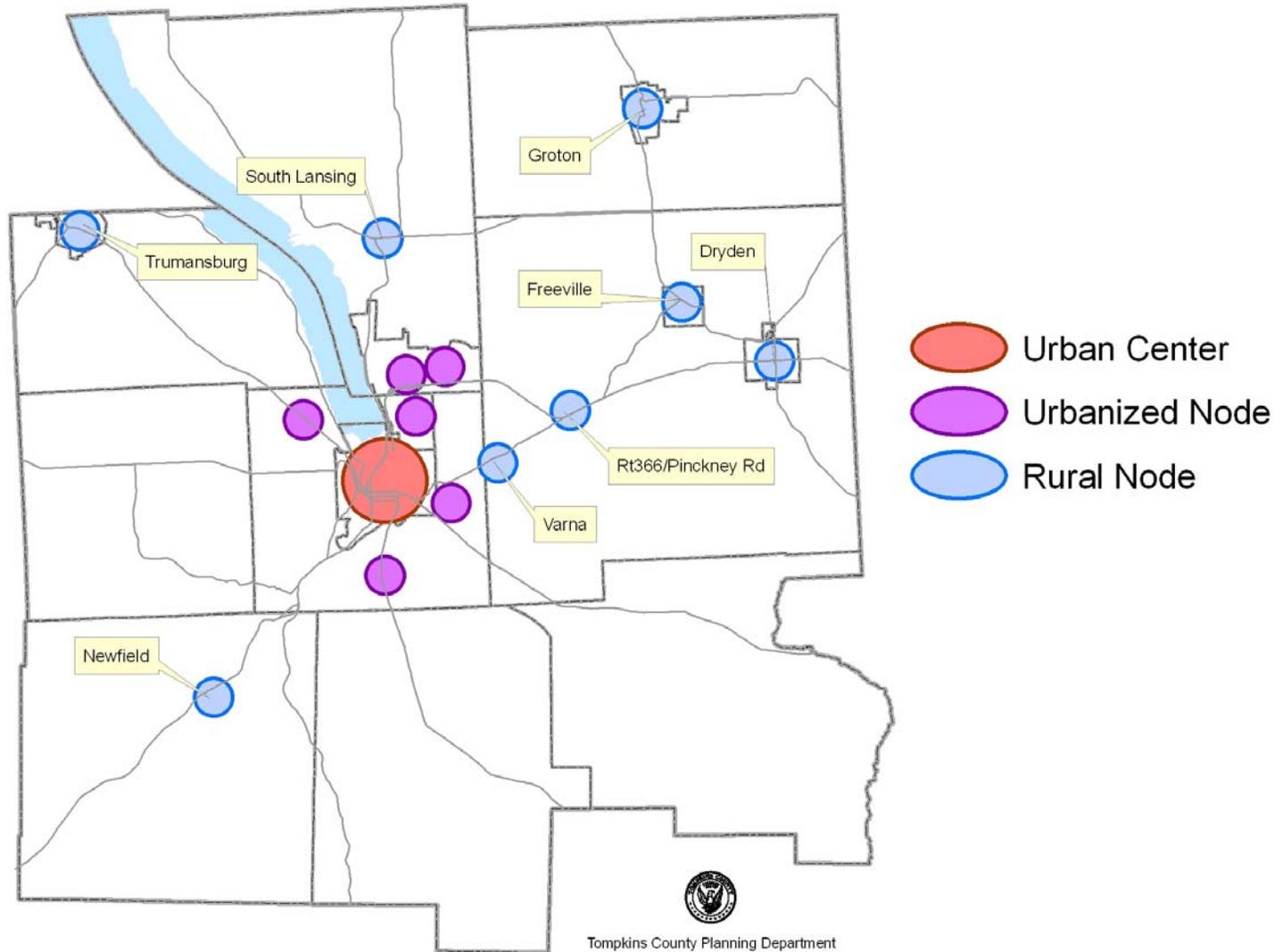
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● Rural Nodes

Serve as service centers for the
surrounding rural population.
Provide some public infrastructure



