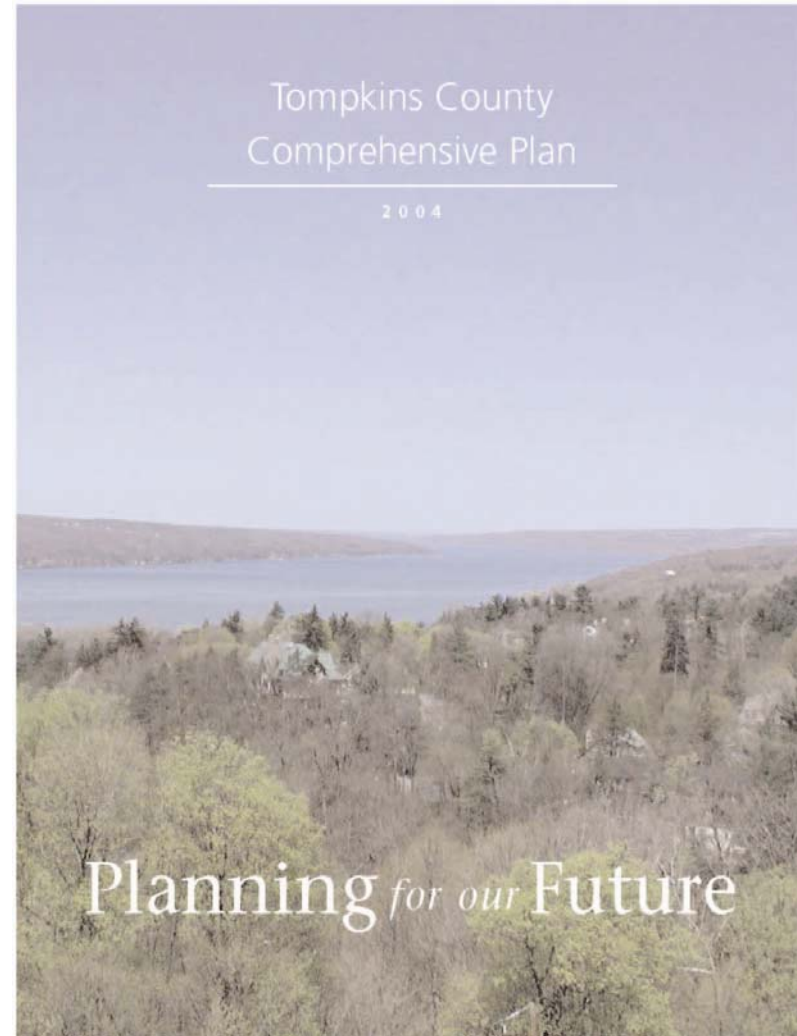# County Development Focus Area Strategy

Background
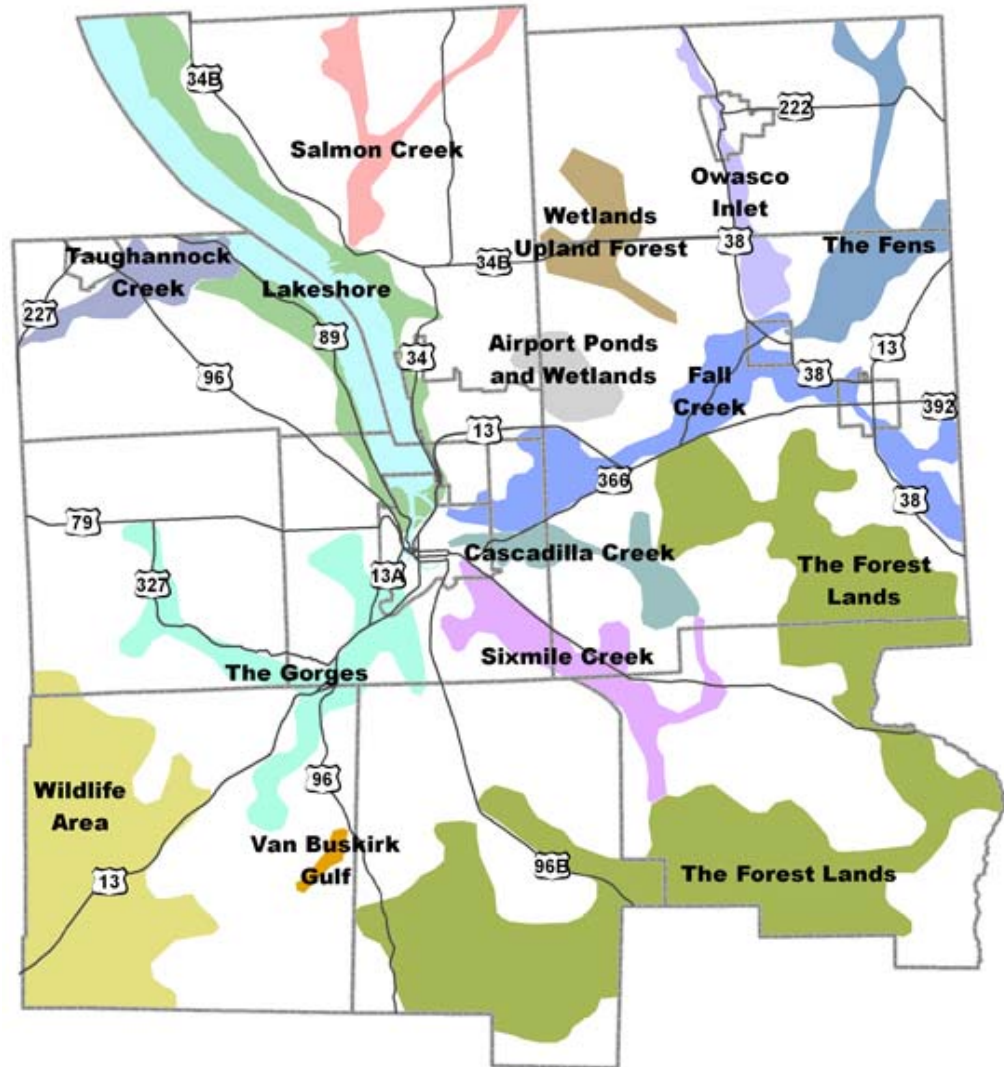
Tompkins County
Comprehensive
Plan (2004)

