

Figure X

"No Change" Scenario

What if nothing changed?

One of our options is to keep everything the same. A no-change scenario would mean that no land use changes would be made making sewer, water, and public facility improvements unlikely. The neighborhood would remain mostly unchanged, septic systems would continue to prevail, and very little new development would likely occur. A few pockets of infill development could possibly happen where water and sewer is available or where lots are large enough to accommodate new septic systems. Small investment and minor improvements would incrementally continue, but large investment would be minimized.

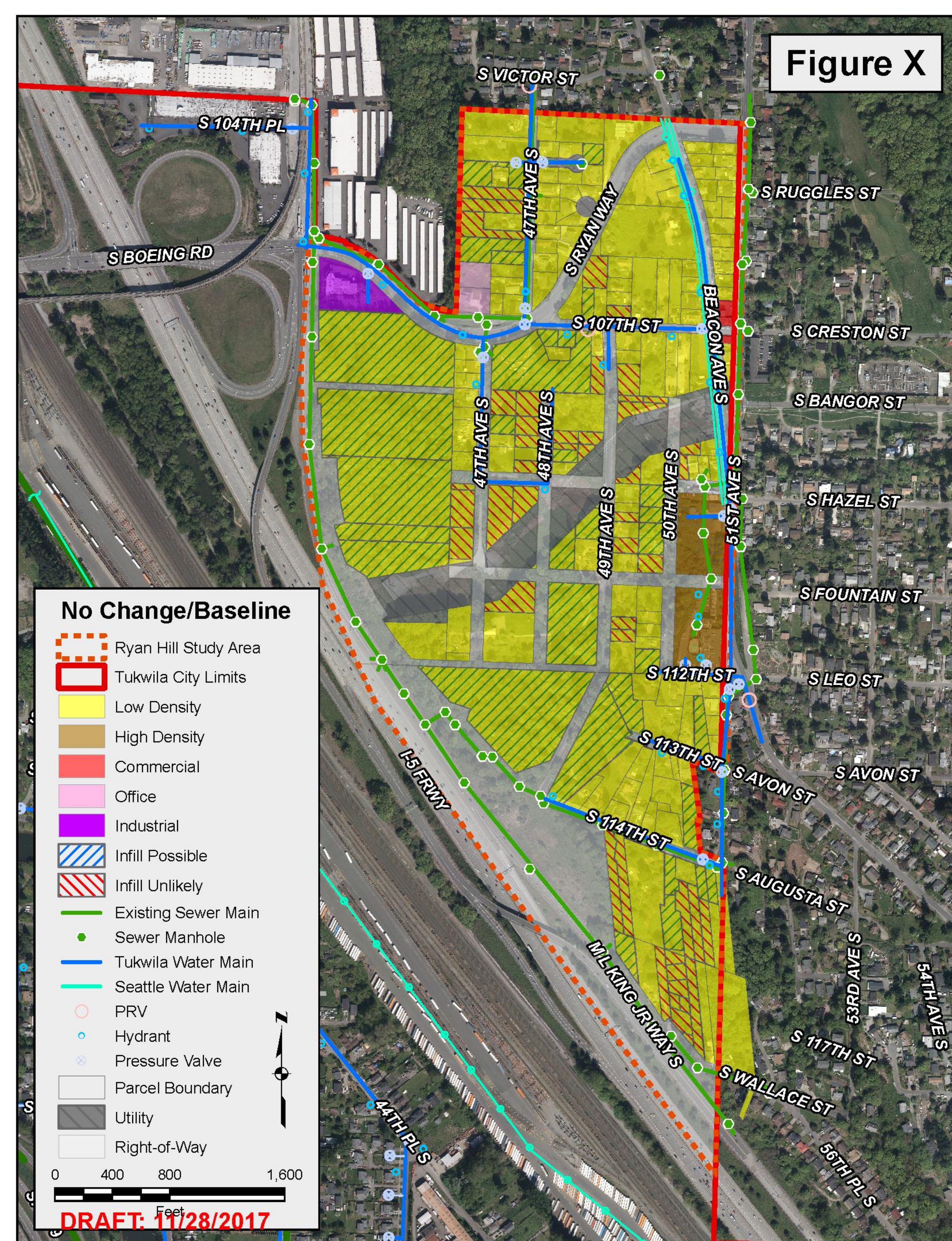
What does this map mean?

The baseline scenario shows the existing zoning for the neighborhood. Lots that are a solid color are currently developed. Lots that have blue and red hashes are vacant lots. The **blue hashes** represent areas where some kind of development might take place because the lot is either large enough to accommodate a new home and septic system or it is near accessible water and sewer infrastructure. Lots with **red hashes** are unlikely to see infill due to the lot being too small for a private septic system or because it is located on steep slopes and/or critical areas. This assessment does not guarantee developability – it is an assessment based upon known factors.

Why would things likely stay the same without any land use changes?

The term "development pays for development" comes from the idea that new development should be responsible for providing new roads, sewer, and water and should be paying for their impacts on the community's infrastructure. The challenge for Ryan Hill is that road, sewer, and water infrastructure is expensive due to the many wetlands and steep slopes. Development will only happen if the project is able to be financially viable. Due to the constraints and expenses, **density** would be one of the mechanisms to help make development, and infrastructure enhancements, more likely. Without some land use changes, the neighborhood will likely remain the same...and that's okay!

Tell us Your thoughts below! Should things be kept the same?



Ryan Hill Neighborhood Study: Baseline Scenario