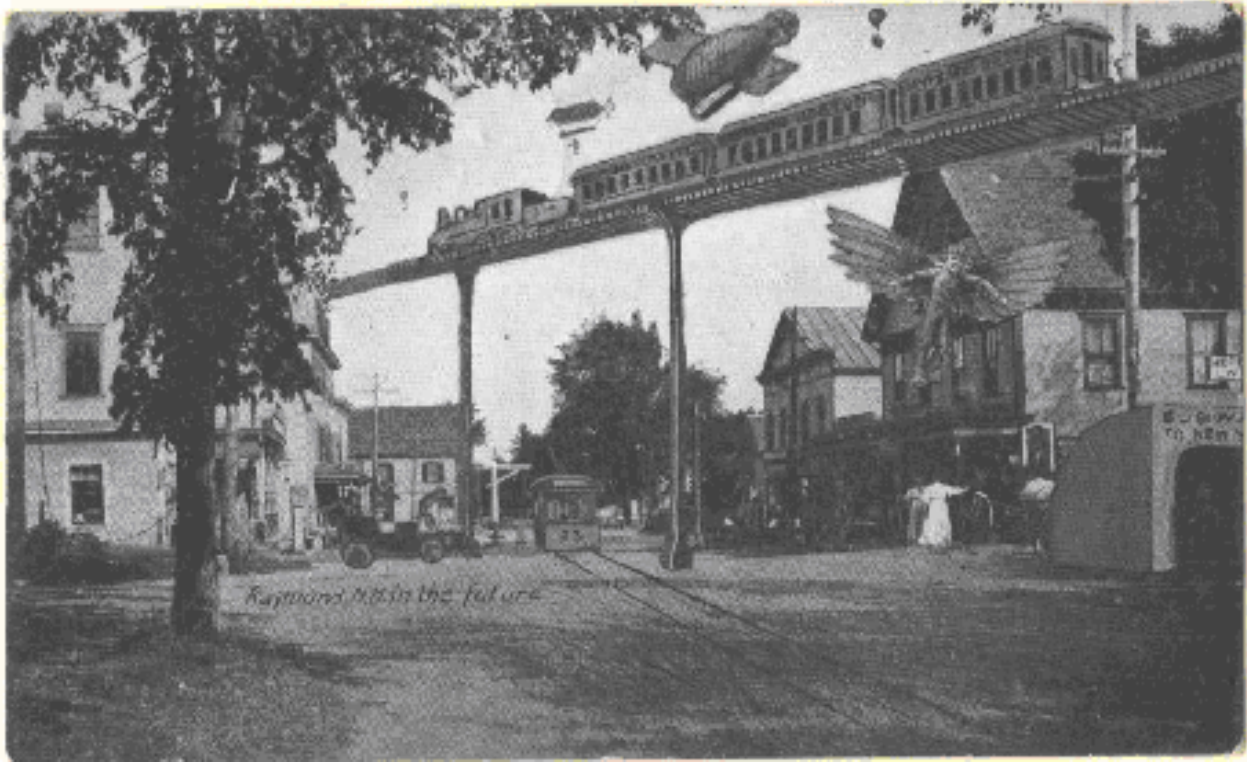


IV. Future Land Use



Published by A.H. Wilcomb

Raymond, N.H. in the Future

Future Vision of Raymond, NH – Circa 1911

IV. Future Land Use

Introduction

This study contains recommendations for various types and locations of desired future land use activities in Raymond. It also depicts the proposed location, extent and intensity of future land use in a generalized sense on the Conceptual Future Land Use Map. This map is intended to serve as a guide for the Planning Board in directing the future growth and development of the Town of Raymond.

The basis for the future land use recommendations in this study reflect the public input received as a result of the town's 2007-2008 Community Participatory Planning Process, the UNH community-wide master plan survey as well as the overall Vision Statement and Goals and Objectives of this plan (see Volume 1). The recommendations in this study also recognize the type and distribution of existing land use activities; opportunities for, and constraints imposed on, future development by the community's natural resources; population and housing projections; and the opinions of the residents of the community that participated in the Master Planning Workshops and Topic Groups.

The study also includes a summary of the results of the Build-Out Analysis, which was prepared for the Town of Raymond in 2008 by the Southern New Hampshire Planning Commission under the Community Technical Assistance Program (CTAP).

