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 300 Employees
Locations of 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
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

<table>
<thead>
<tr>
<th>0 to 5 Years</th>
<th>5 to 10 Years</th>
<th>10 to 15 Years</th>
<th>More than 15 Years</th>
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<tr>
<td>• Cayuga Medical Center</td>
<td>• Lansing, West</td>
<td>• Freeville</td>
<td>• Brooktondale</td>
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<td>• City of Ithaca</td>
<td>• Newfield</td>
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<td>• Danby</td>
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<td>• Cayuga Heights</td>
<td>• Rt 366/Pinckney Rd.</td>
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<td>• Varna</td>
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Types of Development Focus Areas

- Urban Center
  - Major Employment and Commercial Center
  - Highest Residential and Commercial Densities
  - Greatest Variety of Services,
    Regional Commercial Center
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  - Serve the needs of residents and employees
Development Focus Areas
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- **Urbanized Nodes**
  - Serve as service centers for the surrounding rural population.

- **Rural Nodes**
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Development Focus Areas
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- **Urbanized Nodes**
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  - Provide some public infrastructure

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

- **Hamlets**
  - 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.

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