



Nodal Development

Tompkins County Council of Governments
December 12, 2019

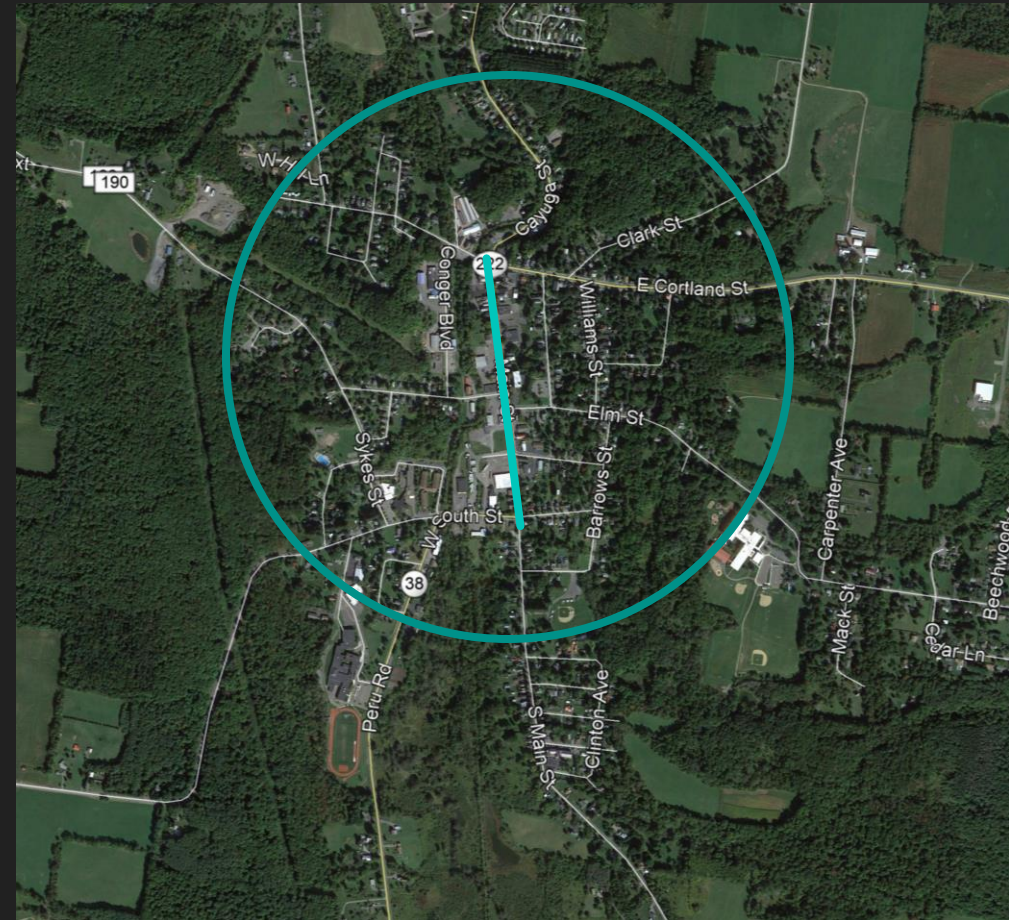
What Is Nodal Development?



- Focus new development in:
- Existing centers
- Served by viable infrastructure
- Higher density, mixed-used development
- Employment and housing in close proximity
- Viable for transit, biking and walking

One Concept – Different Names

- ✓ Nodal Development
- ✓ Development Focus Areas
- ✓ Traditional Village/Hamlet
- ✓ Smart Growth
- ✓ New Urbanism