UNH Survey Results

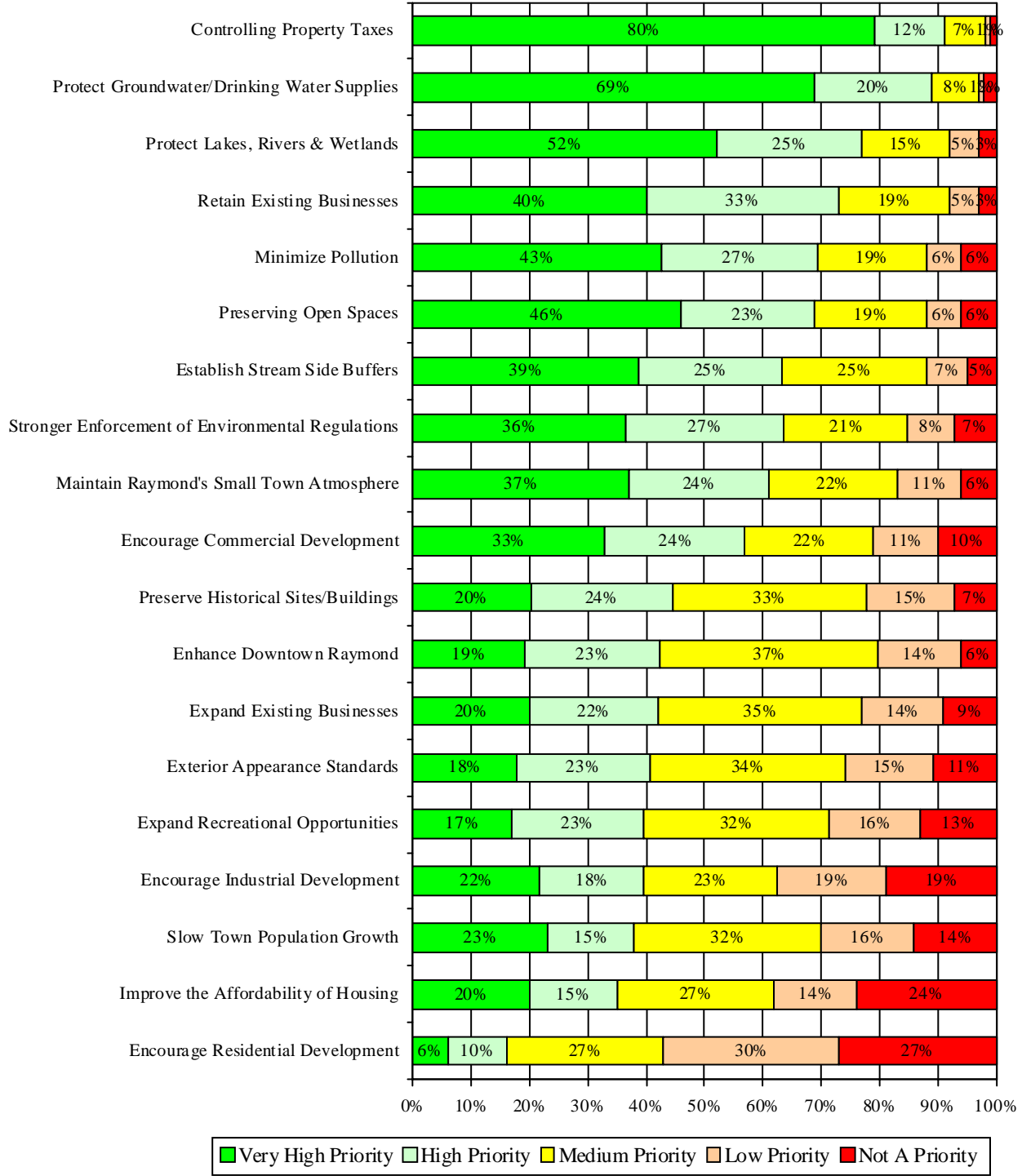
Between September and October 2007, the University of New Hampshire Survey Center conducted a community-wide master plan survey of the perceptions, interests and attitudes of residents about the Town of Raymond and future planning initiatives for Raymond.

A total of 4,580 surveys were delivered to all Raymond postal patrons in the "On the Common" newsletter on September 14, 2007. In addition, a reminder (post card) was mailed on October 4, 2007.

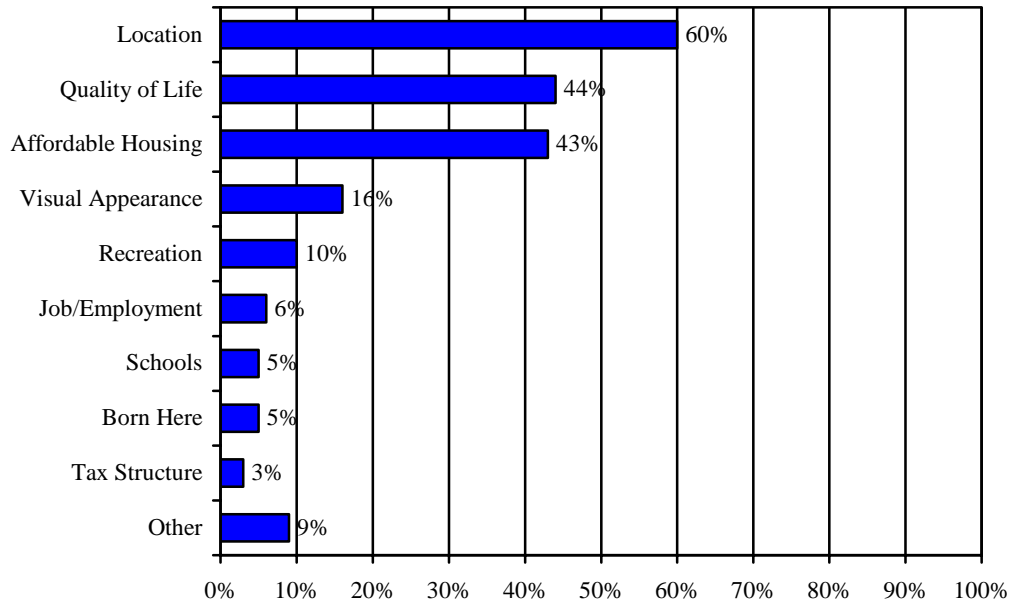
A total of 409 Raymond residents responded to the survey representing a response rate of nine percent. The following responses were received to Questions 1, 3, 4, 19 and 20 regarding Raymond's qualities of life and the town's future land use and development. An Executive Summary of the Master Plan Survey and a copy of the survey questionnaire are contained within the Appendix of this plan.

