

"GRASS ROOTS" INVOLVEMENT

VISION

STAINABILITY

**VISION DIXIE**

Making a Better Washington County

***The Vision Dixie Results***

***Steering Committee***

***26 July 2007***

# How Many Participated?

- 1200 attended 13 workshops last fall
- 515 residents attended Dixie Dialogue Meetings
- 834 individuals completed the on-line survey
- 400 residents surveyed by Dan Jones

3,000 total

# Considerations

- *Dialogue meeting* and *on-line* participants were presented with scenarios and their indicators prior to answering questions, polling respondents answered questions without necessarily reviewing data
- *Dialogue meeting* participants were older on average
- Dan Jones Survey and Online survey have been weighted
  - Time spent living in the county and age have been weighted to reflect demographic composition of the county population
  - Dixie Dialogue meeting results have not been weighted

# How old are you?

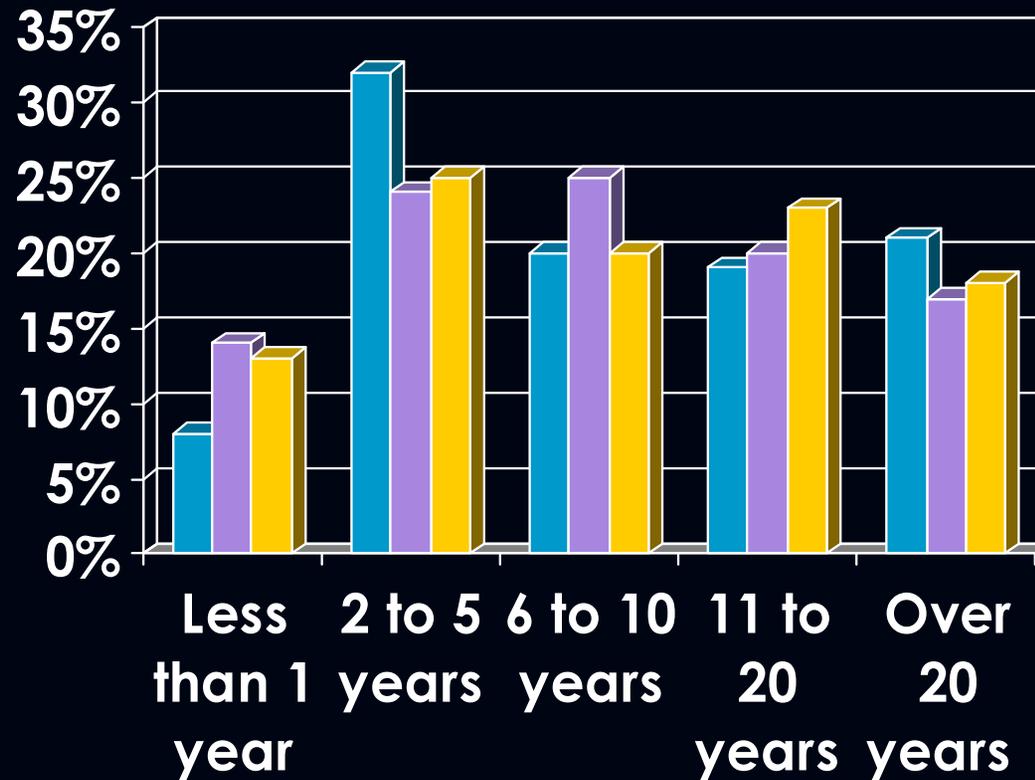
	Dialogue Meetings	On-Line	Polling
18 to 24 years	n/a	14%	14%
25 to 34 years	n/a	21%	21%
35 to 44 years	n/a	16%	16%
45 to 65	56%	27%	27%
Over 65	28%	22%	21%

	Dialogue Meetings
18 to 29 years	3%
30 to 44 years	12%

## Did you attend a *Vision Dixie* meeting last fall?

- 36% of Dialogue Respondents
- 32% of On-Line Respondents
- 13% of Polling Respondents

# How long have you lived in Washington County?



■ Dialogue Meetings ■ On-Line ■ Polling

# Do you believe future growth will be somewhat or very negative?

YES ...