Development Focus Area Strategy



Urban Center



Established Node

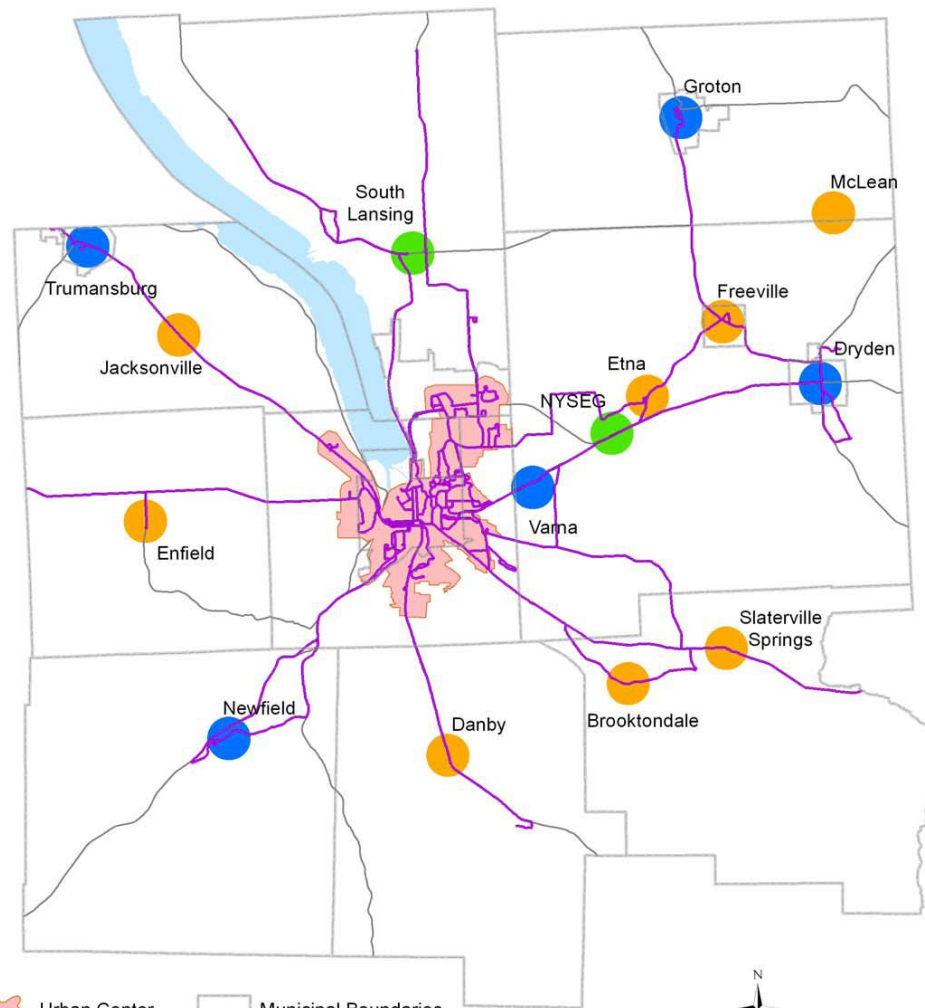










Emerging Node



Rural Center

Development Focus Areas



-  Urban Center
-  Established Node
-  Emerging Node
-  Rural Center
-  Municipal Boundaries
-  Cayuga Lake
-  State Highways
-  Bus Routes



Tompkins County Planning Department
June 8, 2012

Development Focus Areas Strategy Vision

- ✓ For 50+ years, 2/3 of development happened outside of the city and villages
- ✓ Our goal is to 'flip the script'

Direct Benefits

- ✓ Community
 - ✓ Walkable neighborhoods
 - ✓ Local businesses supported
- ✓ Affordability
 - ✓ Higher densities reduce housing costs per unit
 - ✓ Infrastructure costs shared by more people
 - ✓ Lower tax rates