Quality of Life and Future Land Use Related Questions

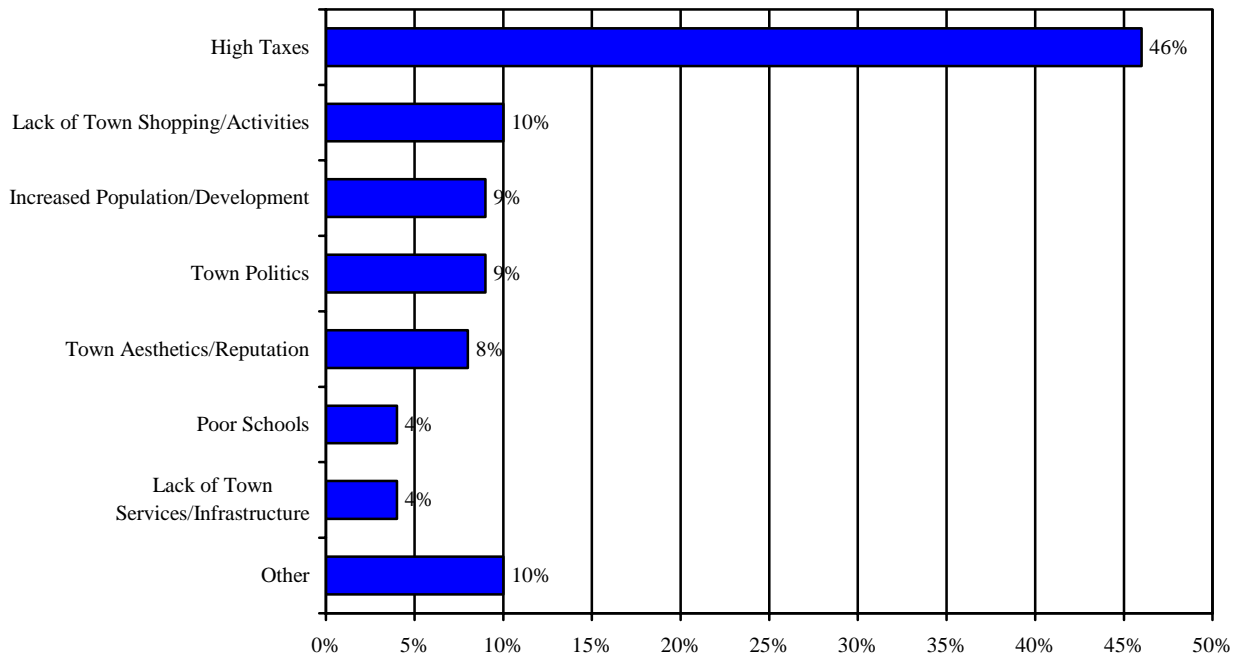
Question 1: "Please indicate how high a priority you place on each of the possible goals/activities for Raymond."



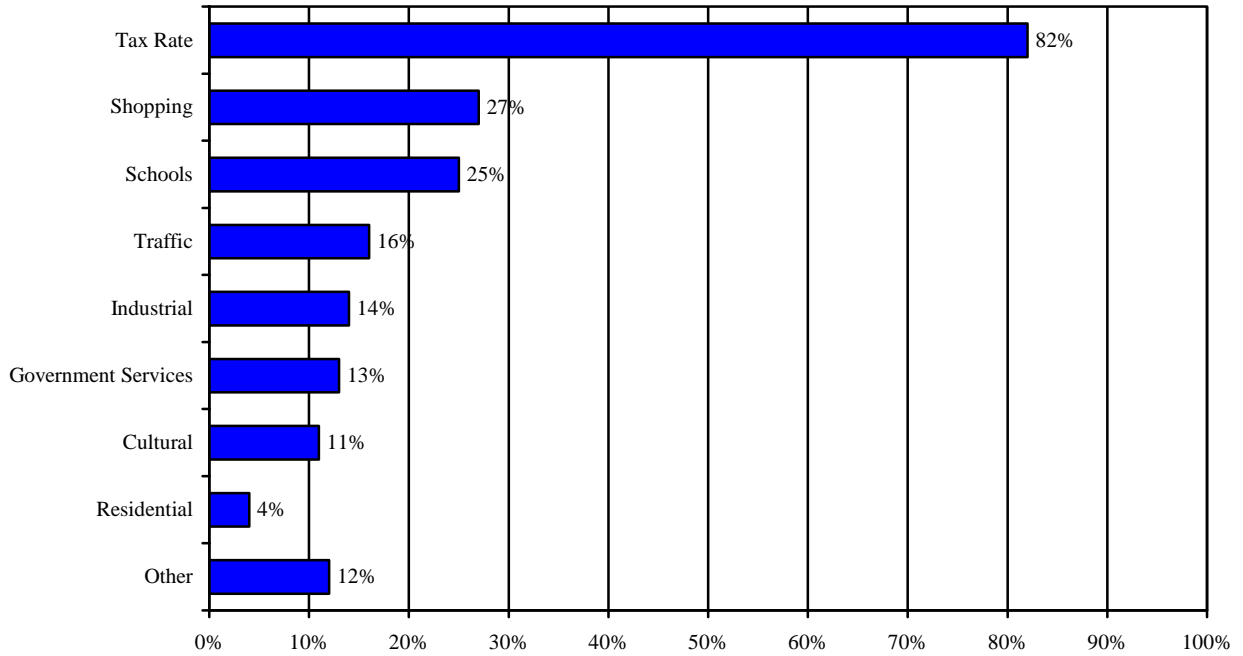
Question 3: “What do you like most about living in Raymond?”