Background
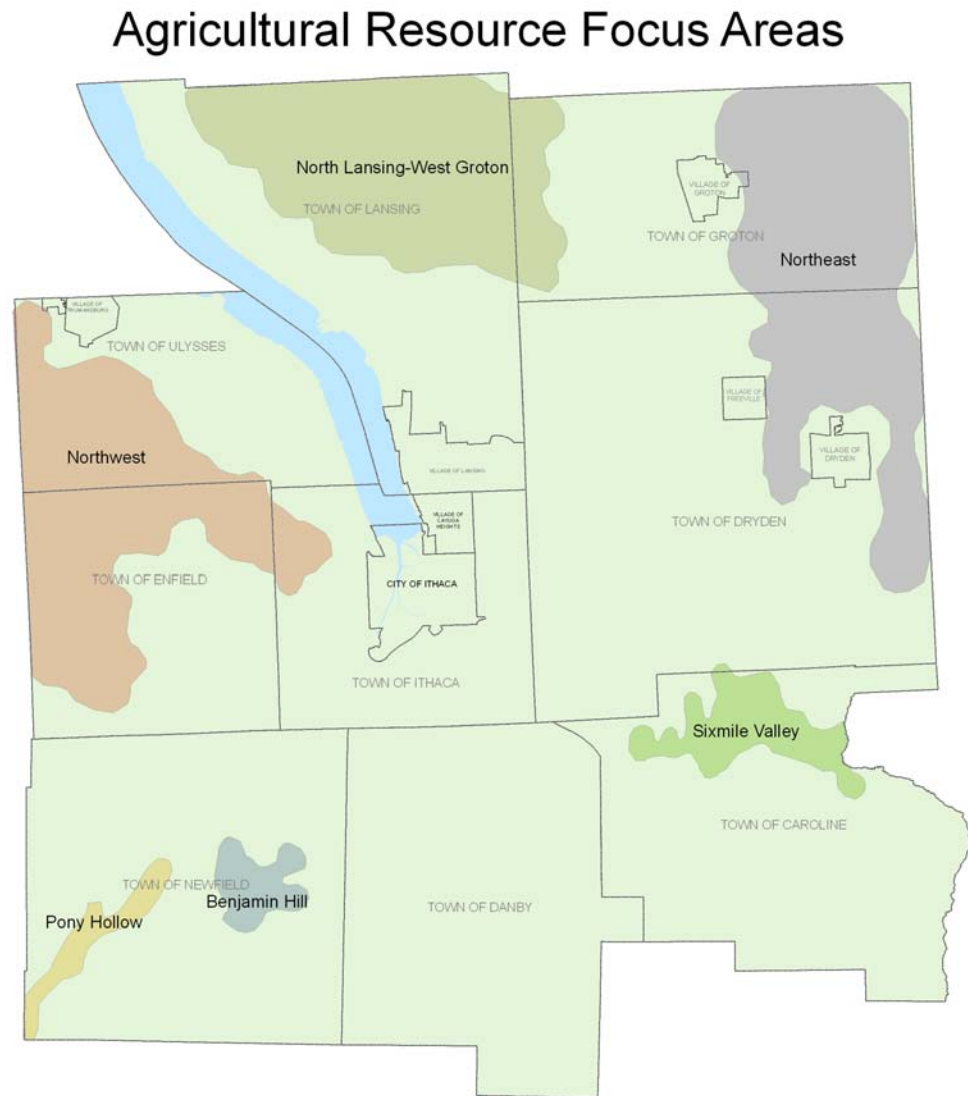
Natural

Features

Focus Areas

Background

Agricultural
Resource
Focus Areas

Agricultural Resource Focus Areas

North Lansing-West Groton

TOWN OF LANSING

VILLAGE OF GROTON

TOWN OF GROTON

Northeast

VILLAGE OF TRUMANSBURG

TOWN OF ULYSSES

Northwest

VILLAGE OF FREEVILLE

VILLAGE OF DRYDEN

TOWN OF ENFIELD

VILLAGE OF LANSING

VILLAGE OF CAYUGA HEIGHTS

CITY OF ITHACA

TOWN OF DRYDEN

TOWN OF ITHACA

Sixmile Valley

TOWN OF CAROLINE

TOWN OF NEWFIELD

Benjamin Hill

Pony Hollow

TOWN OF DANBY

One Concept – Different Names

Development Focus Areas are also known as:

