

# OPPORTUNITY SITING

## TEN TENETS OF OPPORTUNITY SITING

Opportunity Siting will:

1. Help preserve and enhance existing neighborhoods.
2. Proactively direct the pressure of development to appropriate sites.
3. Identify process mechanisms for compatible urban growth.
4. Support the urban growth boundary, limit urban sprawl and preserve farmland and rural parkland.
5. Promote sustainable growth and conserve energy by-
  - a. creating walkable neighborhoods near transit corridors
  - b. reducing dependency on automobiles
6. Support existing neighborhood schools by providing sufficient family homes nearby.
7. Capitalize on city investment by building within existing infrastructure.
8. Allow people to stay in their neighborhoods as their housing needs change throughout their lives.
9. Encourage the creation of housing in proximity to neighborhood amenities including open space.
10. Provide housing choice to a broader spectrum of the community by siting housing near jobs.

## OPPORTUNITY SITING CONSIDERATIONS

- Near transportation corridors
- Near neighborhood edges
- Along or near bus lines
- Near commercial services areas
- In mixed-use centers (nodal development areas)
- Near parks and schools
- Have neighborhood support
- Willing property owner

# ICS Goals & OS Charter

## ICS TASK TEAM PROJECT GOALS STATEMENT

*The Infill Compatibility Standards Task Team adopted the following project goals statement on February 25, 2008:*

Create and adopt land use code standards and processes that

- (a) Prevent residential infill that would significantly threaten or diminish the stability, quality, positive character, livability or natural resources of residential neighborhoods; and
- (b) Encourage residential infill that would enhance the stability, quality, positive character, livability or natural resources of residential neighborhoods; and
- (c) So long as the goal stated in (a) is met, allow for increased density, a variety of housing types, affordable housing, and mixed-use development; and
- (d) Improve the appearance of buildings and landscapes.

## OPPORTUNITY SITING TASK TEAM CHARTER

The Opportunity Siting Task Team is charged with the responsibility to make a recommendation to the Planning Commission to do the following:

to begin to identify sites that can feasibly accommodate high density residential development that is responsive to neighborhood and broader community concerns, and

to define a repeatable planning process for finding such high density residential sites, and

to facilitate development of those sites.