LAND USE MAPPING: INSTRUCTOR'S NOTES

These notes are provided for use by the instructor only. The instructor should familiarize him/herself with the benefits and tradeoffs associated with locating each type of land use in the different areas of the community. As the groups report out their selections, the instructor may supplement the discussion with ideas and other considerations provided in the following notes.

Land Use	Notes about Locating the Land Use in this Location		
	Downtown Core	*Town*	*Countryside*
1. **Single-Family Housing**	• Locating single-family housing in the downtown core area will take advantage of existing infrastructure and services, and could add extra people and vibrancy to make the core area thrive. • Housing will be accessible to amenities and services and residents will have a variety of transportation choices, such as walking and bicycling and possibly public transit, as core areas are more efficiently served by transit than spread-out fringe areas. • Compatibility with existing residential and non-residential uses, parking, and available space are some challenges associated with locating single-family housing in the downtown core.	• Locating single-family housing in the larger town area will take advantage of existing infrastructure and services, and could add extra people and vibrancy to make the nearby core area thrive. • Compatibility with existing neighborhoods and availability of water/sewer and other public infrastructure are key considerations when incorporating new single-family housing in an existing Town area. So is lot size.	• Locating single-family housing in the Countryside may initially seem like a good idea, but can present many challenges. First, spread out residential developments can be very costly to serve with infrastructure and services since they are farther away from the Town area. • Single-family residential housing must often utilize well and septic systems, which may not be a viable long-term solution in some areas. • Additionally, residential development can encroach on and conflict with existing agricultural operations (e.g., new housing adjacent to feedlots or loud farm equipment) and encroach on other working lands and natural areas—two drivers of the economy in many regions. • Locating single-family housing far from the core and the town can increase transportation costs for residents and force them to spend more time travelling. • If it is necessary to build single-family housing in the countryside, developers can cluster the homes. In other words, they can build the same number of units on smaller lots while preserving some of the developable land for agriculture or open space. This method conserves land and is easier to serve with infrastructure and services.

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2. **Multi-Family Housing**	• Locating multi-family housing in the downtown core area will take advantage of existing infrastructure and services. The additional people brought into the core area by this kind of development can bring increased patronage to local businesses, and help the downtown to thrive. • When amenities and services are located in the core, this kind of housing development can also provide easier access to those destinations. This is particularly important for seniors, young people, low-income residents, and others without cars or who do not drive. Higher density development like this also can be much more efficiently served by public transit than spread-out fringe developments. • Compatibility with existing residential and non-residential uses, parking, and available space are some challenges associated with locating multi-family housing in the downtown core.	• Locating multi-family housing in the larger town area will take advantage of existing infrastructure and services, and could add extra people and vibrancy to make the nearby core area thrive. • Compatibility with existing neighborhoods and availability of water/sewer and other public infrastructure are key considerations when incorporating new multi-family housing in an existing Town area.	• Multi-family housing usually requires centralized water and/or sewer services, which are not readily available in most Countryside areas. • Multi-residential family development can encroach on and conflict with existing agricultural operations (e.g., new apartments adjacent to feedlots or loud farm equipment) and encroach on other working lands and natural areas—two drivers of the economy in many regions. • Locating multi-family housing far from the core and the town isolates residents who potentially lack mobility and makes it difficult for them to reach services and destinations they need (grocery stores, the post office, the doctor's office, etc). It can also cause transportation costs to increase and force residents to spend more time travelling.
3. **Retail Shop**	• Locating retail shops in the core area will take advantage of existing infrastructure and services, and will encourage further economic activity there. • The central location of retail in the core can make it asily accessible to community residents. • Compatibility with existing uses, access, parking, and available space are some challenges associated with locating retail developments in the core since the area is already developed.	• Locating retail shops in the larger town area could take advantage of existing infrastructure and services and serve important corridors or other major community destinations beyond the core. • New retail areas outside of the corecould increase competition with or take business away from the Downtown core.	• Retail shops usually require centralized water and/or sewer services, which are not readily available in most Countryside areas. • New retail areas outside of town could increase competition with or take business away from the town and core. • Retail located far from the core and the town may not have good access to its customer base. • Retail shops might be associated with some farming/agricultural activities and be appropriate in some limited locations, but traffic and visibility are important considerations. • Building retail shops in the countryside can also eat up important agricultural and natural lands and detract from rural character and scenic beauty.

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4. Big Box Store	- Locating a large big box store in the core area will take advantage of existing infrastructure and services, and can help bring customers to other nearby businesses. - Stores in the core are accessible to large segments of their customer base. - Stores in the core can more efficiently be served by public transit than stores in low-density outlying areas. - Compatibility with existing uses, access, large parking areas, and availability of land are some challenges associated with traditional large big box stores in the core because they typically have a large footprint and rely on a standard corporate design. - However, it is possible to design big box stores creatively so that they complement the character of the existing core. Parking, access, and building siting can all be addressed through creative site planning and/or reducing the parking needs by linking the store to transit service.	- Locating big box stores in the larger town area could take advantage of existing infrastructure and services and serve important corridors or other major community destinations beyond the core. - New big box stores outside of the core could increase competition with or take business away from it. - Building and parking design are important considerations when locating a big box store in town, so that the store adds to or enhances the existing character, instead of detracting from it.	- Big box stores usually require centralized water and/or sewer services, which are not readily available in most Countryside areas. Extension of services and infrastructure to new areas to serve this scale of devleopment can be very costly. - New big box stores outside of Town could increase competition with or take business away from the Town and core. Big box stores often attract smaller retail development nearby, which could further detract from Town businesses. - Big box stores usually generate lots of vehicle trips, which may create traffic and access problems on country roads. - Big box stores in the countryside could damage the character of the community, particularly in gateway areas around its edges. - They are also not easily accessible by their customer bases and not easily served by public transit.
5. Civic Use	- Locating a civic use in the downtown core area will take advantage of existing infrastructure and services, and will help the existing core thrive by attracting more people to patronize businesses. - They will also be easily accessible by residents and more easily served by public transit than if they were in low-density outlying areas. - Compatibility with existing uses, access, parking, and available space are some challenges associated with civic uses located in the core.	- Locating civic uses in the larger town area could take advantage of existing infrastructure and services and serve important corridors or other major community destinations beyond the core. - New civic uses outside of the core could draw large numbers of people to other areas of the community.	- Civic uses may require centralized water and/or sewer services, which are not readily available in most countryside areas. - Civic uses are typically supposed to serve as gathering places for the community. Locating them in the Countryside may be useful where there is a high concentration of existing residences, but will otherwise be inconvenient for the majority of the population if located in the countryside.

