Outline

• Overview
• Modeling
• Vision
• Implementation
• Q & A
Study Area

- Study Area
- County Boundaries
- Municipalities
- Managed Lands
- Fort Bragg and Camp Mackall
CREATING A STRATEGY FOR PROSPERITY

The Sustainable Growth Management Strategy (SGMS) provides the platform for local governments, military interests, agencies, businesses and others to realize unprecedented coordination on infrastructure decisions, economic development strategies, critical resource protection, land compatibility and other interconnected issues.

This fosters more prosperous communities through sustained mission operability, new quality jobs and smart infrastructure investments.

PLANNING PROCESS

1. PROJECT INITIATION
   Regional GIS Assessment

2. INVENTORY & ANALYSIS
   Market Assessment, Regional Maps

3. GREEN INFRASTRUCTURE
   Green Infrastructure Report and Maps

4. SUSTAINABLE LAND USE
   CommunityViz Model

5. POLICY FRAMEWORK
   Implementation Strategies and Action Plan

6. FINAL REPORT
   Sustainable Growth Management Strategy, Executive Summary
PROJECT GOALS

- PROMOTE ECONOMIC DEVELOPMENT OPPORTUNITIES
- ENSURE MILITARY OPERABILITY
- OPTIMIZE LAND USE & SMART UTILITY INVESTMENTS
- PROTECT AND ENHANCE NATURAL RESOURCES
- PROVIDE HOUSING CHOICES
- INCREASE MULTI-MODAL OPPORTUNITIES
- PROMOTE AND ENHANCE CULTURAL RESOURCES
- PROMOTE A HEALTHIER COMMUNITY
The Sustainable Growth Management Strategy evolved from the building blocks of the Comprehensive Regional Growth Plan, numerous local plans and complementary efforts. These findings were integrated into a Community Viz Land Use Model. The Regional Growth Management Strategy provides tools that will enable community leaders to make decision that will promote economic development and result in a higher quality of life for our citizens.
GROWTH OPPORTUNITIES & CHALLENGES

Regional Growth 2012-2040

People
- 296,853 new people
- 1 person = 50,000 people

Housing
- 114,867 new units
- 1 house = 100,000 Units

Jobs
- 166,102 new jobs
- 1 briefcase = 100,000 Jobs
GROWTH PRESENTS MANY QUESTIONS

Where will these people live, work and go to school?

How will growth impact the region’s natural resources and agricultural operations?

Can the system of infrastructure support additional people, houses, jobs and vehicles?

How can the region continue to grow in a way that promotes and preserves the mission of the installation?
MODELING
One method to help communities learn about the potential impacts and trade-offs of future growth & development is through a process called scenario planning.
Growth Modeling Approach

Data Collection → Model Development → Scenario Development → Scenario Analysis → Preferred Scenario Development

1. Assumptions
   - Modifying Assumptions (i.e., suitability or control totals)
2. Parcels
3. Grid Based Forecasts

- Evaluate Performance of Scenarios
- Determine Components of Preferred Scenario
- Indicators
  - Alt Scenario
  - Alt Scenario
  - Alt Scenario
- Goals/Objectives
  - Business as Usual
  - Alt Scenario
  - Alt Scenario

Develop Recommendations + Strategies
Business-as-usual (BAU)

BAU: Grow according to existing, adopted plans.
Business-as-usual (BAU)

BAU: Grow according to existing, adopted plans.
HOW WE GROW MATTERS

Our Current Path

- **4,830** NEW HOMES IN HIGH NOISE ZONES
- **24,810** ACRES CRITICAL TO CONSERVE LAND IMPACTED BY NEW DEVELOPMENT
- **74,985** JOB GROWTH IN MUNICIPALITIES
- **64,251** ACRES WORKING LANDS IMPACTED
- **210,408** ACRES NATURAL ASSETS IMPACTED
- **441,900** ACRES URBAN FOOTPRINT
Economic Vitality: Protect the mission & working lands. Encourage economic development in new & existing centers.