- 63% of Dialogue Respondents
- 63% of On-Line Respondents
- 45% of Dan Jones' Respondents

# Do you believe future growth will be somewhat or very positive?

YES...

- 41% of Dan Jones' Respondents
- 37% of Dialogue Respondents
- 23% of On-Line Respondents

# Growth Inward Versus Outward

With which of the following growth patterns do you most agree?

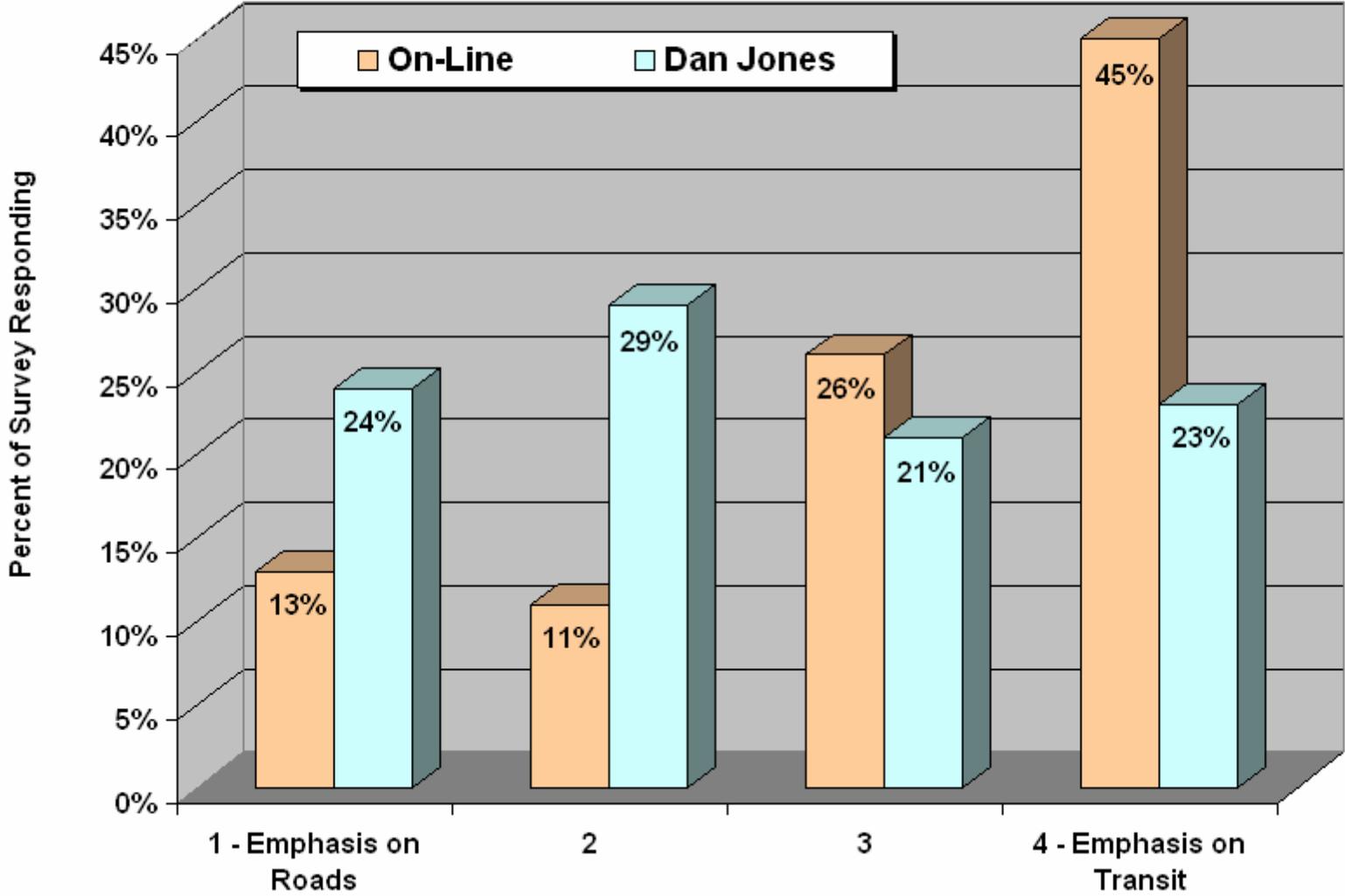
	Dialogue Meetings	On-Line	Polling
Cities should accommodate leap-frog, or scattered, development	4%	6%	11%
Cities should be allowed to grow outward, but only in adjacent outlying areas	11%	8%	22%
It's okay for growth to happen outward, beyond the edges of existing cities, but cities should encourage inward growth	52%	33%	47%
The cities and county should strongly encourage growth to happen inward, by making it more difficult or expensive to grow outward	33%	49%	12%