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6. School	• Locating a school use in the Downtown core area will take advantage of existing infrastructure and services, and will support the core by bringing students, visitors and employees to the area. • Compatibility with existing uses, access, parking, and available space are some challenges associated with school uses located in the core. • ocating schools near residential neighborhoods means that students can walk to school, which helps to reduce traffic impacts on the surrounding uses and roadways and reduce transportation costs for families and school districts. • Locating schools in central areas means they can be used for other activities outside of school hours, such as sports leagues, club meetings, theater productions, and voting, . This is particularly important in small towns that might lack other community facilities.	• Locating school uses in the larger town area could take advantage of existing infrastructure and services and serve individual neighborhoods or distinct areas of Town. • Locating schools near residential neighborhoods means that students can walk to school, which helps to reduce traffic impacts on the surrounding uses and roadways. • Schools attract a large number of students, visitors, and employees, and can help drive or attract additional development in an area of Town.	• School uses usually require centralized water and/or sewer services, which are not readily available in most Countryside areas, and are generally very costly to extend. • School uses often present traffic issues to the surrounding uses and roadways, especially County roadways that are generally not designed for high traffic levels. • Schools attract a large number of students, visitors, and employees, and can draw people away from other parts of Town if located in the Countryside. • Locating schools far from the core and the town means that students have fewer transportation options—i.e. they can't walk or bike to school and need to take the bus or get rides from parents. This can increase transportation costs for both the school district and for families. • For more information see EPA's School Siting Guidelines, http://www.epa.gov/schools/siting/
7. Industry	• Locating an industrial use in the core area will take advantage of existing infrastructure and services, and will bring increased activity to the area. • Compatibility with existing character and uses, noise, odors, access, parking, and available space are some challenges associated with industrial uses located in the core. In some cases, these types of issues can be mitigated or addressed, and in some circumstances, it may not be appropriate to locate industrial uses with heavy impacts in a higher density core area. • Locating employment uses in central areas can mean that employees have the opportunity to walk to work and can easily	• Locating industrial uses in the larger town area could take advantage of existing infrastructure and services and provide employment opportunities in other areas and along major corridors in the community. • New industrial uses outside of the core mean that there are fewer employees around to support core businesses, and could cause new supporting development to sprout up near the industrial use. • Compatibility with existing uses, noise, odors, access, parking, and available space are some challenges associated with industrial uses located in the Town area. In some cases, these types of issues can be mitigated or addressed, and in some	• Industrial uses usually require centralized water and/or sewer services, which are not readily available in most Countryside areas. Extension of services and infrastructure to new areas to serve this scale of development can be very costly. • New industrial uses outside the core could cause new supporting development to sprout up in the nearby countryside area. • Industrial uses far from the core and the town can increase transportation costs and reduce transportation options for employees. They are less easily served by public transit. • Some industrial uses are not compatible with other uses due, and therefore in some instances, the Countryside is an appropriate

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	access the core's amenities before and after work, possibly making that company more of an attractive place to work. • The type, size, character, and potential impacts associated with an industrial use are very important to consider in any location of the community.	circumstances, it may not be appropriate to locate industrial uses with heavy impacts in a populated town area. • The type, size, character, and potential impacts associated with an industrial use are very important to consider in any location of the community.	location for industrial uses that carry lots of impacts but that bring employment opportunities to the community. In these cases, these should be on transportation corridors/lines and adjacent to other industrial development when possible. • The type, size, character, and potential impacts associated with an industrial use are very important to consider in any location of the community.
8. **Energy Production/ Resource Extraction**	• Locating this type of use in the downtown core area may cause a lot of conflicts with existing development due to noise, odors, or other characteristics associated with these types of uses. • However, some small-scale energy production facilities such as solar panels, small wind turbines, geothermal energy systems, and others are suitable in any location.	• Locating this type of use in the larger town area may cause many conflicts with existing development due to noise, odors, or other characteristics associated with these types of uses. • However, some small-scale energy production facilities such as solar panels, small wind turbines, geothermal energy systems, and others are suitable in any location.	• These types of uses are generally most suitable in the countryside, especially if they are large in scale, noisy, have odors or other major impacts to a populated area. • Even when located in countryside areas, these types of uses can result in heavy road wear and tear, visual and noise impacts, and other challenges with compatibility with nearby uses. • Locating these uses in the countryside increases opportunities for landowners to jointly use land for energy production/resource extraction and other things like agriculture and ranching, which can augment their incomes.