Natural Assets: Protect high priority natural assets. Encourage growth in areas with existing utilities.

Towns & Corridors: Reinforce existing towns. Promote growth along major corridors with existing infrastructure.
WHAT IF WE DO THINGS DIFFERENTLY?

A Better Path Forward...

BUSINESS AS USUAL

FOCUS ON ECONOMIC DEVELOPMENT

FOCUS ON NATURAL ASSETS

FOCUS ON EXISTING INFRASTRUCTURE
Vision
Preferred Scenario Policies

• More compact development pattern
• Growth encouraged in nodes and activity centers, inside USAs
• Preserve Critical to Conserve lands
• Encourage compatible growth near natural assets and working lands
# SUSTAINABLE GROWTH MANAGEMENT STRATEGY

## FORT BRAGG REGION

## REPORT CARD*

### Promote Economic Development & Optimize Land Use

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
<th>NA</th>
<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres of working lands impacted</td>
<td>64,251</td>
<td>35,263</td>
<td>45,005</td>
<td>49,125</td>
<td>31,957</td>
</tr>
<tr>
<td>Number of new jobs in municipal limits</td>
<td>74,986</td>
<td>106,841</td>
<td>77,588</td>
<td>107,313</td>
<td>137,204</td>
</tr>
<tr>
<td>New revenue in municipal limits</td>
<td>$103,917,129</td>
<td>$154,443,310</td>
<td>$114,326,798</td>
<td>$171,134,113</td>
<td>$213,705,336</td>
</tr>
<tr>
<td>Urban footprint (acres developed)</td>
<td>441,900</td>
<td>368,930</td>
<td>400,360</td>
<td>387,350</td>
<td>287,060</td>
</tr>
</tbody>
</table>

### Ensure Mission Compatibility

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
<th>NA</th>
<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new homes in High Noise Zones</td>
<td>4,830</td>
<td>2,642</td>
<td>3,417</td>
<td>4,798</td>
<td>1,438</td>
</tr>
<tr>
<td>Number of new homes in Flight Buffer**</td>
<td>4,066</td>
<td>3,079</td>
<td>3,103</td>
<td>4,677</td>
<td>2,210</td>
</tr>
<tr>
<td>Number of new homes in 500ft Fly Zone**</td>
<td>7,376</td>
<td>5,397</td>
<td>5,936</td>
<td>7,093</td>
<td>5,127</td>
</tr>
<tr>
<td>Number of new homes in 1000ft Fly Zone**</td>
<td>1,882</td>
<td>1,398</td>
<td>1,387</td>
<td>1,311</td>
<td>905</td>
</tr>
<tr>
<td>Acres of critical to conserve lands impacted by new development</td>
<td>24,810</td>
<td>10,070</td>
<td>16,350</td>
<td>21,230</td>
<td>6,050</td>
</tr>
<tr>
<td>Acres of important to conserve lands impacted by new development</td>
<td>69,969</td>
<td>24,469</td>
<td>48,889</td>
<td>55,870</td>
<td>21,689</td>
</tr>
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</table>

### Protect and Enhance Natural Resources

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
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<th>TC</th>
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</thead>
<tbody>
<tr>
<td>Acres of new impervious surface in critical watersheds</td>
<td>2,884</td>
<td>2,786</td>
<td>2,889</td>
<td>2,908</td>
<td>2,601</td>
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<tr>
<td>Acres of natural assets impacted</td>
<td>210,408</td>
<td>173,383</td>
<td>147,396</td>
<td>172,285</td>
<td>112,811</td>
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<tr>
<td>Number of new homes near Priority Habitat Corridors</td>
<td>6,340</td>
<td>4,478</td>
<td>3,042</td>
<td>5,800</td>
<td>2,187</td>
</tr>
<tr>
<td>Number of new homes near Smoke Awareness Areas</td>
<td>2,158</td>
<td>1,086</td>
<td>657</td>
<td>1,800</td>
<td>319</td>
</tr>
<tr>
<td>Acres of prime agriculture lands impacted by new development</td>
<td>128,722</td>
<td>66,630</td>
<td>109,603</td>
<td>93,497</td>
<td>64,382</td>
</tr>
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</table>

