

Future

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The compact design would be more efficient because development would be built next to city water and sewer utilities, which could save money because infrastructure would not have to be extended as far, according to Clarion Associates.

Moreover, if development is connected to city sewer utilities, septic systems, which can damage groundwater, and wells would be unnecessary.

The compact design is also more economical because it would be more efficient to provide city services such as police and fire protection, according to the firm.

Another advantage to building commercial and residential next to each other in a compact fashion is that it prevents urban sprawl, those favoring the compact scenario said.

The compact design also promotes revitalization in town such as redeveloping North Main Street and filling in vacant lots, some said.

Clarion Associates said the "feathered" approach would not emphasize developing in the core of town as much as the compact approach but would have "clustered" development such as rural residential and urban residential mixed together at the city's edge.

In the compact approach, the line between urban and rural areas is more clearly defined, whereas in the feathered approach there is a greater transition zone with urban, residential and agricultural land.

The feathered approach would allow more land for rural residential development on the city's edge, which some in the audience liked, because, they said, some people like living on large lots.

A drawback of the feathered approach is that rural residential development not connected to sewer could

result in homes on septic systems that could hurt groundwater, according to the firm.

And rural residential development spreading into agricultural lands could have negative implications, according to Clarion Associates.

Many in attendance said they didn't want to see any development built on the banks of creeks or streams.

The city and county are working jointly on the comprehensive plan to promote consistency in how the area is developed.

* According to Clarion Associates, 30,000 acres are in the joint planning area, and only about 14 percent is developed.

If the undeveloped land were developed, it could support about 28,000 housing units, 6.8 million square feet of commercial space, and 1.8 million square feet of industrial space, according to the firm.