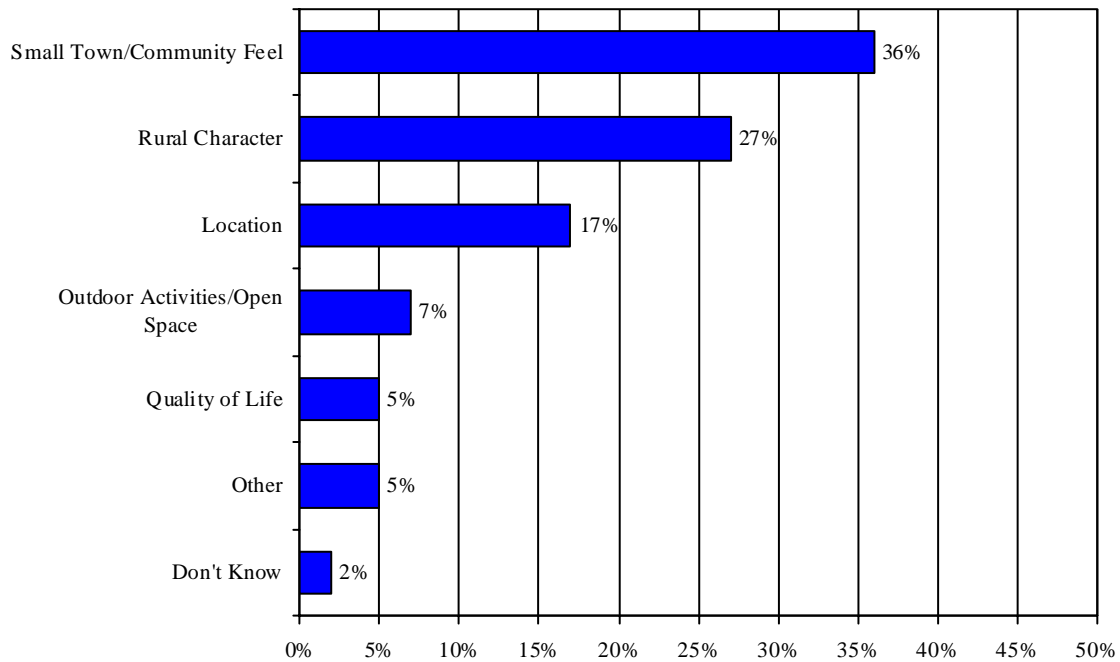
Question 4: “What do you like least about living in Raymond?”



Question 19: “What factors make Raymond less attractive to you?”



Question 20: “I moved to/live in Raymond because ...” (Multiple responses possible. Percentages may add to more than 100 percent)



Overall Summary of UNH Survey Results

The UNH Survey reveals that a clear majority of respondents indicated that they moved to Raymond primarily for its location, quality of life and affordable housing. Many residents also indicated that they liked Raymond's small town/community feel, rural character and location. When asked the question what residents liked least about Raymond, the overwhelming response was high taxes and the Town of Raymond's tax rate (46 percent and 82 percent respectively). Other concerns identified were lack of shopping and Raymond's schools.

When asked the question how high a priority residents place on possible goals/activities for Raymond, not surprisingly controlling property taxes was ranked first (80 percent); protecting groundwater/drinking water supplies (69 percent), and lakes, rivers and wetlands (52 percent) rounded out the top three choices. Retaining existing businesses, minimizing pollution, preserving open space and establishing stream side buffers were the next highest choices.

Stronger enforcement of environmental regulations, maintaining Raymond's small town appearance, encouraging commercial development and preserving historical sites/buildings also were high priorities. Enhancing downtown Raymond, expanding existing businesses, establishing exterior appearance standards, expanding recreational opportunities, encouraging industrial development and slowing town population growth were medium priorities.

Improving affordability of housing and encouraging residential development received medium to low priority responses. Overall, there appears to be strong support for controlling property taxes; protecting Raymond's groundwater resources and natural resources; and maintaining Raymond's small town/community feel and rural character.

Summary of Topic Group Report: Land Use, Planning & Zoning

In addition to the UNH master plan survey results, the following report and priority actions were identified by town residents participating on the Land Use, Planning & Zoning Topic Group. This report has been reviewed and updated by the Raymond Planning Board.

