Concept 2: “Hometown Cheney”

Compact, walkable growth a focus

Character Images

Encouraging greater land-use efficiency would drive more infill within existing neighborhoods, and require downtown to assume a stronger role as the “heart” of the community.

Infrastructure supporting options for low-mileage commuting and shopping trips would need to be provided.

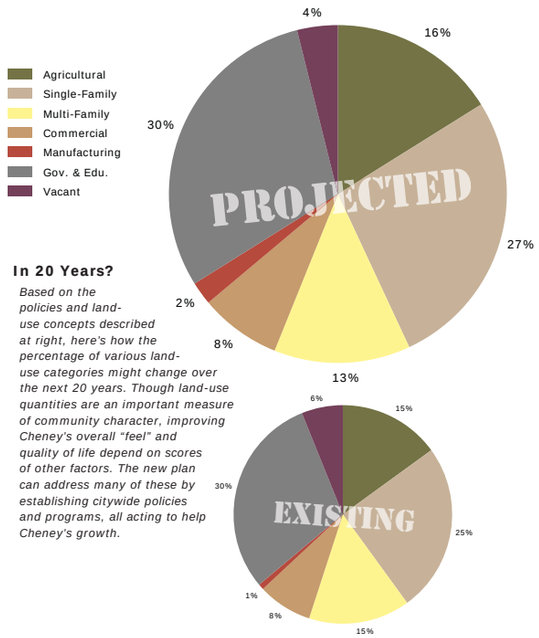
The “hometown” concept would provide the highest degree of contrast between developed and undeveloped areas.

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



In 20 Years?

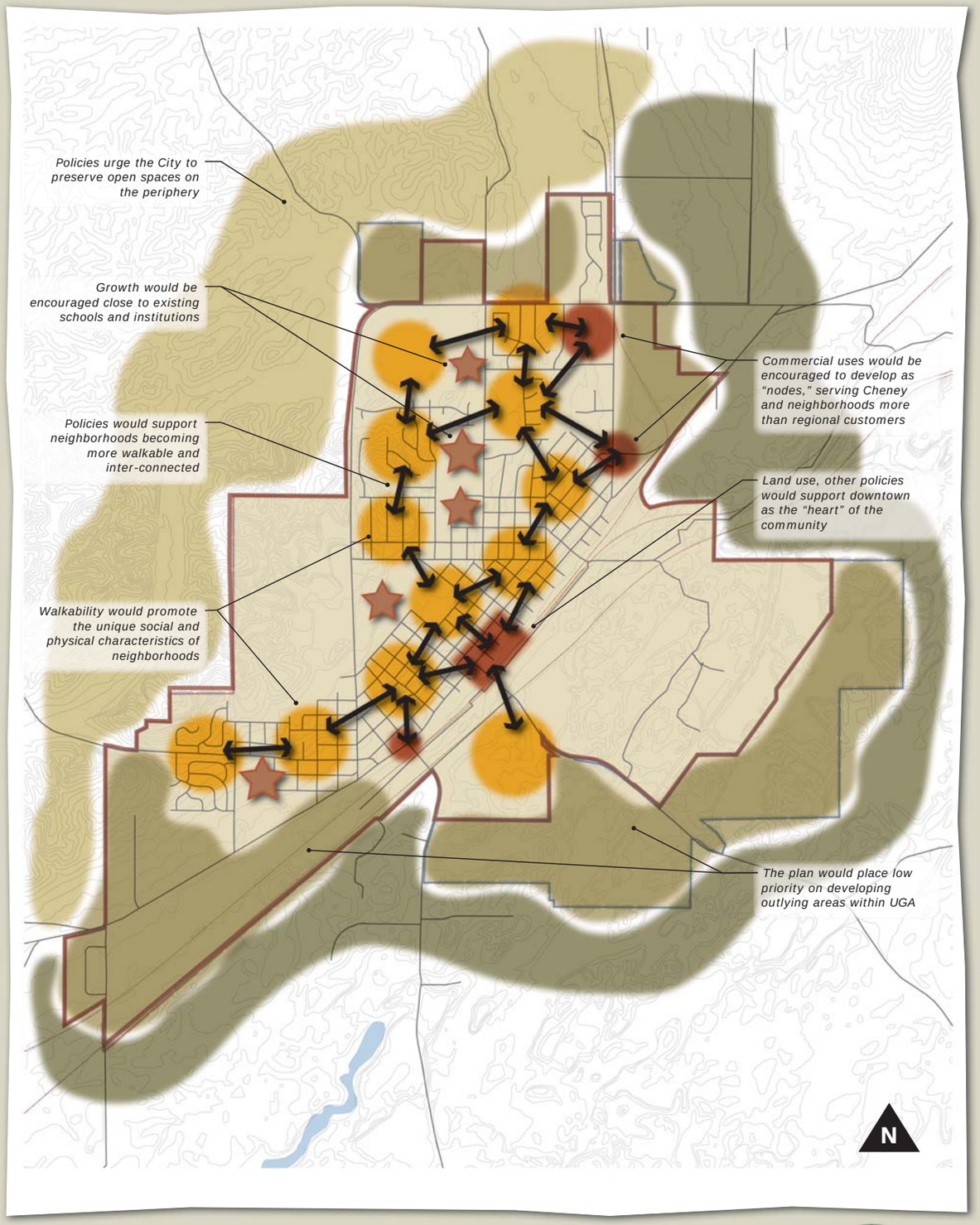
Based on the policies and land-use concepts described at right, here’s how the percentage of various land-use categories might change over the next 20 years. Though land-use quantities are an important measure of community character, improving Cheney’s overall “feel” and quality of life depend on scores of other factors. The new plan can address many of these by establishing citywide policies and programs, all acting to help Cheney’s growth.

Concept Outline

Description

In this scenario, the principal focus would be on the health and vitality of the community’s neighborhoods. The 1974 comprehensive plan proposed a similar approach to the community, locating parks and small-scale commercial services within an easy walk of virtually all housing units – retaining a clear separation between the town and the countryside, and emphasizing the growth and revitalization of the downtown.

The plan in this scenario would work to encourage most of the residential density along Highway 904, emphasizing its “main street” importance and creating a corridor that links the outside world directly to the downtown. Betz Road would be downplayed, with access to the EWU campus gained primarily through the central business district. Industrial land would be located on the east side of the railroad tracks, generally separating it from the downtown and the community’s residential areas.

New population growth would be directed inward, causing a general intensification of the downtown area, and on land near the university. New homes would still be constructed, of course, but more of them would occupy vacant land already within city limits.

In this scenario, Cheney would assume policies that convey a contentedness about being a small town, that work to preserve the agricultural and natural countryside around it, and only slowly expanding into those now undeveloped areas within the town’s southern reaches.