

Concept 1: "Suburban Cheney"

A plan supporting existing patterns and trends

Character Images



Commercial growth would mirror more dispersed, car-centric land use patterns.



This pattern would provide fewer incentives for change - or for re-investment in existing neighborhoods.



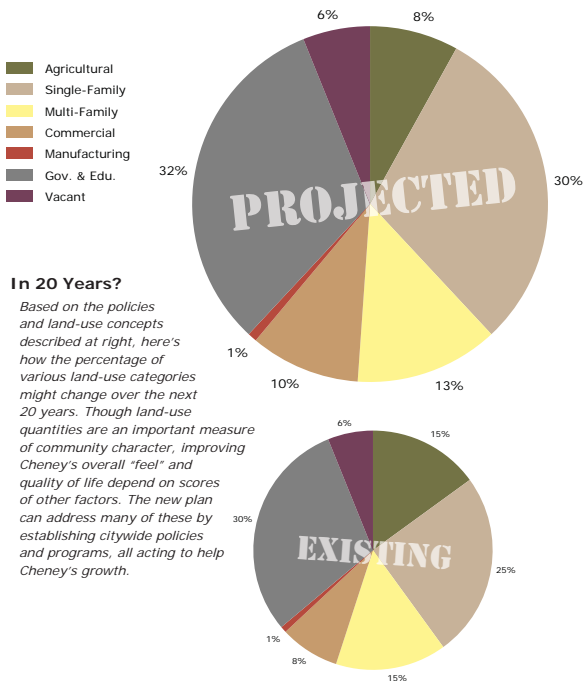
Housing growth would be more likely to occur at lower densities, and in periphery/UGA areas.

Concept Ratings

Vision Component *	Suburban	Hometown	Collegiate	Economic
Compact	-	++	+	0
Walkable	-	++	++	0
Central downtown	--	+	++	+
Sustainable	--	0	+	++
Conservation	--	+	+	0
Non-motorized options	--	++	++	+
Reduced leakage	+	-	+	++
Retail choices	++	-	+	+
Parks	0	+	0	+

* How does this concept measure up to Cheney's vision? This components list represents topics most generally supported among workgroups and participants to date. Ratings are presented on a scale of "--" to "++", with "++" representing the best possible compliance with the specific vision component, "--" being the worst, and "0" being neutral.

Land Use Mix



Concept Outline

Description

In this scenario, Cheney's principal objective would be to accommodate residential development, with most of the new residents likely traveling elsewhere to work. Through various policies and programs, the plan would work to accommodate families seeking a small-town lifestyle in a community they can afford.

This concept would aid the provision of a mix of housing opportunities. Many of these new units would be located in new single-family subdivisions on the community's periphery, with most of them accommodating parking of multiple vehicles. New apartments would also be constructed in Cheney, mainly to house EWU students as enrollment increases. Housing in existing neighborhoods might undergo something of a transformation, with housing that may have served as student rental units converting back into owner-occupied structures.

Cheney would seek to remain flexible to respond to opportunities as they present themselves. As such, the City would tend to welcome virtually any proposal that came before it, encouraging growth and development in the hope that new investment brings with it increased community vitality. New development would generally spread out from the core, mostly because land that has been agricultural or largely undeveloped is less expensive to accommodate new uses than is land that's already developed but under-utilized.

The City's urban growth boundary would be seen as a temporary limit, meeting population needs of the community over the next 20 years but subject to change if a development proposal is attractive enough. Cheney would adopt a position of responding to initiatives of the development community, establishing a framework of policies to help it shape and manage those initiatives to suit the community's needs. Such a framework would rarely result in the denial of a project; instead, the framework would help the City say "yes," with conditions, giving developers the opportunity to respond to market forces as they see them.