1. Establish and Appoint a Strategic Lands Committee

This Committee would be to examine the usefulness and potential reuse of all town and school owned property within the Town of Raymond and to make recommendations to the Board of Selectmen, Town Manager, School Board and SAU regarding the future use and/or disposition of these lands as well the identification of key parcels of land within the town which have high visibility or potential to be acquired or obtained for future public uses and facilities. Currently, the Town of Raymond owns 1,888 acres of land representing almost 10 percent of the total area of the town (see Map 3: Town and State

Owned Property). Some of this land has been obtained by the Town of Raymond for both conservation and future development reasons. A report detailing the reasons why these lands were obtained or acquired by the Town of Raymond needs to be prepared for the public's benefit. In addition, the feasibility of utilizing some of the town owned lands for future public facilities, recreation and other uses needs to be explored. The Strategic Lands Committee should be made up of town and school officials, members of various boards and committees, and knowledgeable public representatives.

2. Support and Fund the Development of a Downtown Plan

Many buildings in Downtown Raymond are listed as historic properties, but there is no historic district or Main Street Program in place to promote historic preservation and economic growth and development. Many properties in the downtown have experienced water and septic issues and installing public sewer is a top priority of the Town of Raymond. The downtown is also the center of Raymond and contains many important public buildings, facilities and cultural places. These existing amenities as well as the economic and historic values of the downtown need to be protected promoted and enhanced. A Downtown Plan which focuses on restoring Main Street, promoting mixed use, and bringing both residential and business use back to the center of the community should be an important element of the town's future land use, planning and zoning priorities.

3. Support and Develop Mixed Use Zoning for Exit 5

Land use and zoning at Exit 5 needs to be given the same attention and vision as Exit 4. There are a number of land use opportunities to encourage workforce housing and promote continued economic growth and development of the town. A mixed use overlay zone similar to the Sewer Overlay District established at Exit 4 should be developed for Exit 5.

4. Update and Improve the Town's Flood Disaster Plan

The Town's Natural Hazards Mitigation Plan as well as FEMA's digital flood insurance maps of Rockingham County were prepared for the Town of Raymond prior to the most recent Mother's Day and May flooding events in 2006 and 2007. These important planning tools should be updated and the Town of Raymond should develop ordinances to protect and restore its natural riparian buffers and vegetated areas to maintain and increase the community's flood storage potential to minimize the impact of similar flooding events.

5. Amend the Town's Parking Regulations

The parking regulations in the Town of Raymond's Site Plan Review Regulations need to be updated and amended to reduce the amount of required pavement at commercial sites, increase green space and landscaping, and encourage the use of compact spaces, pervious paving and low impact design.

A. Conceptual Future Land Use Map

The Conceptual Future Land Use Map (see Map 5) is intended to be a graphic summary of the vision statement, goals and objectives as articulated by the results of the master plan survey and the recommendations contained in Volume I of this plan. The purpose of this map is to provide the Planning Board with a planning tool that can be used by the Board in an advisory nature to guide the future growth and development of the Town of Raymond as well as assist the Board in improving Raymond's land use regulations to address the needs of the town.

On October 30, 2008, the Planning Board participated in a *Future Land Use Visioning/Mapping Exercise*. During this participatory exercise, different colored dots representing various land uses and densities were placed on maps of the town by each board member. When all the maps were combined – the need for two new land use categories or new zoning districts emerged – a Village District and a Mixed Use District. These districts are thus reflected on the Conceptual Future Land Use Map.

In developing the Conceptual Future Land Use Map, the following three planning themes/needs were recognized: (1) Protecting the village center; (2) Protecting the rural character and natural environment of Raymond; and, (3) Implementing the principles of smart growth. These themes are described in more detail as follows:

(1) Protecting the Village Center

As expressed in this master plan, Raymond's village center is an integral and historic part of the community. It is more than just an assemblage of buildings. The village center is the focal point of the community's governmental, cultural and social activities. As such it must be maintained and protected as a thriving and sustainable part of the community.

It is recommended in this plan that this be accomplished by employing a variety of techniques: (1) creating a Village District zone; (2) protecting the historic character of the village through architectural design standards; and (3) implementing the characteristics of livable and walkable communities in Raymond's downtown area. These characteristics typically include:

- **Walkability.** In general, a walkable village center or neighborhood is defined by the distance a person can safely walk or travel in 10 minutes or less.
- **A Civic Core and Mix of Neighborhood Uses.** This can be a simple green area or a crossroads with civic buildings. The core needs to be in a central location and proportional to the size of the village area.
- **An Interconnected Street Network.** The challenge is to avoid dead-end streets and high volumes of through traffic that can divide a neighborhood or village and diminish the livability of the area.

- **Sensitivity to Human Scale.** Neighborhoods and villages with a human scale are enjoyable places to linger, walk in, or interact with other residents. Streets with sidewalks and shade trees tend to attract pedestrians. Buildings are generally close to the street. Parking is located in the rear.
- **Neighborhoods and Villages.** Neighborhoods and villages tend to have distinct boundaries and a good overall balance between privacy and opportunities for public interaction.