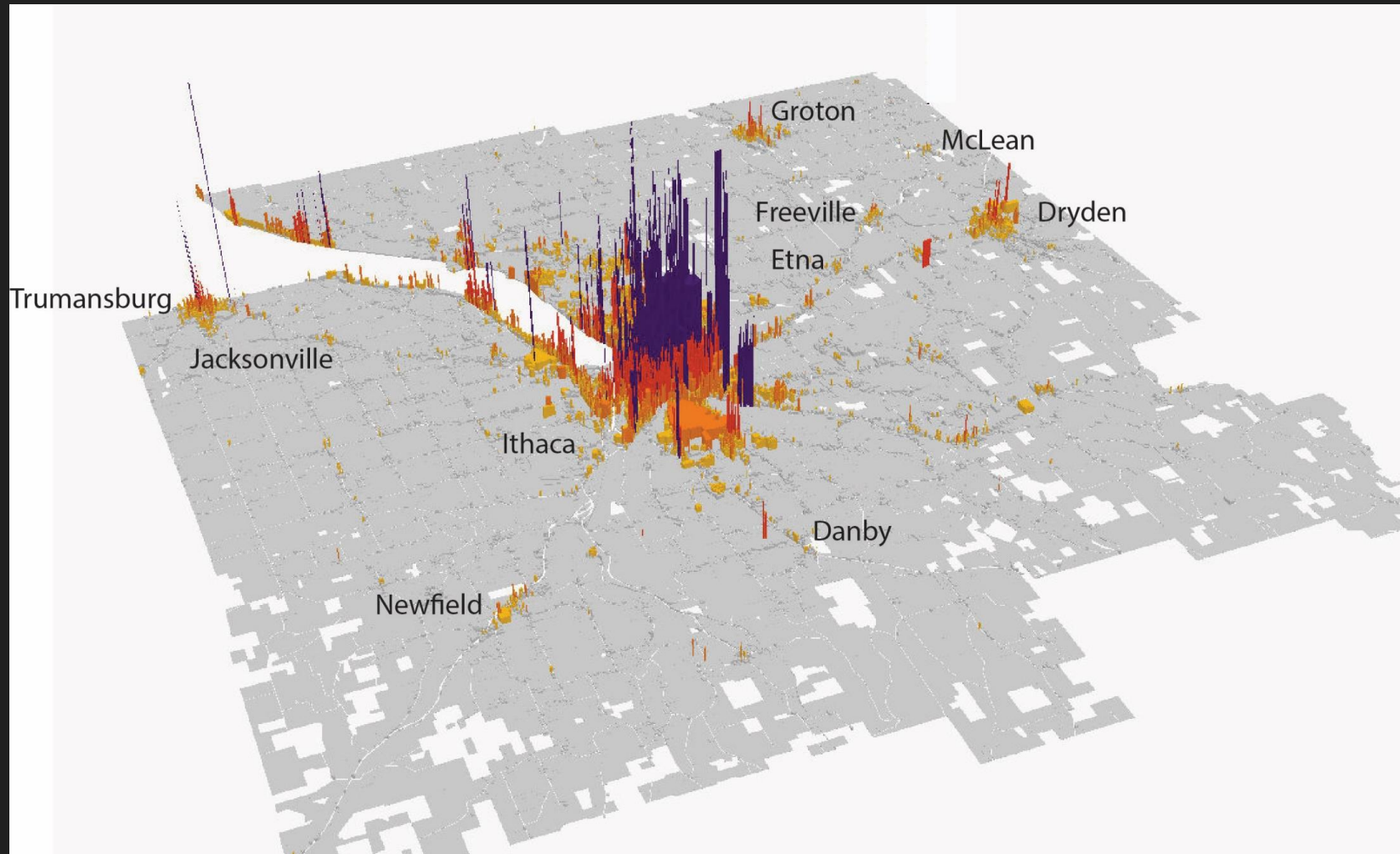
Taxable Value per Acre

Historic Village and Hamlet form is efficient

Creates high value in a concentrated land area

Can be served by higher levels of infrastructure

By design efficiency creates sustainability



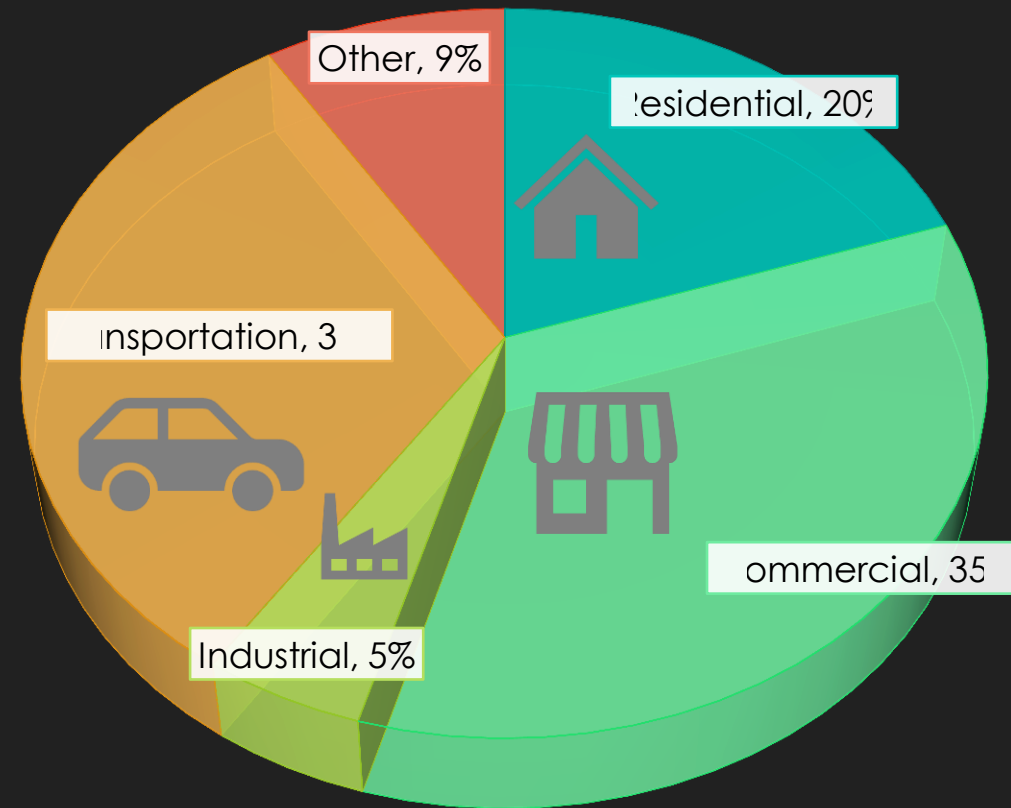
Secondary Benefits

- ✓ Walking, biking and transit
 - ✓ Improved health
- ✓ Reduced pressure to develop agricultural and natural resources
 - ✓ Protect rural character and scenic resources