### Provide Housing Choices

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
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<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new homes in municipal limits</td>
<td>30,447</td>
<td>40,036</td>
<td>34,572</td>
<td>53,082</td>
<td>63,797</td>
</tr>
</tbody>
</table>

### Protect and Enhance Culture & Recreation Assets

<table>
<thead>
<tr>
<th>Metric</th>
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<th>PS</th>
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</thead>
<tbody>
<tr>
<td>Development along scenic byways (Homes + Jobs)</td>
<td>6,769</td>
<td>10,284</td>
<td>5,565</td>
<td>5,829</td>
<td>17,693</td>
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</table>

### Reduce VMT and Increase Multi-modal Opportunities

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
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<th>NA</th>
<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Propensity Metric</td>
<td>1.00</td>
<td>1.43</td>
<td>1.08</td>
<td>1.52</td>
<td>1.91</td>
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</table>

### Make Smart Utility Investments

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
<th>NA</th>
<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new homes in utility service areas</td>
<td>78,781</td>
<td>85,553</td>
<td>92,991</td>
<td>91,353</td>
<td>98,422</td>
</tr>
<tr>
<td>Number of new jobs in utility service areas</td>
<td>138,650</td>
<td>155,403</td>
<td>140,984</td>
<td>147,337</td>
<td>162,116</td>
</tr>
<tr>
<td>Utility Demand inside utility service areas</td>
<td>40,492,750</td>
<td>44,698,700</td>
<td>44,395,350</td>
<td>44,938,600</td>
<td>48,922,900</td>
</tr>
<tr>
<td>Utility Demand outside utility service areas</td>
<td>13,305,500</td>
<td>9,099,550</td>
<td>9,402,900</td>
<td>8,859,450</td>
<td>4,875,350</td>
</tr>
</tbody>
</table>

### Promote a Healthier Community

<table>
<thead>
<tr>
<th>Metric</th>
<th>BAU</th>
<th>EV</th>
<th>NA</th>
<th>TC</th>
<th>PS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new homes within a 10-minute drive of health care facility</td>
<td>43,036</td>
<td>44,544</td>
<td>48,691</td>
<td>53,760</td>
<td>49,054</td>
</tr>
<tr>
<td>Number of new homes within a 10-minute walk of an existing school</td>
<td>19,234</td>
<td>27,128</td>
<td>24,399</td>
<td>27,191</td>
<td>50,509</td>
</tr>
</tbody>
</table>

### Results Key

- **Worse Than Business As Usual**
- **Less than 10% change from Business As Usual**
- **Significant Improvement Compared to Business As Usual**
- **Best Performance for Ant Alternative (other than the PS)**
- **Best Improvement Compared to Business As Usual**

### Scenario Key

- **BAU**: Business As Usual Scenario
- **EV**: Economic Vitality Scenario
- **NA**: Natural Assets Scenario
- **TC**: Town & Corridor Scenario
- **PS**: Preferred Scenario

*See back for description of methodology used to calculate indicators.

**Flight Buffer: 500 ft and 1000 ft Flight Zones from RLUUC Telecommunications Tower Study 2008**

The number of homes and jobs forecasted kept consistent between scenarios (114,887 homes, 166,102 jobs).
To help evaluate the trade-offs of each alternative a set of indicators were developed based on established regional goals and with input from the Advisory Committee.
Location of Intensity
Location of Intensity

CONTEXT FEATURES
- STUDY AREA
- COUNTY BOUNDARIES
- MUNICIPALITIES
- FORT BRAGG AND CAMP MACKALL
- MANAGED LANDS

POTENTIAL SENDING AREAS
- IMPORTANT TO CONSERVE (2009 JLUS)
- CRITICAL TO CONSERVE (2009 JLUS)