The Village District should also attempt to:

- **Use Land Efficiently.** This can be accomplished by extending village land use patterns, encouraging multi-story/compact development as well as appropriate infill development.
- **Encourage Mixed Use.** Because a majority of residents in Raymond support mixed-use development, this concept should be expanded in the Town's zoning. New community uses as well as residential development can successfully and attractively accommodate complementary uses.
- **Address People's Needs.** This can be accomplished by implementing the livable and walkable goals and recommendations of this plan: connecting existing public and recreational facilities through pedestrian pathways and crosswalks; providing opportunities for green space/outdoor gathering areas; also ensuring that adequate public facilities and services are provided.
- **Promote Good Design.** This can be accomplished by considering the historic character of existing buildings and improved aesthetics of existing commercial sites, and also by enhancing the gateways to the Town and providing opportunities for new development consistent with existing architecture.
- **Enhance Environmental Benefits.** Improved through traffic patterns, traffic calming and enforcement; better drainage, storm water and sidewalk improvement, can enhance environmental benefit.
- **Addressing Failed Septic Systems.** Since many of the septic systems in the Village area have failed, a sewage system is essential to maintain livability and to increase commercial retail use (i.e. small shops) in this area.

(2) Protecting the Rural Character and Natural Environment

Raymond has a long tradition of concern about protecting the natural environment and maintaining the rural character of the community as expressed in this and past master plans. Much of this work is still relevant today. This master plan confirms that these

central concerns remain an important priority to the residents of the community and to the Town of Raymond in the conduct of existing and future planning functions.

The following natural features have been identified in the Town of Raymond's existing 2003 Open Space Plan as being significant and important priority areas that warrant special protection. These areas include, but are not limited to:

- Farmland Soils
- Steep Slopes
- Wetlands
- Rivers, Lakes and Shorelines
- Aquifers
- Floodplains
- Forest Resources
- Open Space/Land Conservation

To protect these resources, the following land use strategies should be considered by the Planning Board and included in the goals and objectives of this plan:

1. The Planning Board and Conservation Commission should schedule a joint meeting to discuss the purpose and benefits of updating and implementing an Open Space Plan for the community;
2. The Environmentally Sensitive Areas Map contained in this Plan should be used as a guide in reviewing all site plan and subdivision proposals;
3. The Conservation Commission should seek the donation/acquisition of conservation easements from willing landowners and seek to purchase priority open space areas and the development rights of valuable farmlands through current use tax penalty funds, tax liens, federal and state grants and bonds as necessary;
4. The Planning Board should evaluate the effectiveness of Raymond's existing Conservation District and Groundwater Conservation District, Floodplain Ordinance, and other local environmental regulations in protecting these resources.
5. The Town of Raymond should continue to support the efforts of the Exeter and Lamprey Local River Advisory Committees in their efforts to protect Raymond's important natural resources;
6. The Conservation Commission should identify and develop protection strategies for Raymond's prime wetlands;

7. The Planning Board and Conservation Commission should consider regulations designed to protect the remaining farmland and prime agricultural soils in Raymond;
8. The Planning Board should consider and evaluate the feasibility of establishing density credits or a transfer of development rights program to aid in protecting Raymond's most valuable natural resource priorities.

(3) Implementing the Principles of Smart Growth

There are two new state statutes which play an important role in the development of Raymond's Conceptual Future Land Use Map. RSA 9-A:1 states that local planning boards are encouraged to develop plans that are consistent with the policies and priorities established in the state comprehensive plan.

RSA 9-B, the State's Economic Growth, Resources Protection, and Planning Policy, indicates that it is the policy of the state that state agencies (and, by extension, local boards when developing plans that are consistent with state plans) act in ways that encourage smart growth.

RSA 9-B: Smart Growth is defined as "the control of haphazard and unplanned development and the use of land which results over time, in the inflation of the amount of land used per unit of human development, and of the degree of dispersal between such land areas." "Smart growth" also means the development and use of land in such a manner that its physical, visual, or audible consequences are appropriate to the traditional and historic New Hampshire landscape.

Smart growth may include dense development of existing communities, encouragement of "mixed use" in such communities, the protection of villages, and planning, so as to create ease of movement within and among communities. Smart growth preserves the integrity of open space in agricultural, forested, and undeveloped areas.

The results of smart growth may include, but are not limited to:

- Vibrant commercial activity within cities and towns;
- Strong sense of community identity;
- Adherence to traditional settlement patterns when siting municipal and public buildings and services;
- Ample alternate transportation modes;
- Uncongested roads;
- Decreased water and air pollution;
- Clean aquifer recharge areas;
- Viable wildlife habitat;
- Attractive views of the landscape; and
- Preservation of historic village centers.

Some of the principles of Smart Growth recommended by the New Hampshire Office of Energy and Planning for communities across the state are summarized as follows:

- Maintain traditional compact settlement patterns to efficiently use land resources, and investments in infrastructure.
- Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.
- Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, and social opportunities for all members of the community.
- Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.
- Preserve New Hampshire's working landscape by sustaining farm and forestland and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.
- Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.
- Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.
- Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and address common problems more effectively.

It is recommended that the above principles be incorporated into the Town's Zoning Ordinance and in the Planning Board's Site Plan and Subdivision Regulations, as feasible.