# Roadways and Transit

Using a scale of 1 - 4, how much emphasis should be given to public transit versus roads and freeways with 1 meaning 'significant expansion of major roadway with little transit' and 4 meaning 'create a major transit system while maintaining moderate roadway investments'?

	Significant Expansion of Major Roadways - Little Transit		Major Transit System - Moderate Roadway Investment	
On-Line	13%	11%	26%	45%
Polling	25%	29%	21%	23%
Dialogue	9%	39%		53%

**Public Transportation: Emphasis - Public Transit or Roads**  
*On-Line & Dan Jones Survey Results*



# Development Near Transit

Regarding future public transit in Washington County, which choices most do you MOST prefer?

	Dialogue Meetings	On-Line	Polling
Grow new employment and housing as we do today to support minor bus expansion	3%	11%	12%
Increase growth in the downtowns of our cities to support moderate transit expansion like more frequent bus service	12%	13%	30%
Increase growth in both downtowns and in new mixed-use centers to enable major transit improvements, such as rapid busways	22%	25%	26%
Substantially increase growth in both downtowns and new mixed-use centers to enable significant transit improvements, such as light rail service	24%	48%	24%

# HOUSING

Do you favor or oppose the following ways to contain housing prices

	DAN JONES Oppose	ONLINE Oppose	DAN JONES Favor	ONLINE Favor
Change city zoning to allow more small lots, townhouses and condominiums	57%	39%	38%	61%
Change city zoning to allow more small lots, townhouses, and condominiums, but only if standards are set to ensure they look attractive	42%	26%	53%	74%
Cities contribute to a revolving fund for down payment assistance	42%	61%	49%	39%
Government should not try to influence the market place for affordable housing	46%	68%	48%	31%

# Which housing mix should be encouraged?

	Dialogue Meetings	On-Line	Polling
A greater percentage of detached, single homes than exist today	6%	11%	30%
About the same mix of housing types available today	14%	15%	33%
A greater percentage of attached homes than exist today, but keep most homes single family	49%	25%	19%
A much greater percentage of multi-unit homes than exist today, but keep most homes single family	32%	43%	9%

## MIXING USES

How much emphasis should be given to creating mixed-use centers in the County?

	Dialogue Meetings	On-Line	Polling
No emphasis on new mixed-use centers	3%	8%	12%
Some emphasis on mixed-use centers.	19%	8%	21%
Moderate emphasis on mixed-use centers	39%	18%	32%
Great emphasis on new mixed-use centers	39%	64%	34%