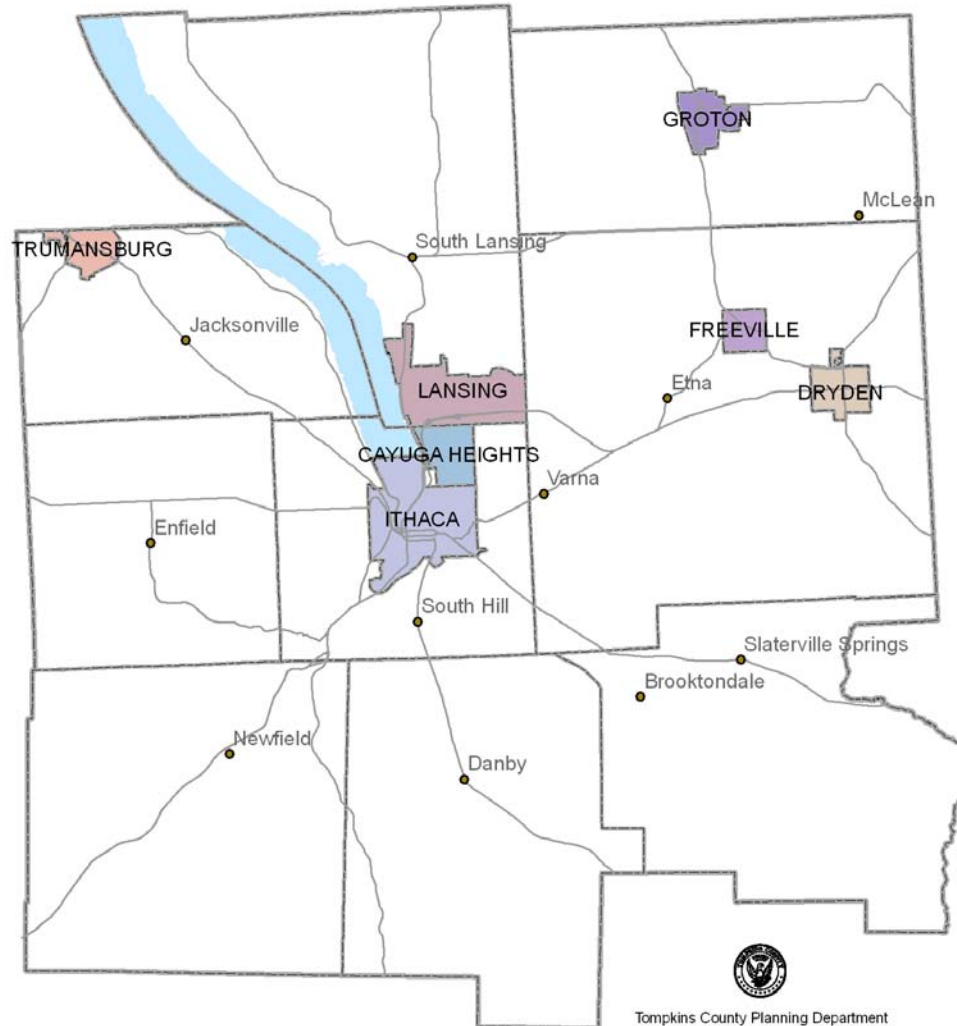- Nodal Development

- 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

Tompkins County Planning Department

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.
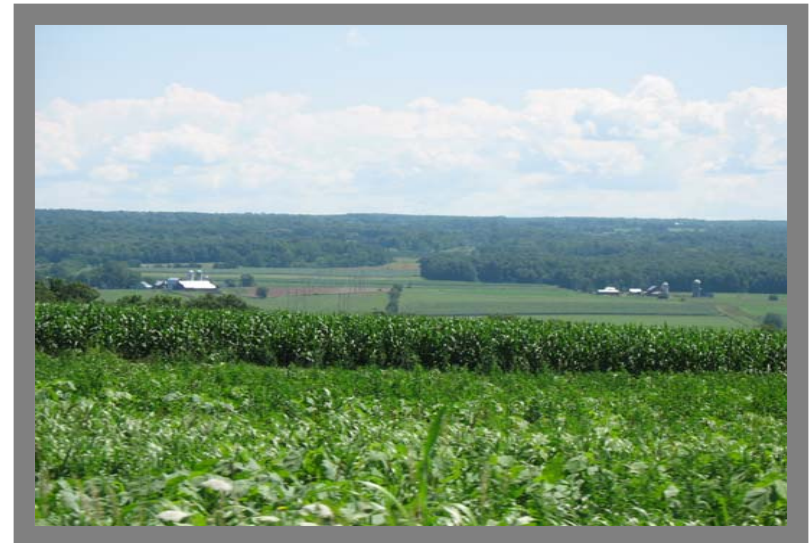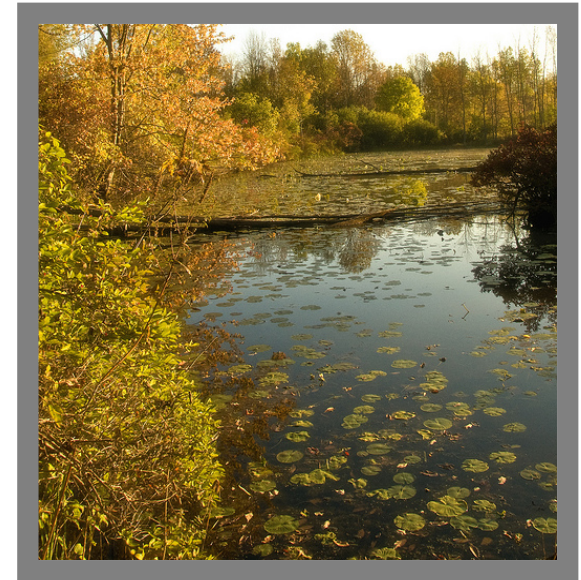
Benefits of Development Focus Areas

- **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
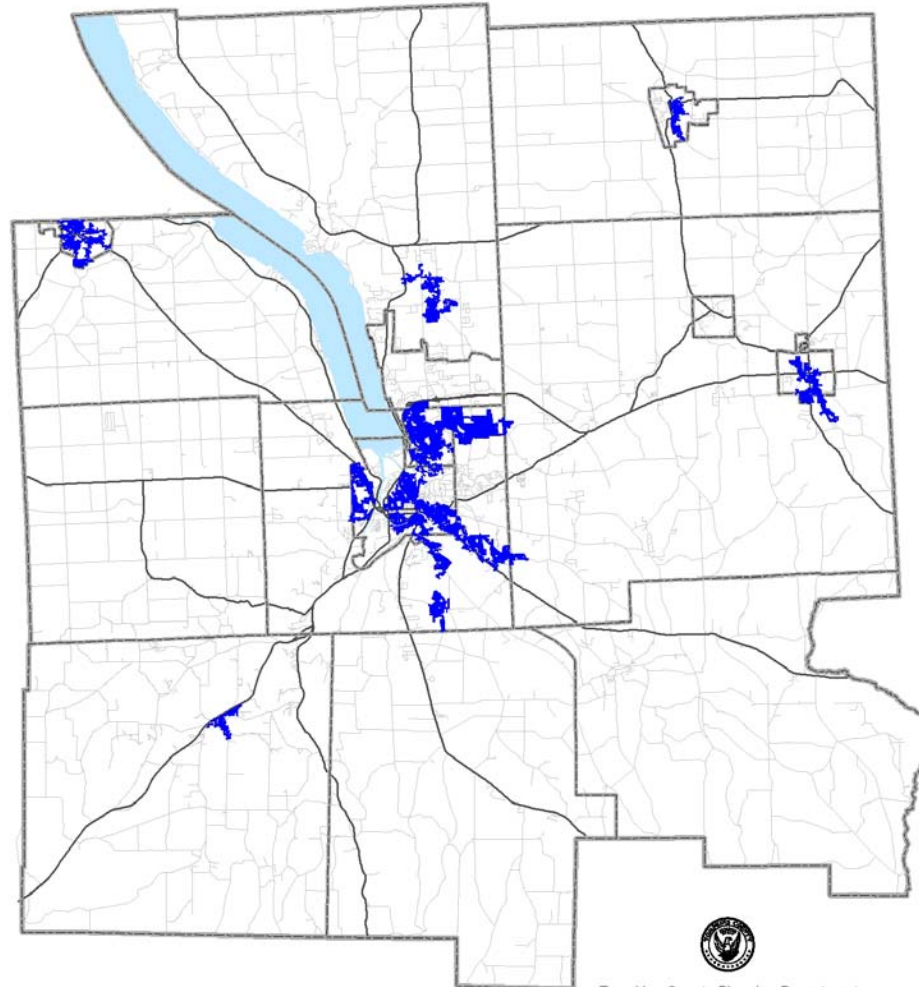- Served by public transit to allow easy access to large service and employment centers.

Not all Nodes are . . .