B. Future Land Use Map – Land Use Districts

As described earlier, in developing the Conceptual Future Land Use Map included in this plan (see Map 5), the Planning Board identified two land categories or new zoning districts for the Town of Raymond. These new districts are described as follows:

Village District

Recommendation: Establish a new Village District zone in Raymond's Zoning Ordinance and on Raymond's Zoning Map. This recommendation is supported by Goals A. 2 and 3, Objectives A. 2.2, 3.1, 3.2, 3.3 and 3.4, and recommended actions LU 10, 11 and 12 as contained in Volume 1 of this plan. The intent of this new district should be to enhance development and redevelopment of the Village Center to promote growth while maintaining its core qualities and historic character. This character is dependent upon preserving architecture and a mix of commercial and residential uses in the district.

Zoning regulations for the Village District should allow for a mix of uses. Architectural guidelines should be established to maintain the architectural character of the district. Fire protection, lighting, open space, suitable parking and pedestrian issues should also be investigated and addressed as part of the development of the Village District. Traffic in the Village Center should be reduced by re-routing through traffic or by applying other solutions such as traffic calming techniques.

In addition to the development of the Village District, the Town of Raymond should consider participating in the New Hampshire Main Street Program. The Land Use, Planning, and Zoning Topic Group has recommended that this program could be beneficial for the Town as well as existing businesses located in the Village Center. It is recommended that the Town of Raymond investigate and participate in this program. As an aside, House Bill 657 was recently passed to encourage (tax relief) rehabilitation and active use of under-utilized buildings in New Hampshire and town centers. Any town may adopt tax relief by majority vote at Town Meeting. House Bill 657 could be an important tool for improving under-utilized buildings located in Village Districts.

The Village District concept should also be considered in other areas in Raymond and not just be limited to the existing Village Center. A number of areas are identified on the Conceptual Future Land Use Map. The designation and boundaries of the Village District should be finalized as part of an amendment to the Town's Zoning Ordinance establishing this new district.

Mixed Use District

Recommendation: Replace the existing Sewer Overlay District in the Town's Zoning Ordinance and Zoning Map with a new Mixed Use District and establish this new district at and within the Exit 4 and Exit 5 areas. This recommendation is supported by Land Use Goal 2, Economic Development Goals 1 and 3, Housing Goal 2, and Transportation Goals 1 and 2, Objectives A. 2.1 and 2.2, Objectives B. 1.1, 1.3, Objective C. 2.1 and recommended actions LU 4, LU 6, LU 8, ED 2, ED 7, ED 13, T1 and T6. The intent of this new district should be to allow high density multi-family, commercial and limited light industry which will not compromise the architectural character of Raymond, will not pollute, but will however require the necessary public infrastructure and utilities to support higher density development.

To accomplish this, appropriate areas for mixed use development must be identified and site design and architectural guidelines developed. In addition, requirements for environmental and community impact statements should be included in this new district. The designation and boundaries of the Mixed Use District should be finalized as part of an amendment to the Town's Zoning Ordinance establishing this new district.

C. Town of Raymond Build-Out Analysis

Overview

A build-out analysis is a planning tool which shows what could happen under current zoning conditions within a community when all available land suitable for residential and non-residential development is built to capacity. The analysis estimates the maximum number of housing units that would exist when build-out conditions are reached and what the population of the town would be at that time. The calculations are driven by the community's existing land development regulations (primarily zoning) and the supply of "buildable" land. By applying different scenarios, planning boards can see how different land-use regulations *might* impact the growth of the town.

This build-out analysis was performed with the use of an advanced Geographic Information Systems (GIS) software program called Community Viz. The analysis was funded as part of the I-93 NH DOT Community Technical Assistance Program (CTAP). CTAP is a five-year program comprised of state agencies, regional planning commissions and several non-profit organizations to assist 26-designated communities located within Southern New Hampshire that will be affected by the rebuilding of I-93.

The build-out analysis involves multiple steps using available data from a variety of sources, including the Town of Raymond, the regional planning commission, and the GRANIT database maintained by the Complex Systems Research Center at the University of New Hampshire. Maps were created to illustrate the analysis in a graphic format. Calculations were also performed to determine the total number of acres, commercial floor area, dwelling units, and population that could be expected if all the identified "buildable" parcels in the community were developed as set forth by the town's existing zoning regulations.

Generally, the results of a build-out analysis are intended to raise awareness of a community's future growth and development possibilities. The results can generate numerous questions such as:

- Is this the way we want our community to grow and develop?
- Are our land development regulations working the way we want them to?
- Are there areas within the community that should not be developed or be developed at lower densities?
- Are there areas that should be developed at higher densities?
- What steps should the community be taking now to address future growth?

The Build-Out Results

A total of four build-out runs were conducted by the Southern New Hampshire Planning Commission for the Town of Raymond based on standard methodology and datasets to ensure consistent and comparable results. Two standard build-outs were run using existing zoning and the same constraint layers used among all 26-designated CTAP communities. In addition, two community build-out scenarios were developed addressing specific data and issues unique to Raymond as requested by the Planning Board. A description of all four build-out runs is provided below. Maps and the results of each build-out are also provided on the following pages.

Build-Out 1: Base Build-Out:

This build-out calculates the maximum amount of development that can occur in the Town of Raymond based on the town's current zoning regulations. Buildable land areas are identified through land use polygons and zoning overlays. Current density, setbacks and lot coverage are applied to the analysis. National Wetlands Inventory (NWI) designated wetlands, the 100-year floodplain, and conservation lands are also applied as constraints to development.

