

Minor Change Scenario

What does this scenario propose?

There are some areas in the Ryan Hill Neighborhood where infrastructure improvements are feasible. This Scenario capitalizes on areas where existing sewer and water are nearby. In this scenario, there are also larger land areas that might be attractive for redevelopment. In order to entice development and pay for infrastructure improvements, more medium density residential has been included. These areas could include small-lot homes or townhomes. No apartments or new high density are depicted. In this scenario, a small neighborhood center is shown in red that would ideally include neighborhood services, such as small restaurants and shops. Areas to the south of the utility easement remain unchanged due to the difficulty of extending infrastructure.

What are the benefits?

- Water, Sewer, and Roadway improvements could occur.
- A neighborhood retail center could provide small-scale shops, restaurants, and services.
- Sewer, water, and roadway infrastructure near Ryan Way could be improved with new development.
- A blend of new development with the preservation of a large portion of the neighborhood.

How would changes be implemented?

- Comprehensive Plan/Zoning Changes
- Latecomer Agreements for sewer reimbursement, when applicable
- Impact Fees to pay for Park and roadway improvements

Preparing for the Future

In this scenario, only minor improvements to public infrastructure would take place. Developments would connect to existing sewer and extend it across their property to a point where it could continue to be expanded in the future. Water infrastructure would also likely require some improvements for development to have adequate fire flow pressures. Also, some roadways would also require improvements to bring them up to City standards. A change from low to medium density residential in these areas would help to make improvements more likely. While a large area of the neighborhood would likely remain unchanged, public infrastructure improvements as part of new development could be extended in the future if market conditions made more difficult areas attractive.

Tell us Your thoughts below! What do you think of this Scenario?



Ryan Hill Neighborhood Study: Scenario Two