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

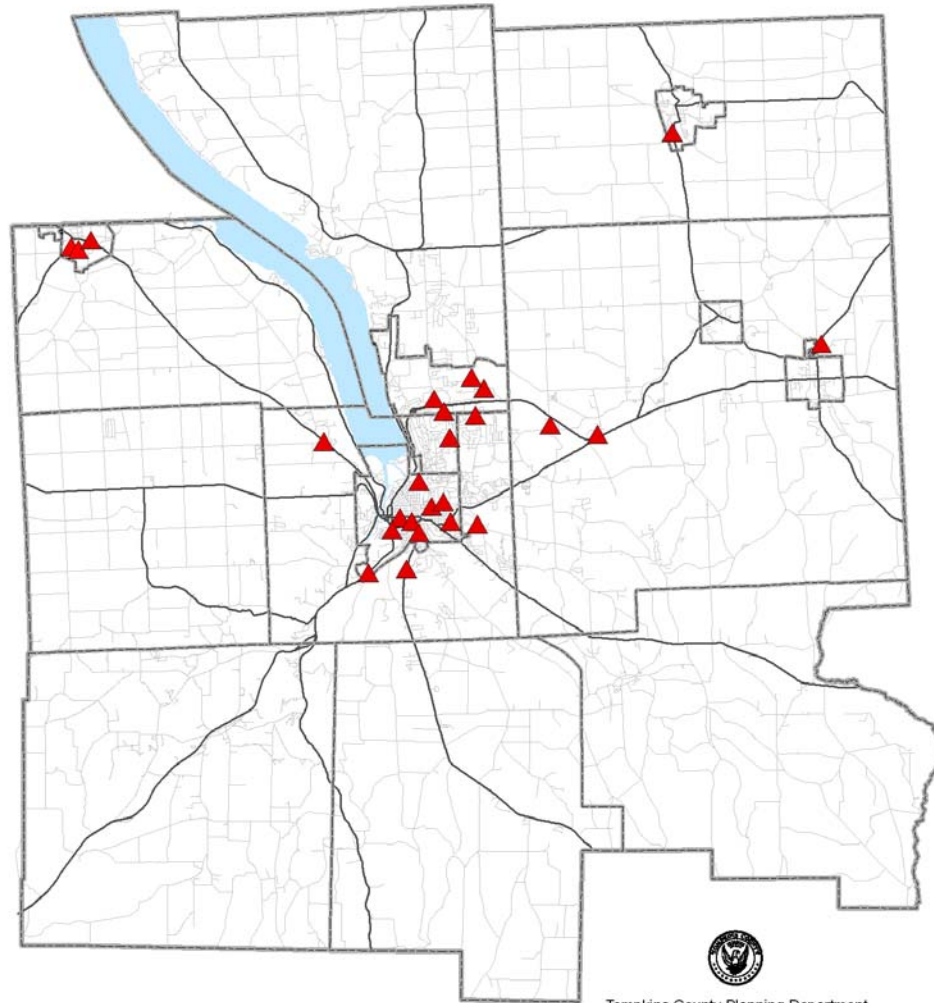# *Locations with more than 200 Housing Units*
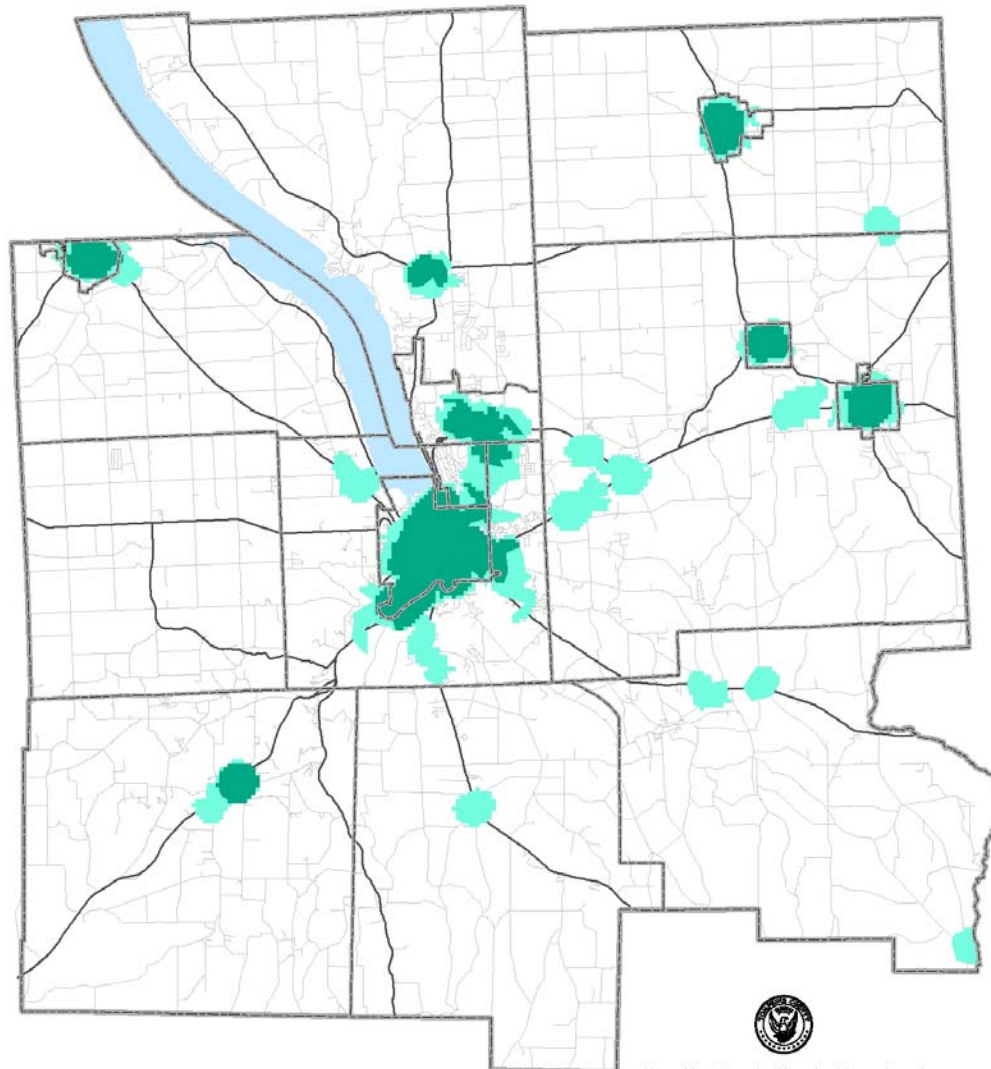