Build-Out 2: CTAP Standard Alternative:

This build-out analysis applies the Natural Services Network (NSN) data which includes public water supply lands, the NWI wetlands, and the 100-year floodplain as an additional constraint. This scenario is growth neutral with respect to the base build-out. The allowable densities are made to maintain an equal number of new housing units and non-residential square feet plus or minus 3 percent. Growth is focused around existing community and commercial centers in Raymond with the highest density being with ¼ mile, then within ½ mile, then within 1 mile, and using current zoning density outside 1 mile.

Build-Out 3: Community Scenario A:

This build-out analysis addresses possible development and zoning changes as identified by the Raymond Planning Board. The 500-year floodplain, 4th order stream buffers based on the Comprehensive Shoreland Protection Act, a 15 ft. wetlands buffer, hydric soils, forested floodplain, and steep slopes (> 25%) are added as development constraints. NSN data is removed as a constraint. Current commercial/residential zoned areas (zone C2) are changed to multi-family. In addition, allowable densities are doubled in designated proposed sewer areas based upon the Town of Raymond's July 2007 Wastewater Feasibility Study, and densities are lowered in wellhead protection areas.

Build-out 4: Community Scenario B:

Under this build-out scenario, Raymond's current zoning regulations are used as the density and setback rules. Allowable densities in the proposed sewer areas are not doubled and the C2 commercial/residential zoned areas are not changed to allow multi-family. The constraints include the 100-year floodplain, 500-year floodplain, 4th order stream buffers, 15 ft. wetlands buffer, hydric soils, forested floodplains, steep slopes (> 25%), and conservation lands.

Table 23
Build Out Analysis Results
Town of Raymond, NH

	2005 CTAP Estimated Population*	Base Build-Out Total	Standard Alternative Build-Out Total	Community Scenario A Build-Out Total	Community Scenario B Build-Out Total
Population	9,984	19,858	19,320	17,928	17,267
Dwelling Units	3,900	7,757	7,547	7,008	6,745
Commercial/Industrial Floor Area (sq. ft.)	N/A	13,552,606	13,294,561	12,032,783	10,881,420

*Note: Population estimates were derived by multiplying the number of buildings
Source: SNHPC

As seen in Table 23, the total estimated build-out population and total estimated number of dwelling units decreases from the base build-out to the alternative and each community scenario. The reason for this is that more land and natural resources aimed for protection and/or conservation are placed in the development constraints layer thereby reducing the amount of land area available for development. This is especially evident in the community scenarios which also demonstrate what the town’s future build-out would look like if higher density development is concentrated within the town’s proposed future sewer areas.

Additionally, the results show that there is very little difference in the estimated total population and total number of dwelling units between the two community scenarios particularly with respect to whether multi-family development is allowed or not allowed to occur within the town’s existing commercial/residential zone (C2) areas of the community. The results also confirm that by concentrating higher growth within the town’s existing community centers and future sewer areas, Raymond could achieve many of the Smart Growth principles identified in this chapter. This also includes implementing the Conceptual Future Land Use Map contained within this plan.

Timescope

Through the use of the timescope feature of the Community Viz software, an estimated year in which the Town of Raymond could expect to reach build-out was determined. As provided in Table 24, an exponential growth rate of 0.76 percent per year was applied to each of the four build-out analysis.

The annual growth rate of 0.76 percent was determined utilizing census and population data published by the Office of Energy and Planning (OEP). Population projections from OEP between the years of 2005 and 2030 were also averaged with the percent change calculated for the 1990s.

Table 24
Build-Out Timescope Data
Town of Raymond, NH

Exponential Growth Rate	Base Build-Out Total	Standard Alternative Build-Out Total	Community Scenario A Build-Out Total	Community Scenario B Build-Out Total
0.76 per year	2108	2108	2093	2091

Source: SNHPC

According to the results depicted in Table 24, the earliest estimated date for build-out to occur in the Town of Raymond would be in the year 2108. This represents 99 years from the time this plan was completed in 2009.

Build-Out Indicators

This build-out analysis also includes a number of indicators which indicate how each of the four build-outs would impact the Town of Raymond in terms of demographics and employment; transportation; water and energy use; land use characteristics; municipal demands; and environmental/open space. A total of 40 indicators were calculated for each build-out.

These indicators were derived using various state, regional, or national standards. The results are available in the Town of Raymond CTAP Build-Out Report which is kept on file with the Raymond Planning Department Office and Southern New Hampshire Planning Commission.

Build-Out Totals: Dwelling units; buildings; commercial/industrial floor area; total development acres; developed residential acres; developed non-residential acres.

Demographics/Employment: School kids; labor force; commercial jobs to housing ratio; commercial jobs.

Transportation: Vehicles; vehicle trips per day; annual CO auto emissions; annual CO2 auto emissions; annual hydrocarbon auto emissions; annual NOx auto emissions.

Water/Energy Use: Residential water use; total energy use; residential/commercial use.

Land Use Characteristics: development footprint; housing density; employment density; walkability; proximity to community centers; average distance to recreation and density.

Municipal Demands: solid waste; emergency service calls – fire, police and EMS.

Environmental/Open Space: impervious cover and percent impervious.