POTENTIAL RECEIVING AREAS
- ECONOMIC DEVELOPMENT NODES
- MUNICIPAL LIMITS
- UTILITY SERVICE AREAS
Mix of Uses

Less of This

More of This
Connectivity

Build on Existing Efforts

*WILDLIFE HABITAT CORRIDORS* are the most critical areas for the movement of wildlife between existing protected lands. Smoke Awareness Areas are locations that may experience smoke from controlled burns every 1-4 years.

DATA SOURCE: U.S. FISH AND WILDLIFE, N.C. SANDHILLS CONSERVATION PARTNERSHIP
## Green Infrastructure Inputs

<table>
<thead>
<tr>
<th>Green Infrastructure Element</th>
<th>Description/Rationale</th>
<th>Source</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant Natural Heritage Areas</td>
<td>Areas identified by the NC Natural Heritage Program as supporting rare and high-quality native plants, animals, and/or natural communities. Includes wetlands, gardens, creeks, bays, nature trails, forests and other natural areas.</td>
<td>from DENR and ( July 2013. )</td>
<td>1</td>
</tr>
<tr>
<td>Potential Upland Habitats</td>
<td>Sites identified by biologists from aerial photography as upland longleaf pine habitats.</td>
<td>Identified by biologists from 2008 aerial photography.</td>
<td>1</td>
</tr>
<tr>
<td>Rare Species Habitats</td>
<td>Habitats (and potential habitat areas) identified by Natural Heritage biologists.</td>
<td>Created by National Heritage Program biologists. Last updated: November 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Red-Cockaded Woodpecker (RCW) Foraging Habitats</td>
<td>Areas where RCW search for and acquire food; typically a ½ mile buffer around trees used for nesting and roosting.</td>
<td>Consistent with 2009 status of RCW clusters in the Sandhills region.</td>
<td>1</td>
</tr>
<tr>
<td>Red-cockaded Woodpecker (RCW) Corridors</td>
<td>Land areas through which RCW are known to disperse in order to establish breeding status in new territories or fill vacancies in existing areas.</td>
<td>RCW Working Group of the NC Sandhills Conservation Partnership. Last updated: March 2010.</td>
<td>1</td>
</tr>
<tr>
<td>Tier 1 Animal Guild Habitats</td>
<td>Contains habitat with sufficient connectivity to support a “guild” – a group of indicator species.</td>
<td>Derived from the Landscape Habitat Indicator Guild work of Steve Hall at the Natural Heritage Program. Last updated: March 2010.</td>
<td>1</td>
</tr>
<tr>
<td>Tier 2 Animal Guild Habitats</td>
<td>Contains habitat with sufficient connectivity to support guilds. Broader habitat types with lower priority compared to Tier 1 guild layer.</td>
<td>Derived from the Landscape Habitat Indicator Guild work of Steve Hall at the Natural Heritage Program. Last updated: March 2010.</td>
<td>1</td>
</tr>
<tr>
<td>Sparsely Settled Habitats</td>
<td>Often serve as important wildlife corridors and as connections between higher quality habitat areas.</td>
<td>Derived from the Landscape Habitat Indicator Guild work of Steve Hall at the Natural Heritage Program. Last updated: March 2010.</td>
<td>1</td>
</tr>
<tr>
<td>Wetlands</td>
<td>Wetlands are important habitats that function as corridors, aid in flood prevention and enhance water quality. While not ideal for small-scale investigations, NWI data are adequate to identify the broad extent of wetlands on a regional basis.</td>
<td>USFWS National Wetlands Inventory (NWI) project. Last updated: 1999.</td>
<td>2</td>
</tr>
<tr>
<td>Aquatic Significant Natural Heritage Areas</td>
<td>River and stream habitats with significant ecological resources (e.g. rare species); includes 300 foot buffer.</td>
<td>CGIA in cooperation with state agencies. Last updated: February 2011.</td>
<td>2</td>
</tr>
<tr>
<td>Stream Buffers (Other Streams and Riparian Resources)</td>
<td>All streams in the statewide data set; includes a 100 foot buffer.</td>
<td>CGIA, in cooperation with the North Carolina Division of Water Quality. Last updated: September 2002.</td>
<td>2</td>
</tr>
<tr>