Locations with more than 200 Housing Units

Tompkins County Planning Department

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
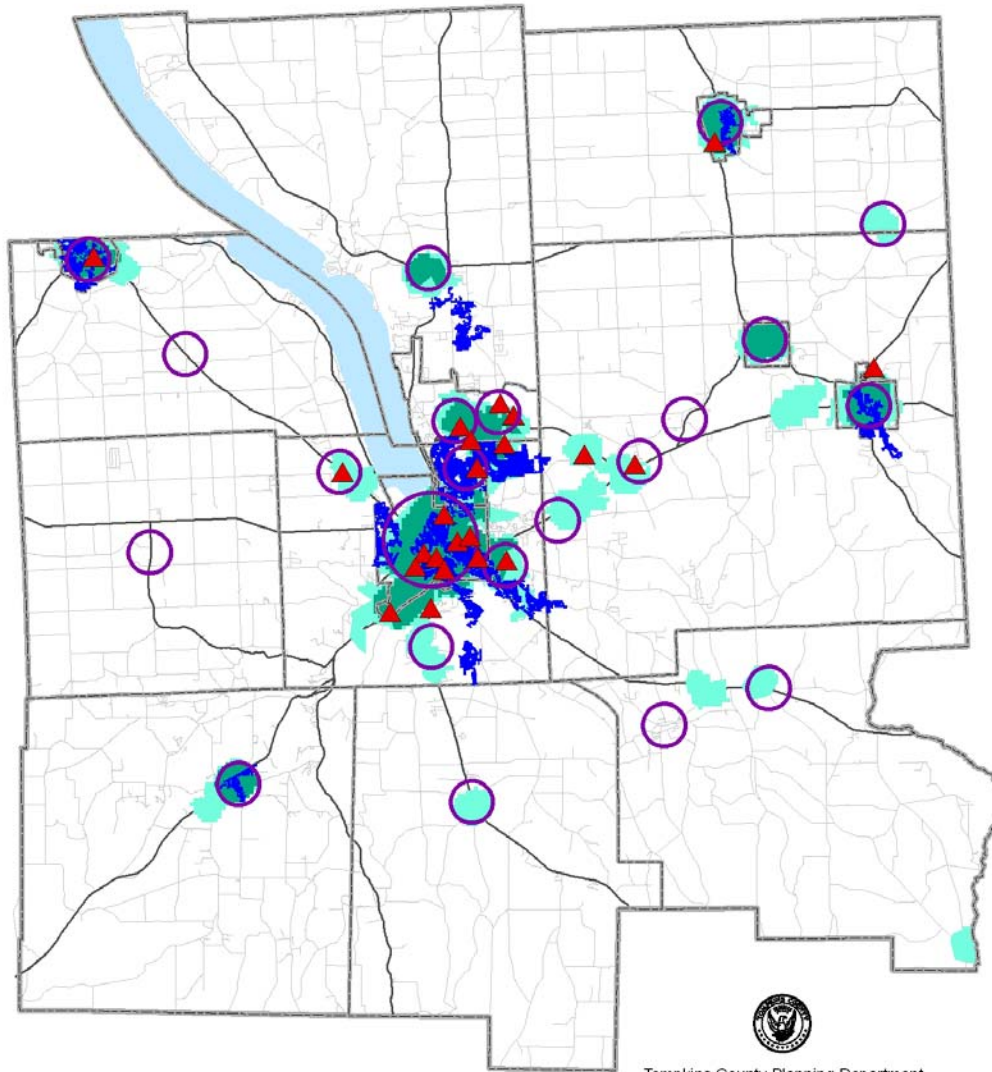· nurseries, market gardens,
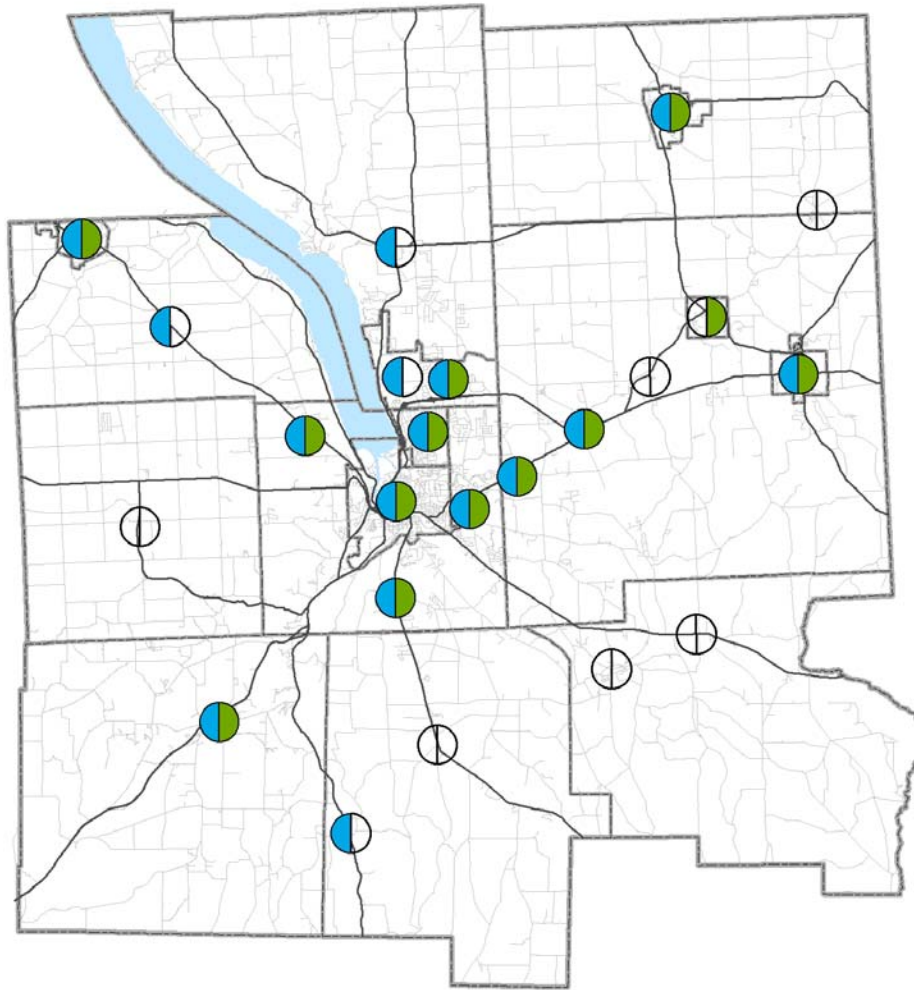 public community gardens

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Housing Units, Employment and Services

Tompkins County Planning Department
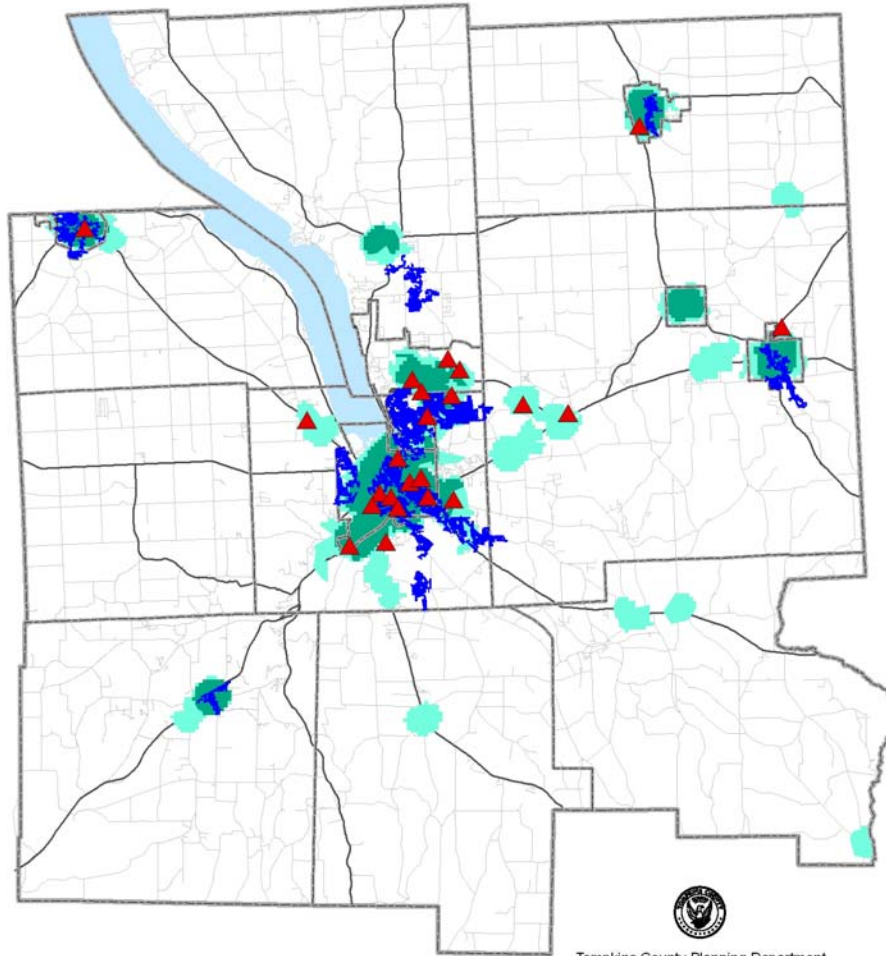
Development Focus Areas