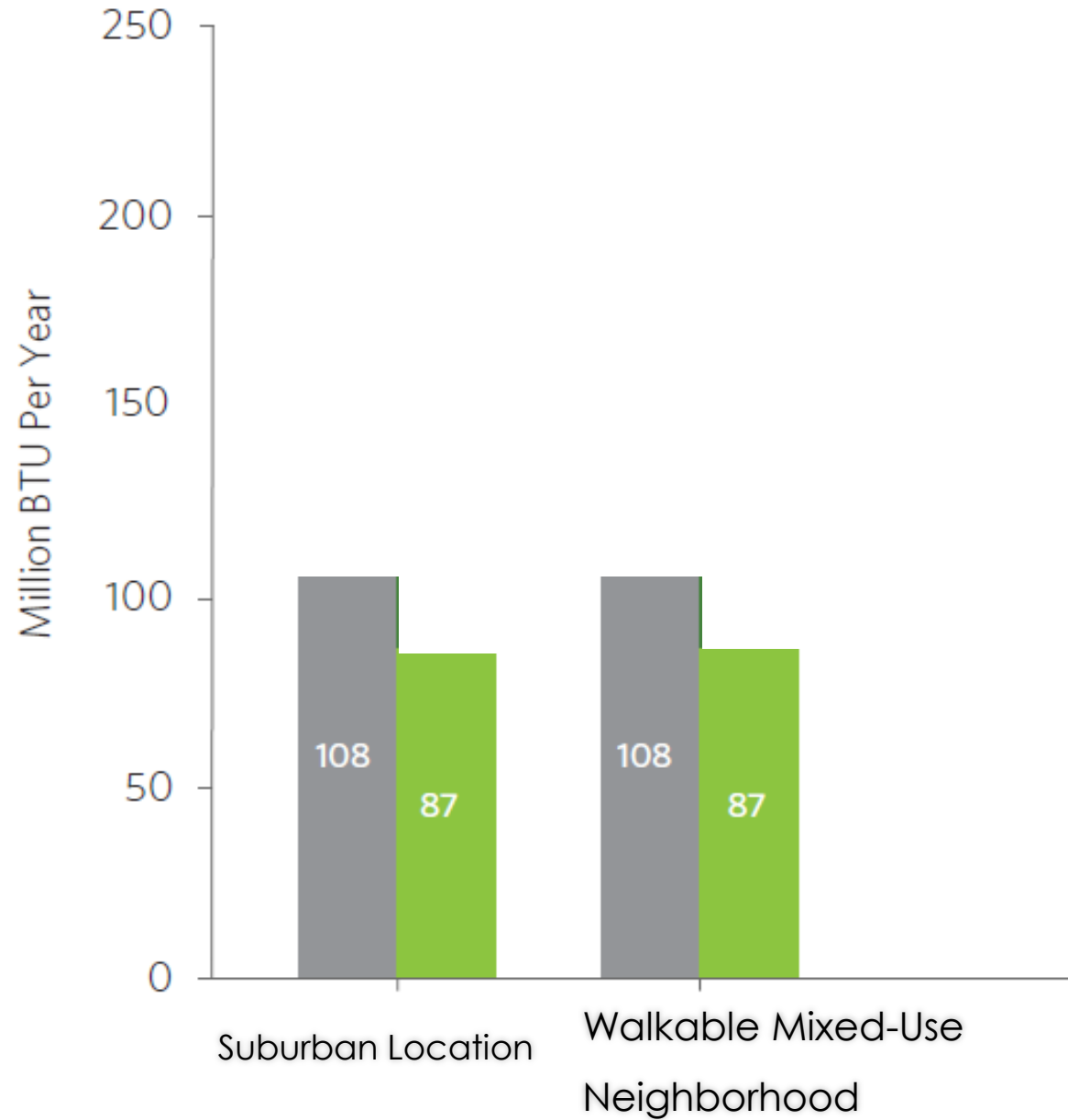
Nodal Development and Sustainability

- ✓ Improved resiliency and adaptability
- ✓ Reduced energy use
- ✓ Reduced greenhouse gas emissions