Development Focus Areas





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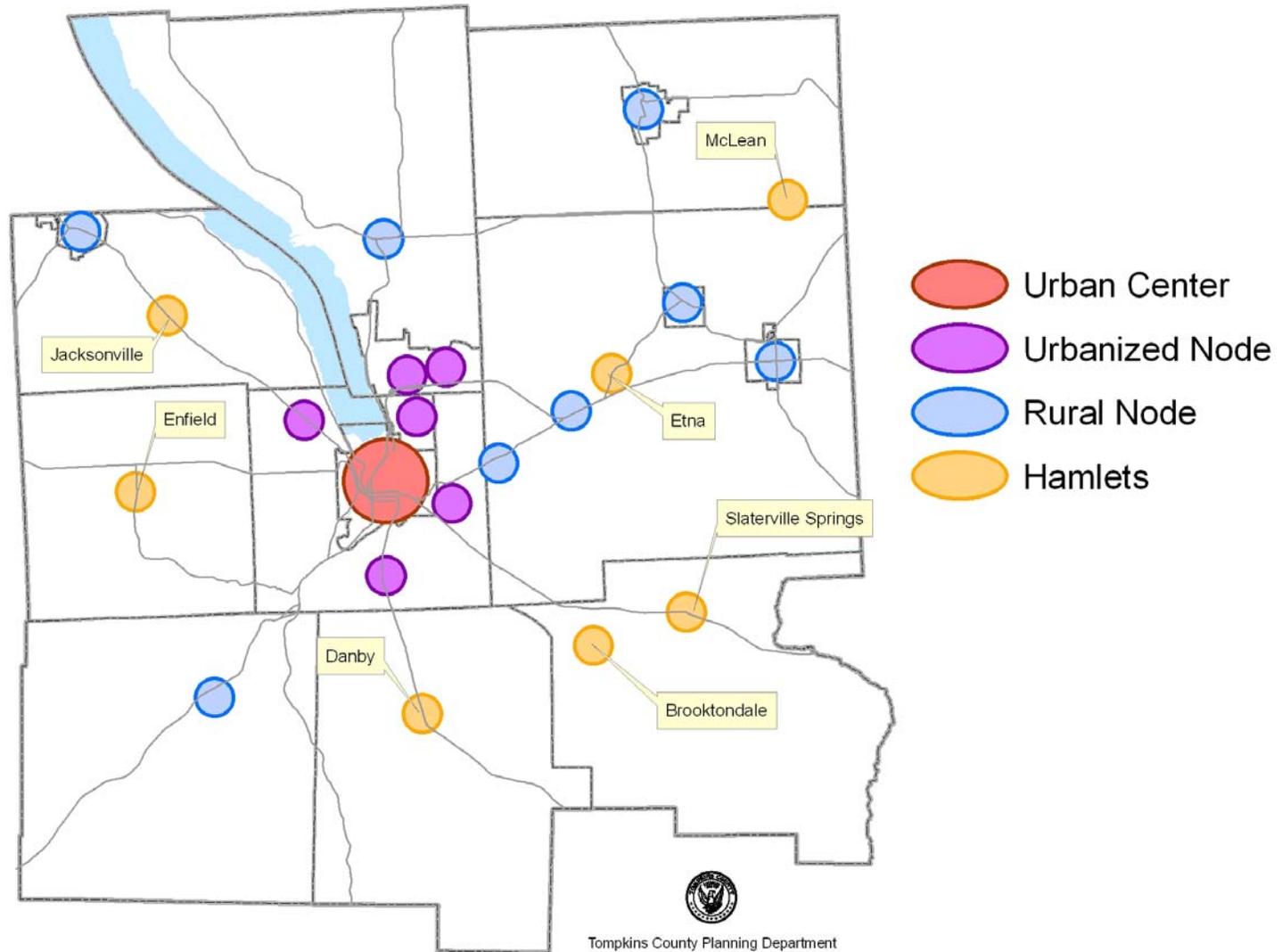
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● Hamlets

More residential in nature
No infrastructure capacity to support a high
level of development