Development Focus Areas

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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
•Cayuga Medical Center •City of Ithaca •Cayuga Heights •Dryden •East Hill •Groton •South Hill •Lansing, East •Varna	•Lansing, West •Newfield •Rt 366/Pinckney Rd. •South Lansing •Trumansburg	•Freeville	•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

CITY OF
ITHACA
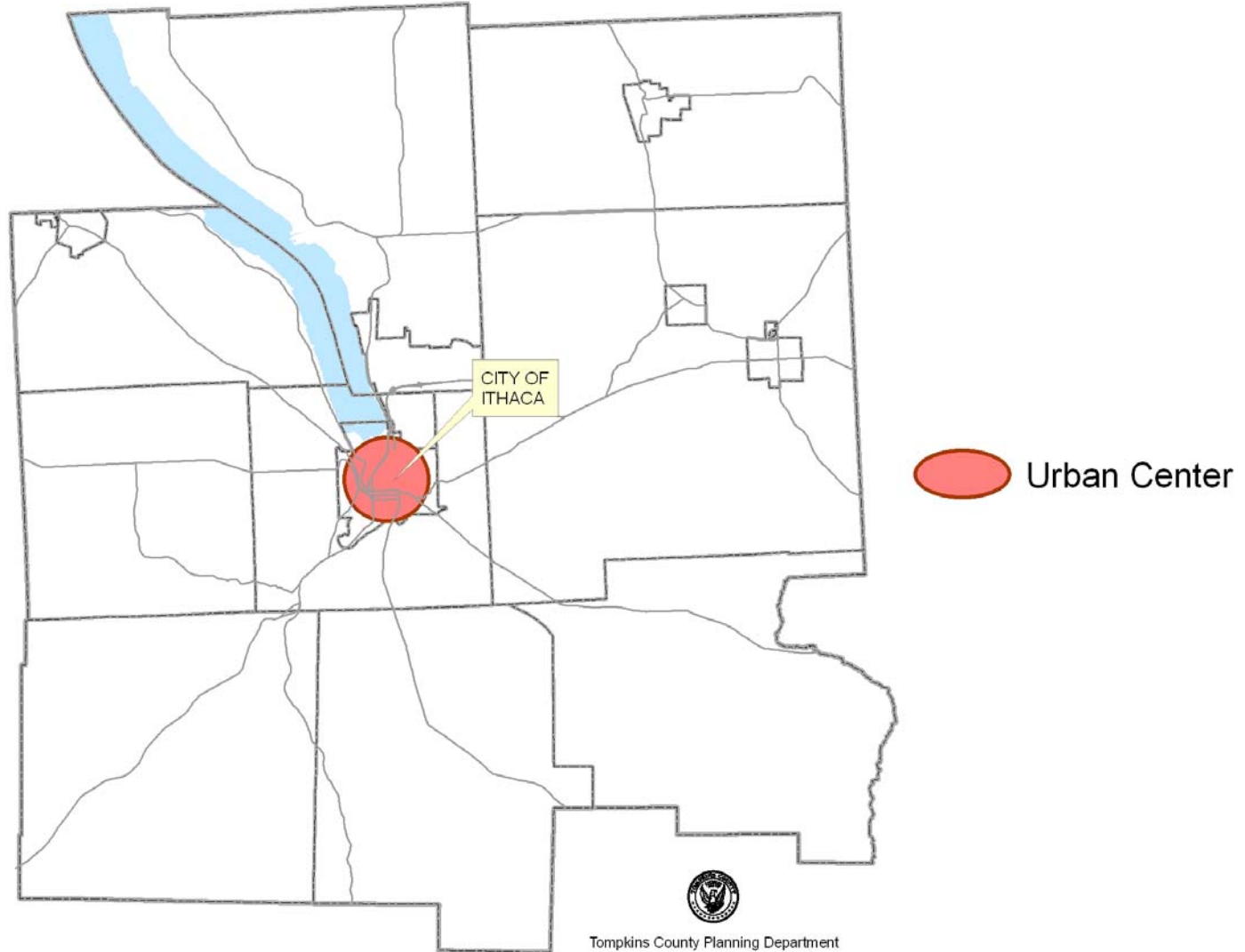
Urban Center

Tompkins County Planning Department

Types of Development Focus Areas

● **Urban Center**

Major Employment and Commercial Center

Highest Residential and Commercial Densities

Greatest Variety of Services,
Regional Commercial Center

● **Urbanized Nodes**

Located close to the Urban Center

Serve the needs of residents and employees

Development Focus Areas

Lansing West

Lansing East

Cayuga Medical Center

Cayuga Heights

East Hill

South Hill

Urban Center

Urbanized Node

Tompkins County Planning Department

Types of Development Focus Areas
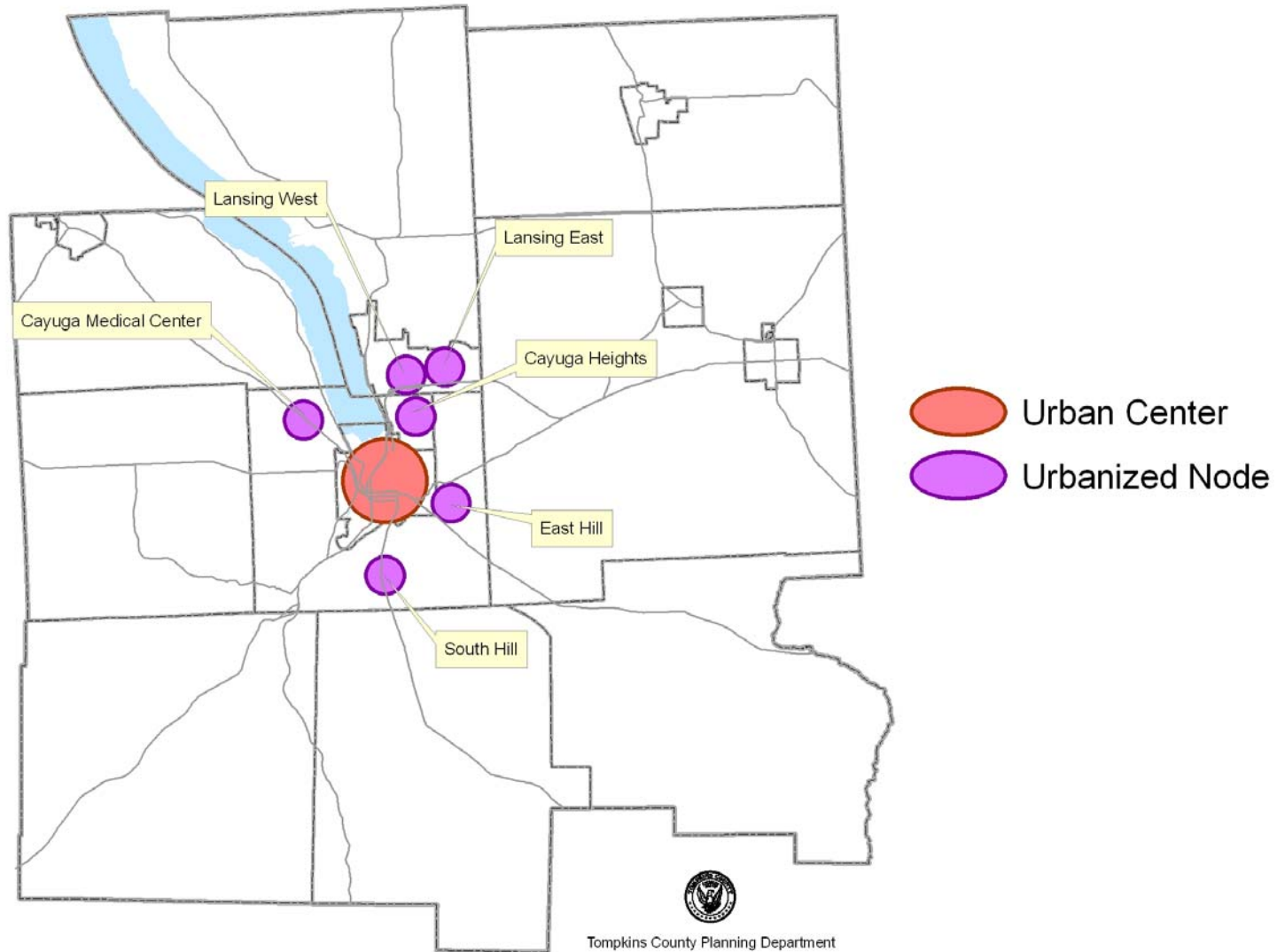
● **Urban Center**
- Major Employment and Commercial Center
- Highest Residential and Commercial Densities
- Greatest Variety of Services, Regional Commercial Center