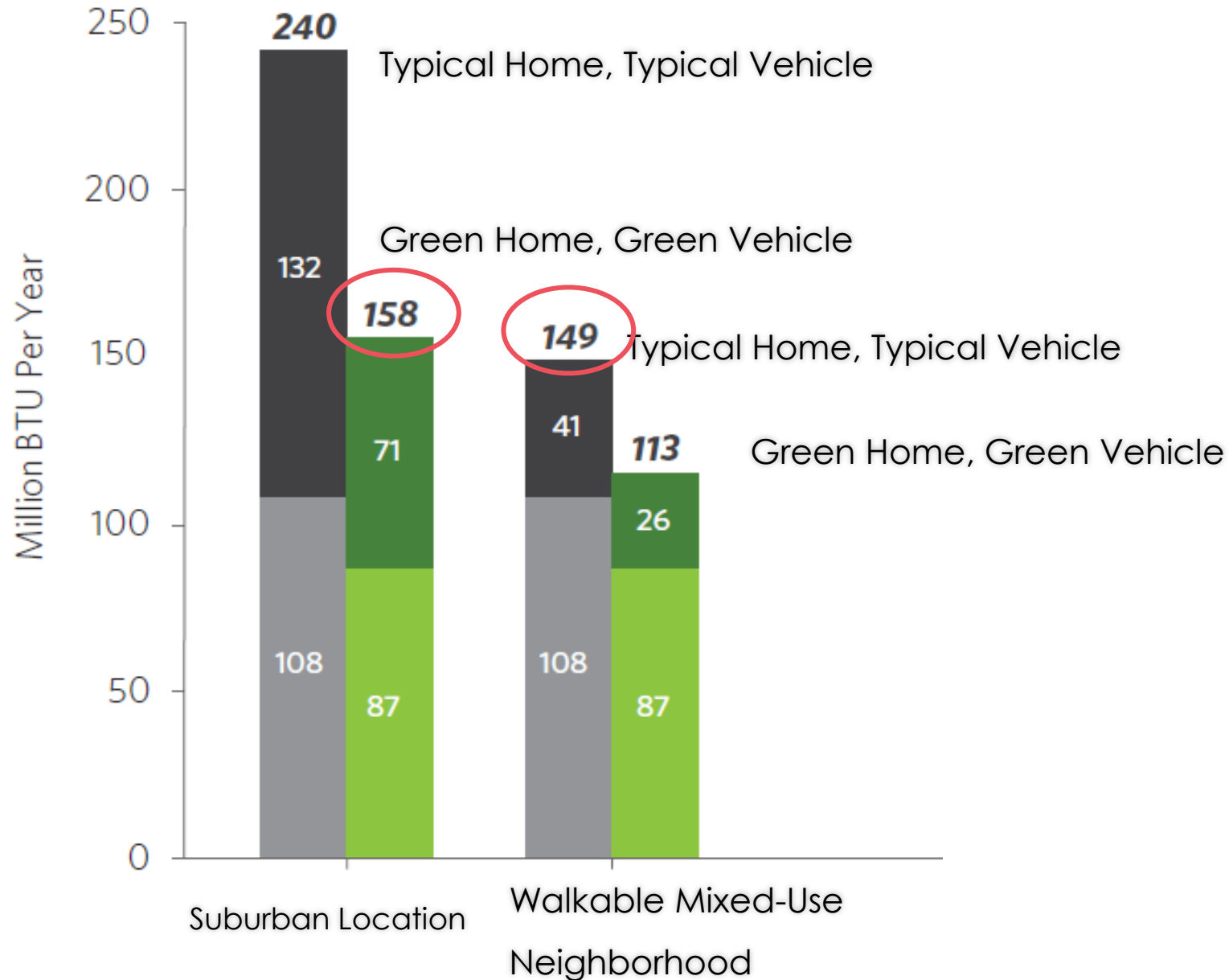


Tompkins County 2014
GHG EMISSIONS INVENTORY (MTCO₂E)

