



**OPEN HOUSE – June 3, 2009**

## **Trend Analysis of Growth Scenarios Conversations**

- Participants generally supported the adaptive growth scenario. They felt this scenario was reasonable and the baseline scenario was unreasonable, especially given the new economic realities of today.
- Participants felt that a regional growth plan was preferable to what was perceived to be no plan reflected by the baseline scenario.
- **There was discussion around the issues of multiple jurisdictions and the idea that each had their own set of concerns that overrode regional concerns.**
  - Need regional coordination
  - Planning and zoning changes on the local level
  - Political will of elected officials
  - Role of MARC as a regional organization
  - Need political leadership
- **Participants felt there is a need for public education and advocacy**
  - Adaptive scenario allows for growth in suburbs
  - Transportation investment policy is key
  - Overcome perceptions about crime, poor schools, etc.
  - Regional outlook – change in regional culture
- **More data needed**
  - Comparison of costs between scenarios, environmental impact, energy use, land use, infrastructure
  - Cost of alternative transportation vs. baseline costs
- **Barriers to achieving adaptive scenario**
  - Envy between jurisdictions – equity
  - Cultural change
  - Perceptions/reality
  - Fear of adaptive scenario
  - Fear of not doing adaptive scenario
  - Consolidation of governments – smaller, local is better?
  - Market change
- **What needs to happen**
  - Regional commitment
  - Education
  - Go to the cities to get buy in
  - Long-range perspective
  - Zoning codes must change to support adaptive scenario
  - Overcome pressure from big box development
  - Incentives are needed
  - Change in economic development policy and practice
  - Crime and schools need to be addressed
  - Strong political leadership
  - Reconcile relative costs of scenarios
  - Consolidate governments? Close regional cooperation and coordination
  - MARC needs to play stronger regional role
  - Private sector needs to buy in
  - Deal with perceived risk