



Hillsborough – Orange County Strategic Growth Plan

SUMMARY DESCRIPTION OF GROWTH SCENARIOS June, 2006

The Strategic Growth Plan process involves examining a series of three scenarios, each based on an approach to planning for the future. The proposed scenarios are referred to as a Status Quo scenario, a Planning Emphasis or “Smart Growth” scenario, and a scenario called “Market Realities”: Each of these scenarios is summarized below:

- **Scenario 1: Status Quo**

This scenario is characterized by current planning practices and policies that continue into the future largely unchanged. Assumptions regarding density and rate of growth are based on past experience and are held constant. Expected development is derived from the amount of new development that has already been committed through the approval process, along with an increment of new growth that is consistent with the public infrastructure capacity remaining after committed development has been completed. In this scenario, development would be generally expected to continue to utilize vacant lands proximate to existing transportation corridors with limited infilling in the core downtown area and in areas between the transportation corridors.

- **Scenario 2: Planning Emphasis**

This scenario is characterized as a “Smart Growth” approach to future development that proposes a series of policies and planning tools designed to ensure that growth is directed to areas that are most suitable, and away from areas that are the least suitable. Generally speaking, development would be channeled to areas already served by existing infrastructure, and a greater emphasis would be placed on compact urban form and infill development, resulting in a “density gradient” where density declines with distance from the core of the Town. The rate or timing of new development would likely be controlled as well.

- **Scenario 3: Market Realities**

Scenario 3 can be characterized as the “hybrid” or “in between” option, with more planning controls than that proposed in the status quo approach, but less restrictive than the Planning Emphasis scenario. This approach is the most flexible of the three, and could be modified to favor one geographic area (such as the area south of Hillsborough) over other areas such as the north. Incentives for infill or redevelopment of lands in or near the core along with disincentives for sprawl could be integrated.

These scenarios are constructed for the purpose of estimating the impacts of alternate land use policies, and comparing the impacts of each approach to land use. For these three scenarios, the amount of additional future development is held constant across all scenarios to make comparisons possible.