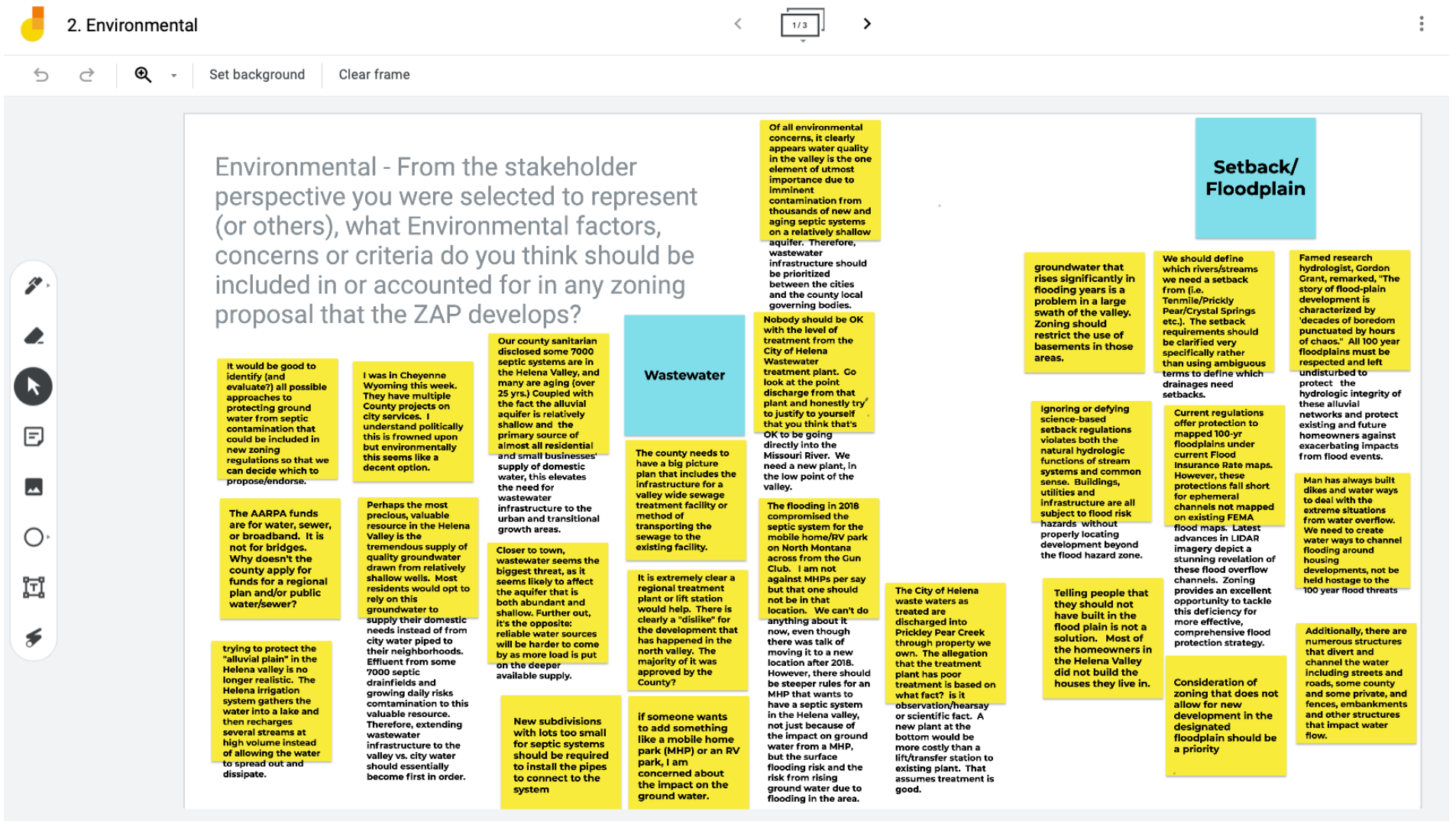
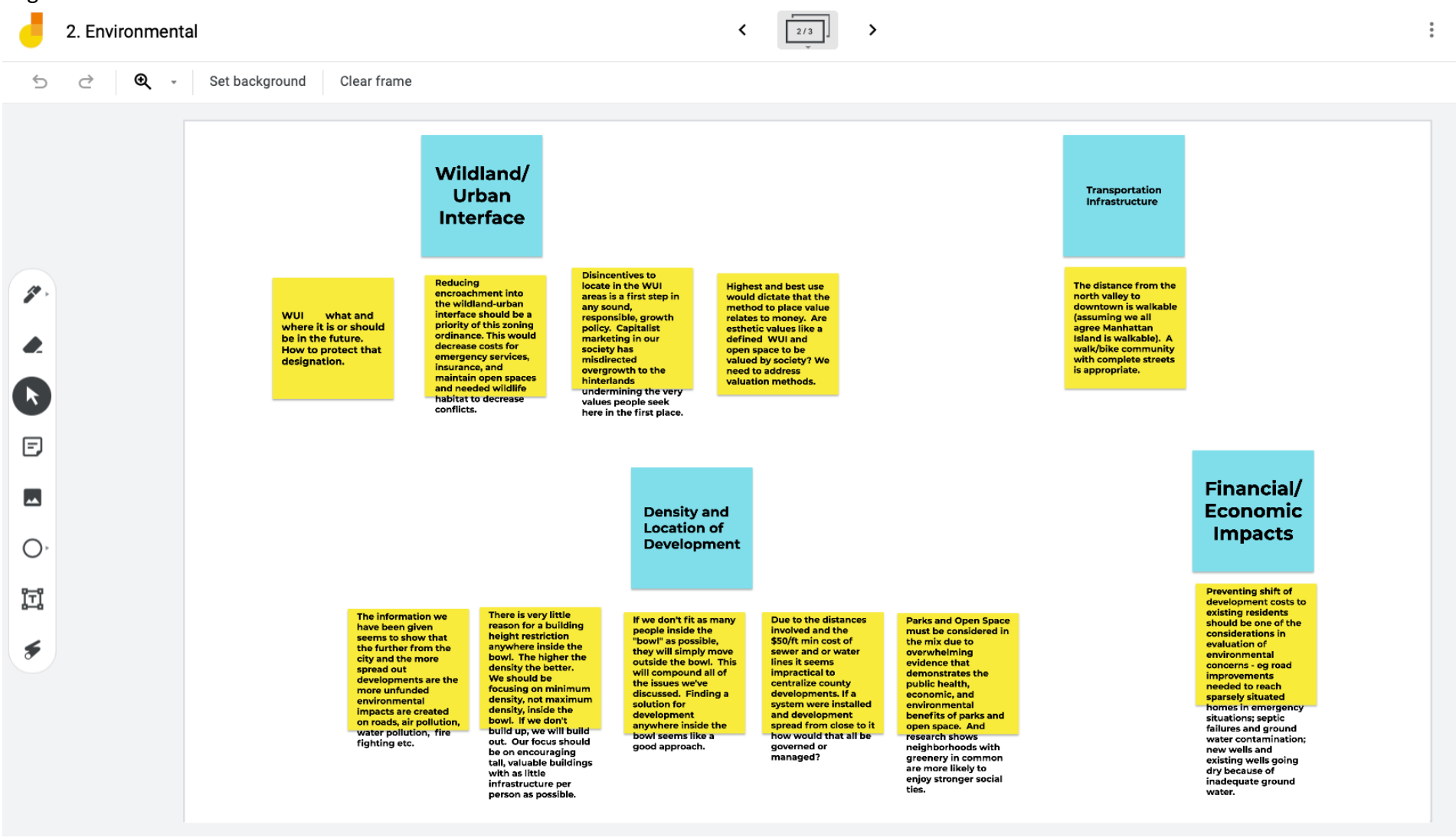
STEEP Analysis
Environmental Jamboard
Page 1



