

## ACTIVITY 1: REGIONAL ASSETS AND LAND USE (DISCUSSION NOTES FOR INSTRUCTOR)

These notes are provided for use by the instructor only. The instructor should familiarize him/herself with the list of assets generated by the group during SET Module 7. The instructor may supplement the large group discussion with the ideas and other considerations provided in the following notes.

| Asset  | Land use/development-related trends impacting the asset  | Land use/development decisions/actions that could preserve & strengthen the asset  |
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| <b>Agricultural and other resource-based activities</b>                                  | Dispersed development, decline of farming and resource-based economies, conversion of land to development  | Preservation of working lands, directing growth to designated areas, incentives to keep land in production   |
| <b>Natural and scenic amenities</b>  | Dispersed development, conversion of land to development   | Preservation of natural lands, directing growth to designated areas, incentives for conservation, strengthening outdoor recreation/tourism                                 |
| <b>Historic buildings and historic/cultural sites</b>                                    | Declining downtowns, renewed interest in downtowns and historic buildings  | Historic preservation designations, incentives for reuse of historic buildings, strengthening tourism of historic sites  |
| <b>Downtown/Main Street</b>  | Dispersed development, declining downtowns, renewed interest in downtowns  | Main Street programs, incentives for redevelopment, marketing downtown sites, public infrastructure improvements   |
| <b>Housing stock</b>   | Rapid growth, population decline, changing demographics, fiscal challenges, dispersed development  | Policies to promote housing renovation and repair, policies to promote a variety of housing types  |
| <b>Community facilities</b>  | Changing demographics, fiscal challenges, dispersed development  | Policies to promote the repair and improvement of existing facilities, developing facilities in core areas close to the populations who use them                           |
| <b>Talents and skills of individuals</b>   | Changing rural economies, rapid growth, population decline, changing demographics, health issues, dispersed development, longer commutes, renewed interest in downtowns    | Downtown revitalization and other efforts to create vibrant places that are attractive to young people and knowledge workers   |
| <b>Civic and voluntary organizations</b>   | Rapid growth, population decline, changing demographics, dispersed development, longer commutes, renewed interest in downtowns   | Downtown revitalization and other efforts to create vibrant places that help grow the population; policies to provide public spaces and facilities in accessible locations |
| <b>Institutions (educational, medical, financial, cultural, religious, governmental)</b> | Changing rural economies, rapid growth, population decline, changing demographics, health issues, fiscal challenges, dispersed development, reduced access to destinations | Policies to encourage the provision of institutions in places that are accessible to the population/development around existing institutions                               |
| <b>Public services and infrastructure</b>  | Changing rural economies, dispersed development, rapid growth, population decline, changing demographics, health issues, fiscal challenges, renewed interest in downtowns  | Policies to repair and maintain existing infrastructure, efficient development patterns that are easily served   |

| Asset                             | Land use/development-related trends impacting the asset   | Land use/development decisions/actions that could preserve & strengthen the asset   |
|-----------------------------------|---|---|
| <b>Leading regional employers</b> | Changing rural economies, population decline, health issues, dispersed development, longer commutes | Downtown revitalization and other efforts to create vibrant places that help attract young people and workers, policies that ensure adequate infrastructure to serve businesses, policies that ensure that incompatible land uses do not encroach on operations, policies that provide housing for workers nearby and affordable transportation to work, policies to encourage employers to locate near their employees and other amenities |
| <b>Low cost of doing business</b> | Population decline, health issues, fiscal challenges, dispersed development, longer commutes        | Efficient land use pattern that allows town to keep fees and taxes low  |