● **Urbanized Nodes**
- Located close to the Urban Center
- Serve the needs of residents and employees

● **Rural Nodes**
- Serve as service centers for the surrounding rural population.
- Provide some public infrastructure

Development Focus Areas

Legend:
- Urban Center
- Urbanized Node
- Rural Node

Map labels: Groton, South Lansing, Trumansburg, Dryden, Freeville, Rt366/Pinckney Rd, Varna, Newfield

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Types of Development Focus Areas

● **Urban Center**
- Major Employment and Commercial Center
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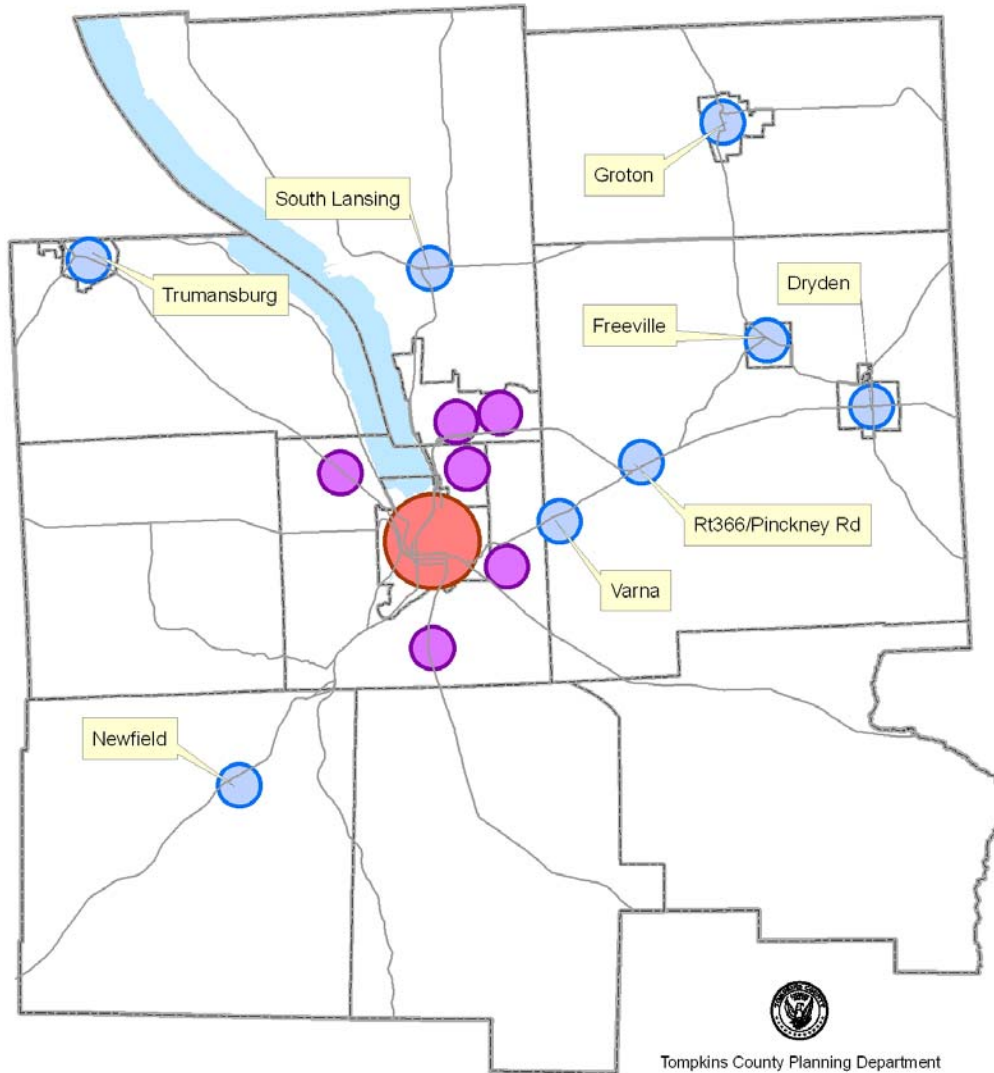
● **Urbanized Nodes**
- Located close to the Urban Center
- Serve the needs of residents and employees
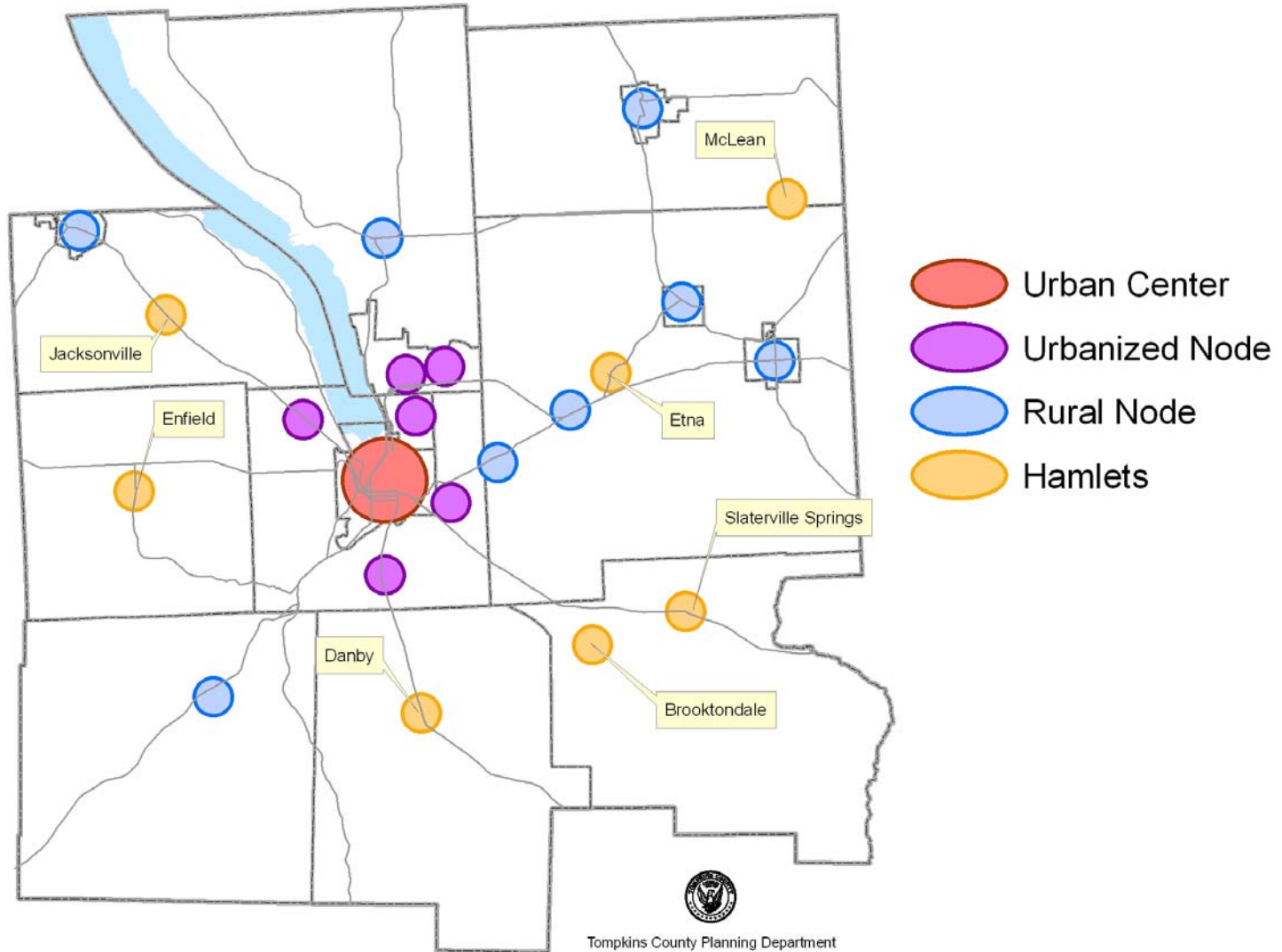
● **Rural Nodes**
- Serve as service centers for the surrounding rural population.
- Provide some public infrastructure