Page 2


2. Environmental
2 / 3
Set background
Clear frame
Wildland/ Urban Interface
WUI what and where it is or should be in the future. How to protect that designation.
Reducing encroachment into the wildland-urban interface should be a priority of this zoning ordinance. This would decrease costs for emergency services, insurance, and maintain open spaces and needed wildlife habitat to decrease conflicts.
Disincentives to locate in the WUI areas is a first step in any sound, responsible, growth policy. Capitalist marketing in our society has misdirected overgrowth to the hinterlands undermining the very values people seek here in the first place.
Highest and best use would dictate that the method to place value relates to money. Are esthetic values like a defined WUI and open space to be valued by society? We need to address valuation methods.
Transportation Infrastructure
The distance from the north valley to downtown is walkable (assuming we all agree Manhattan Island is walkable). A walk/bike community with complete streets is appropriate.
Density and Location of Development
The information we have been given seems to show that the further from the city and the more spread out developments are the more unfunded environmental impacts are created on roads, air pollution, water pollution, fire fighting etc.
There is very little reason for a building height restriction anywhere inside the bowl. The higher the density the better. We should be focusing on minimum density, not maximum density, inside the bowl. If we don't build up, we will build out. Our focus should be on encouraging tall, valuable buildings with as little infrastructure per person as possible.
If we don't fit as many people inside the "bowl" as possible, they will simply move outside the bowl. This will compound all of the issues we've discussed. Finding a solution for development anywhere inside the bowl seems like a good approach.
Due to the distances involved and the $50/ft min cost of sewer and or water lines it seems impractical to centralize county developments. If a system were installed and development spread from close to it how would that all be governed or managed?
Parks and Open Space must be considered in the mix due to overwhelming evidence that demonstrates the public health, economic, and environmental benefits of parks and open space. And research shows neighborhoods with greenery in common are more likely to enjoy stronger social ties.
Financial/ Economic Impacts
Preventing shift of development costs to existing residents should be one of the considerations in evaluation of environmental concerns - eg road improvements needed to reach sparsely situated homes in emergency situations; septic failures and ground water contamination; new wells and existing wells going dry because of inadequate ground water.

2. Environmental

3 / 3

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