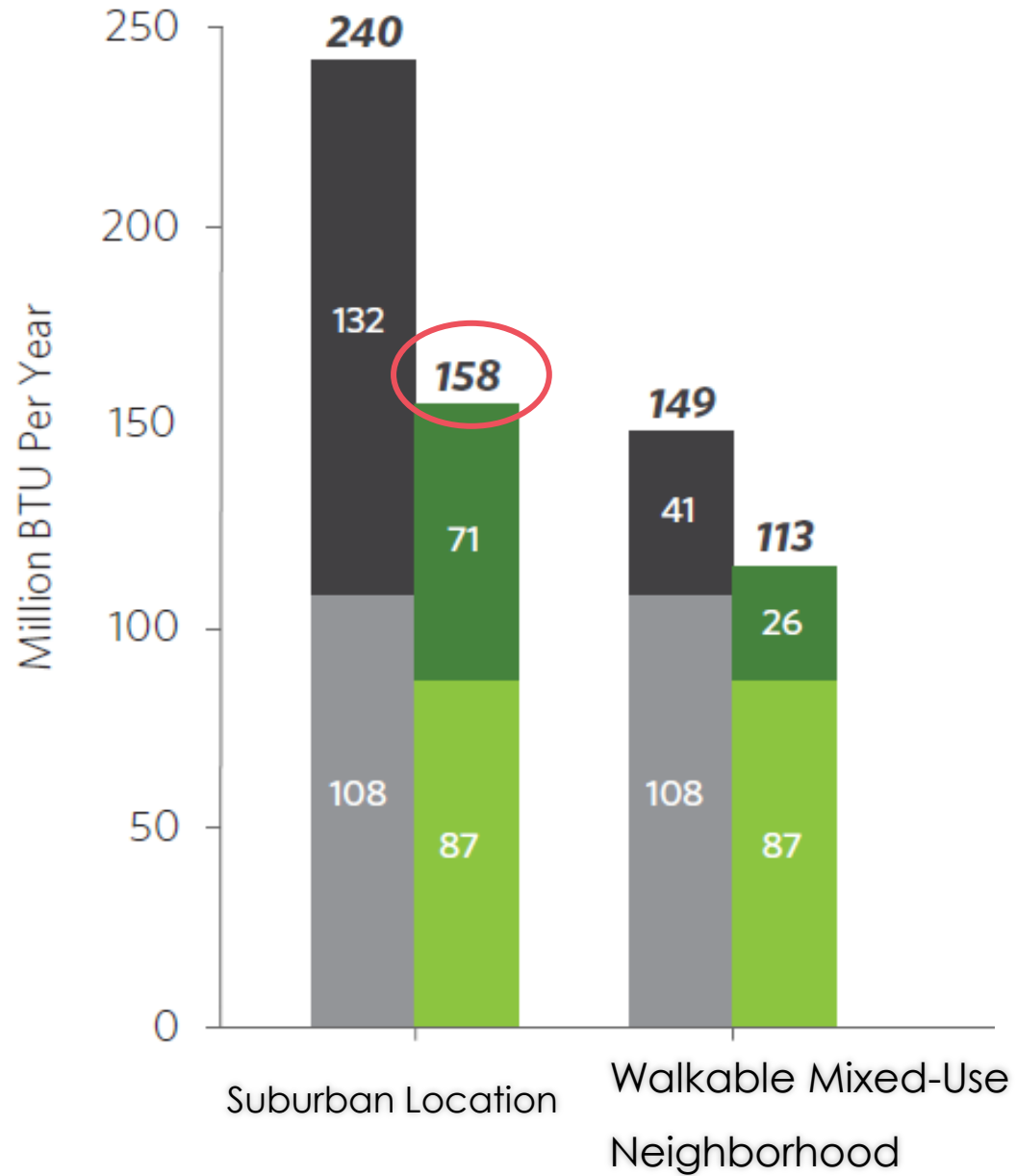
Single Family Detached



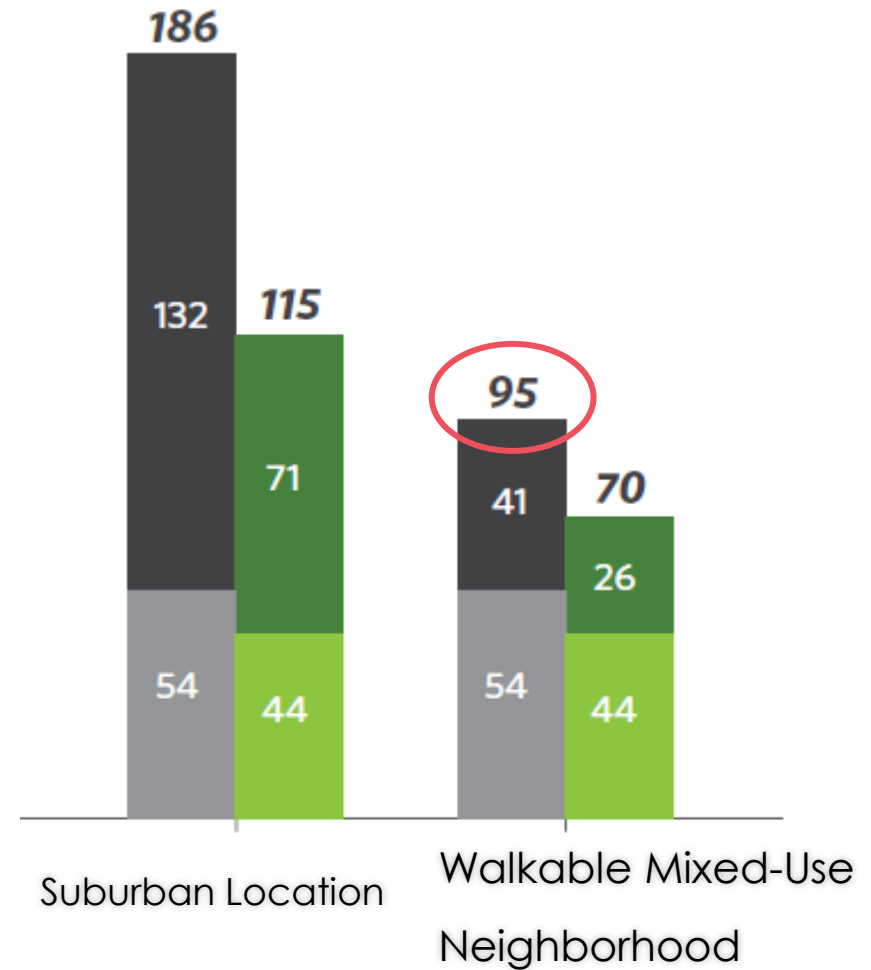
Single Family Detached



Single Family Detached



Multi-Family



Nodal development and housing demand

- ✓ Baby boomers downsizing
- ✓ Young adults seeking mixed-use neighborhoods
- ✓ Smaller Households
- ✓ Growth in household incomes flatter
- ✓ Growing pressure to reduce energy use and greenhouse gas emissions

Local government actions: Land Use

- ✓ Regulations in nodes
 - ✓ Encourage small lots
 - ✓ Allow missing middle housing types
 - ✓ Mix uses – vertical or horizontal
 - ✓ Establish design standards – walkability & character
- ✓ Define a distinct edge around nodes

Local government actions: Infrastructure

- ✓ Maintain water and sewer infrastructure
- ✓ Provide walkability in nodes
- ✓ Support walking and biking connections to nearby development
- ✓ Do not extend infrastructure far from nodes

Thank you!

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