<td>Floodplains</td>
<td>Shows boundaries of 100-year floodplains (areas adjacent to rivers or streams that are subject to a 1% annual chance of flooding.)</td>
<td>Majority of data created by the NC Floodmapping Program. Last updated: January 2008.</td>
<td>2</td>
</tr>
<tr>
<td>Active Recreation</td>
<td>Sites used for outdoor activities, active recreation (excluding gamelands), and small, usually urban-area facilities. Includes boat landings, archery/ shooting ranges, ballfields, golf courses, parks, and playgrounds.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Bodies of Water</td>
<td>Bodies of water with recreation value, such as lakes, reservoirs, rivers, creeks, and boat landing sites.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>2</td>
</tr>
<tr>
<td>Cultural/Historic/Arts</td>
<td>Properties and sites with historic value (e.g., battlefields, historic sites and districts, archeological sites, etc.), or those associated with cultural or arts activities or facilities.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Institutional</td>
<td>Includes schools, churches, and cemeteries</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Trails</td>
<td>Made up of cycling, walking, scenic and paddling/water trails.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: August 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Boat Landings</td>
<td>Includes public and private canoe/kayak landings and boat ramps (especially those associated with paddling or water trails).</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Hunting Safety Buffer</td>
<td>150 yard buffer around the State’s Game Lands to help minimize potential conflicts between hunters and residents.</td>
<td>Created by WRC. Reflects most recent State Gamelands layer.</td>
<td>1</td>
</tr>
<tr>
<td>JLU5 5-Mile Review Area</td>
<td>A 5 mile area around Fort Bragg and Camp Mackall delineating the area reviewed as part of the Joint Land Use Study (JLUS).</td>
<td>Buffer created by ERM to reflect the study area of the Fort Bragg JLUS, June 2011.</td>
<td>1</td>
</tr>
<tr>
<td>Protected Land</td>
<td>Land placed under easements or maintained by an organization or government agency for open space activities. Comprised of forests, gamelands, and easements related to scenic, agricultural and other uses.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: Fall 2013</td>
<td>1</td>
</tr>
<tr>
<td>Farmland</td>
<td>Active farmland (including row crops, pasture, livestock, and other types of agriculture, but excluding forestry).</td>
<td>One North Carolina Naturally Conservation Planning Tool (CPT), Viable and Threatened Farmland Assessment. Last updated: Summer 2008.</td>
<td>1</td>
</tr>
<tr>
<td>Agri-tourism</td>
<td>Properties and sites used for public interaction with agricultural-based activities, including but not limited to pick-your-own sites, farm markets, wineries, and gardens.</td>
<td>Data compiled by Sustainable Sandhills from various sources. Last updated: December 2009.</td>
<td>1</td>
</tr>
<tr>
<td>Forest Lands</td>
<td>Forest lands provide habitat and corridors that allow animals to travel between habitats.</td>
<td>One North Carolina Naturally CPT, Important Forestlands Assessment. Last updated: January 2009.</td>
<td>1</td>
</tr>
</tbody>
</table>
Context

Conservation/Cluster Development

Conventional Development

Cluster Development
Context

Context Sensitive Rural Development

Conservation Development in Weddington, NC
STRATEGY TOOLKIT

The toolkit includes a set of sound, voluntary, implementable recommendations and strategies that connect the region’s vision with the policies, programs, projects and plans needed at local and state levels to achieve that future.
STRATEGIES FOR PROSPERITY

Ensure Mission Operability
Recommendations and Strategies

RECOMMENDATION M01
Utilize the Fort Bragg Regional Growth Model to proactively plan for growth in the 11-county region.