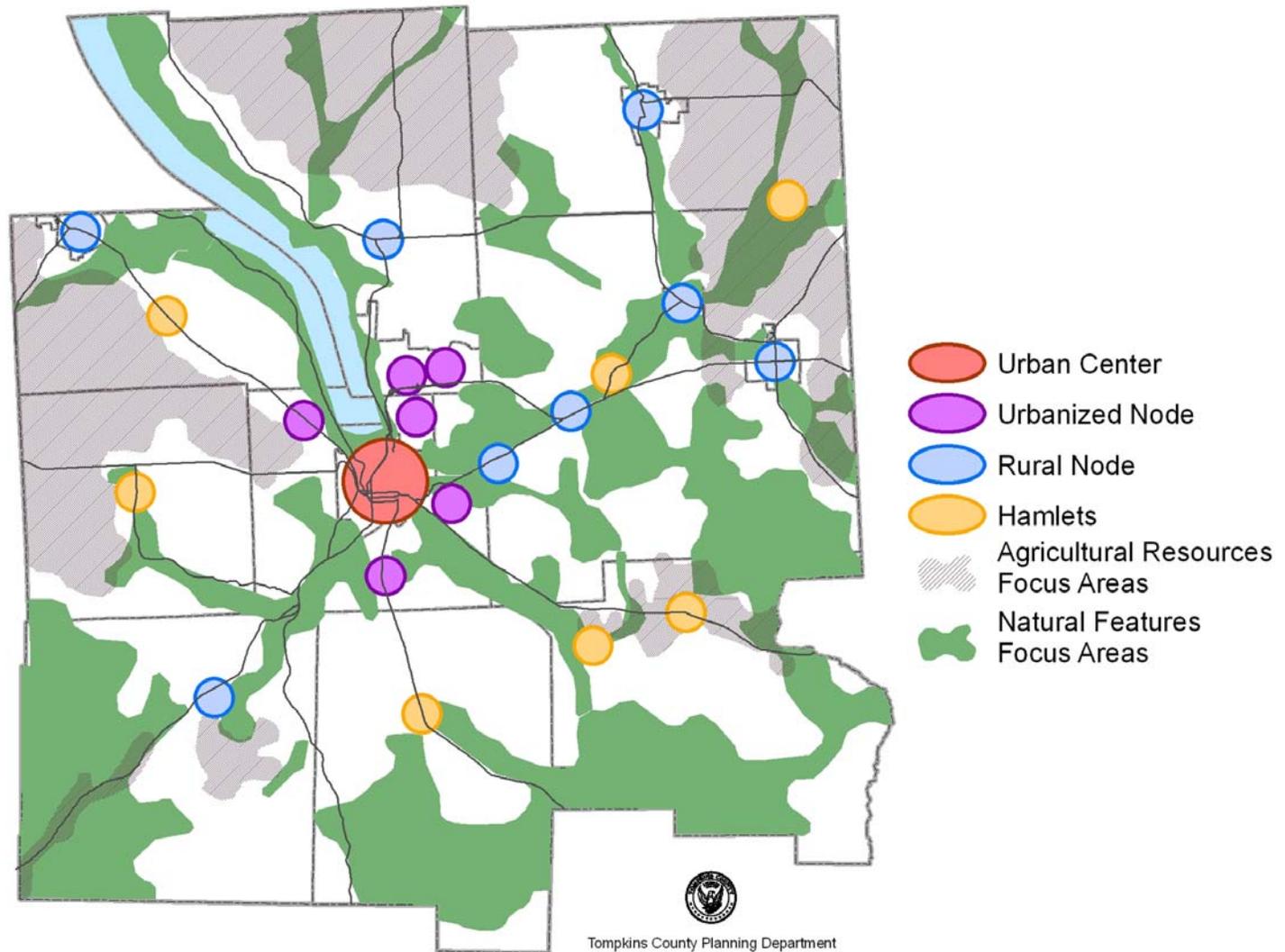


Development Focus Areas





County Focus Areas





Next Steps

- Community Comments and Discussion.
- Strategy developed by end of year.

Feedback:

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Website www.tompkins-co.org/planning

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