● **Hamlets**
- More residential in nature
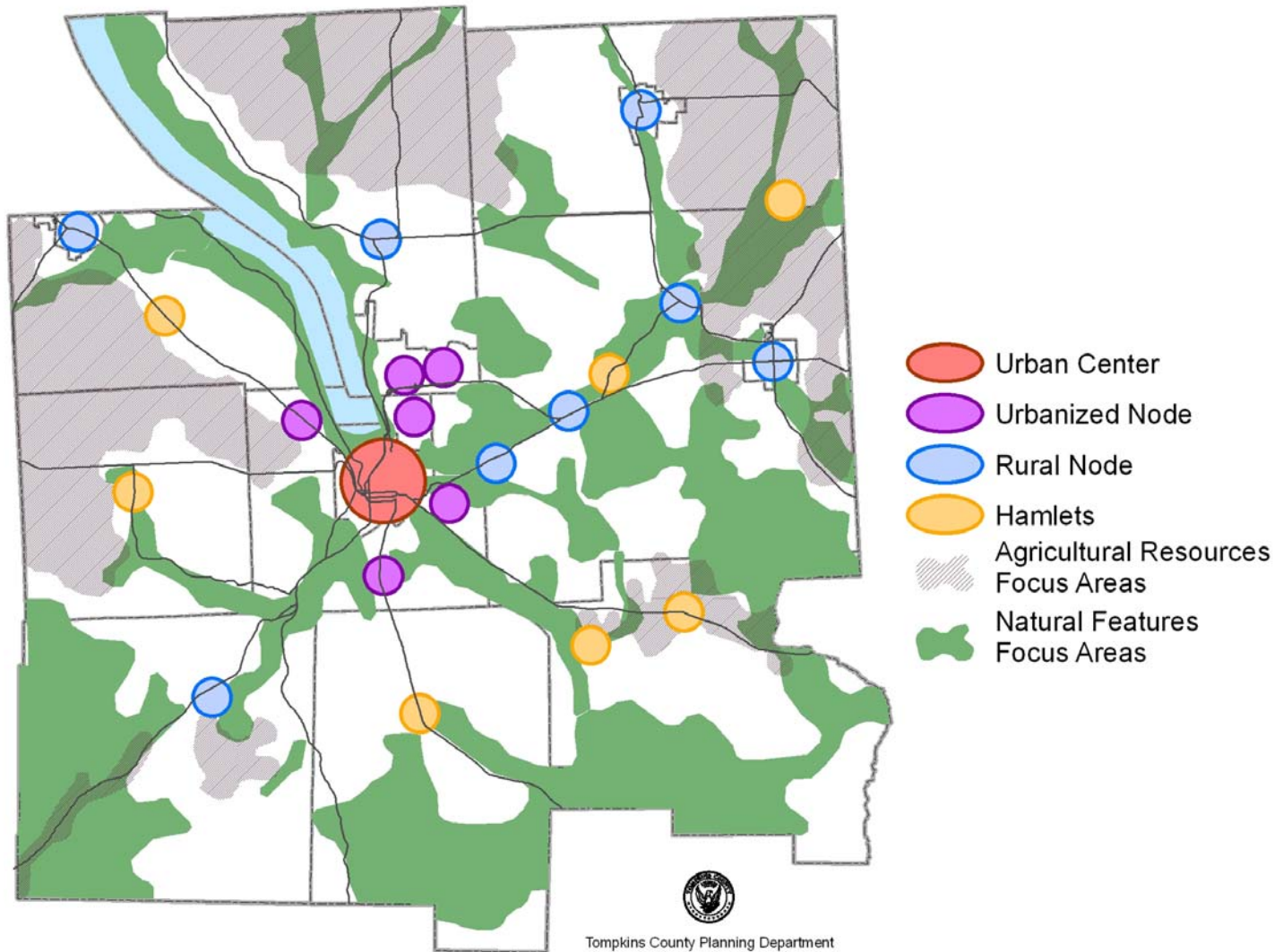- No infrastructure capacity to support a high level of development

Development Focus Areas

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County Focus Areas

Urban Center

Urbanized Node

Rural Node

Hamlets

Agricultural Resources Focus Areas

Natural Features Focus Areas

Tompkins County Planning Department

Next Steps

○ Community Comments and Discussion.

○ Strategy developed by end of year.

Feedback:

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Website   www.tompkins-co.org/planning

Phone   607-274-5560