As part of this process a land use model was built that measures growth and development impacts based on future population projections in the region. The Model has numerous applications for local governments. Local planners should use the Preferred Scenario and Fort Bragg Regional Growth Model as a tool to revise local land use plans, utility plans and zoning; review development proposals and identify priority conservation areas. It should be updated with new data every two-years or as development patterns change. In addition, planners should proactively meet with local economic developers and utility service providers to jointly plan for economic development and housing growth in areas not in conflict with mission training, priority habitats and prime agriculture lands.

RECOMMENDATION M02
Support the findings of the Fort Bragg Region Joint Land Use Study Update (2008).

STRATEGY M02.1
Require real estate disclosure statements for all property within one-mile of military installations. Disclosure statements should include warnings about potential noise and startle affects from low flying aircraft, blast noise from artillery/small arms fire, and intensive smoke resulting from controlled burns of managed pine forest areas.

In the absence of state legislation requiring real estate disclosure statements, local organizations can work together to inform and educate potential buyers on whether or not a property is located within a noise zone or accident potential zone (APZ). Real estate associations should educate their membership on the location and potential nuisance issues of purchasing property within a high-noise zone, smoke awareness area or APZ. The base and local jurisdictions should work together to produce a JLUS Planning Map that provides critical information on compatible development, noise metrics and real estate disclosures similar to the example cited in the following case study.

STRATEGY M02.2
Replicate Cumberland County’s Lease of Development Rights program in other counties.

STRATEGY M02.3
Update local zoning ordinances to include “Military Impact Zone” overlay districts to incompatible development patterns.

Many communities adjacent to military operations have adopted local zoning districts to assure land use compatible with high noise or accident potential generated by military operations. For example, Harnett County and Hoke County both address compatibility issues in their development ordinance. In addition, Maricopa County developed a military compatibility permit program to assure development compatible with military operations, including high noise and accident potential zones.
REGIONAL VISION, LOCAL IMPLEMENTATION

Each jurisdiction within the region is unique. Every municipality and county has their own set of policies, to guide growth and development.

Local leaders should identify and prioritize key recommendations that have the potential to have the highest impact on their community and focus implementation efforts on those initiatives.
REGIONAL GROWTH MODEL

A Multi Use Tool

LOCAL PLANNING
What does growth look like in Lee County?

SCHOOL GROWTH
How many children are expected to attend Harnett County schools? Where will these families live?

SMART MONEY
What is the fiscal impact of local land use decisions in Moore County?

GROWTH PRESSURE
What lands are most important to conserve in Richmond County?

SMART INFRASTRUCTURE
What is the future utility demand in Hoke County?

JOB GROWTH
Where are the prime industrial sites in Cumberland County?
Determine growth pressures on agricultural lands, ecological corridors or in watersheds.

Can be used as a factor in funding decisions to ensure efficient use of limited resources.
Evaluation of Land Use Alternatives

Business As Usual (zoning)

- Single use
- Low density residential @ 2 DU/Acre

Alternative Plan

Alternative Land Use Concept:

- More closely follows FLU plan and themes of FB SGMS
- Multiple nodes with a mix of uses
- Medium density near nodes and in utility service area
- Low density encouraged in Critical and Important to Conserve Lands and floodplains
Land Use Alternatives
Keys to Implementation

• Continue the conversation
• Continue coordination (SCP is a leader)
• Support for SGMS implementation steps from local government, non-profit, and regional partners
• Growth Model as Spatial Decision Support System
• Refinement of tools/data available for County and City use
  • i.e. high resolution conservation data can be directly used as input to growth model and inform local planning efforts (i.e. identify priority areas for conservation subdivision ordinances)
THANK YOU

Jake Petrosky
jpetrosky@landdesign.com