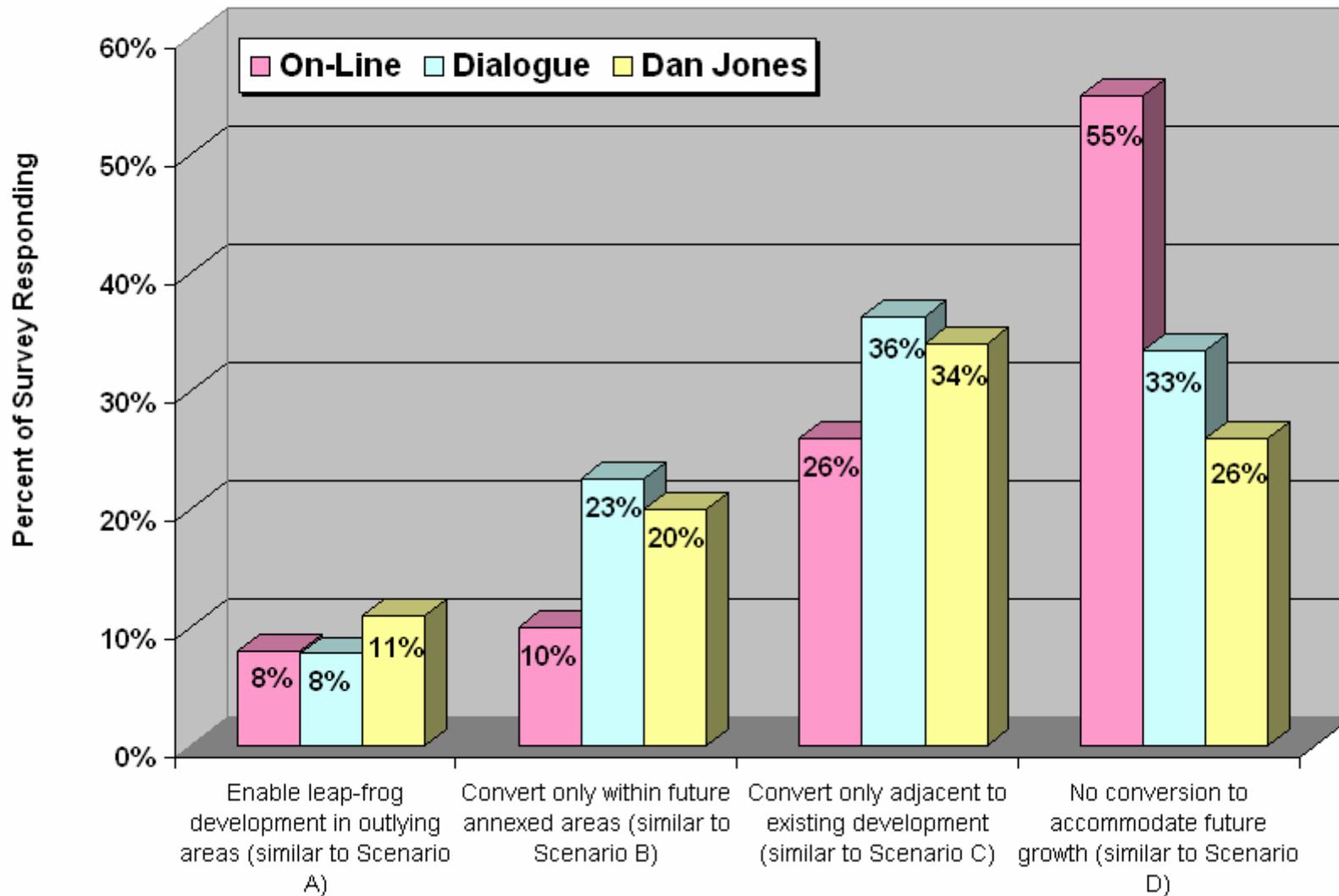
## PUBLIC LANDS

It is possible that some of the public land in Washington County owned by the Bureau of Land Management may be obtained and converted for private development. Taking into account whether you prefer inward or outward growth, which statement best reflects your opinion on how to use public land?

- Convert some public lands to enable leap-frog development into outlying areas
- Convert some public lands only within the areas cities plan to annex
- Convert only some public lands which are adjacent to the edge of existing city development
- Do not convert any public lands to accommodate future growth

## Public Lands: Conversion for Private Use

On-Line, Dialogue & Dan Jones Survey Results

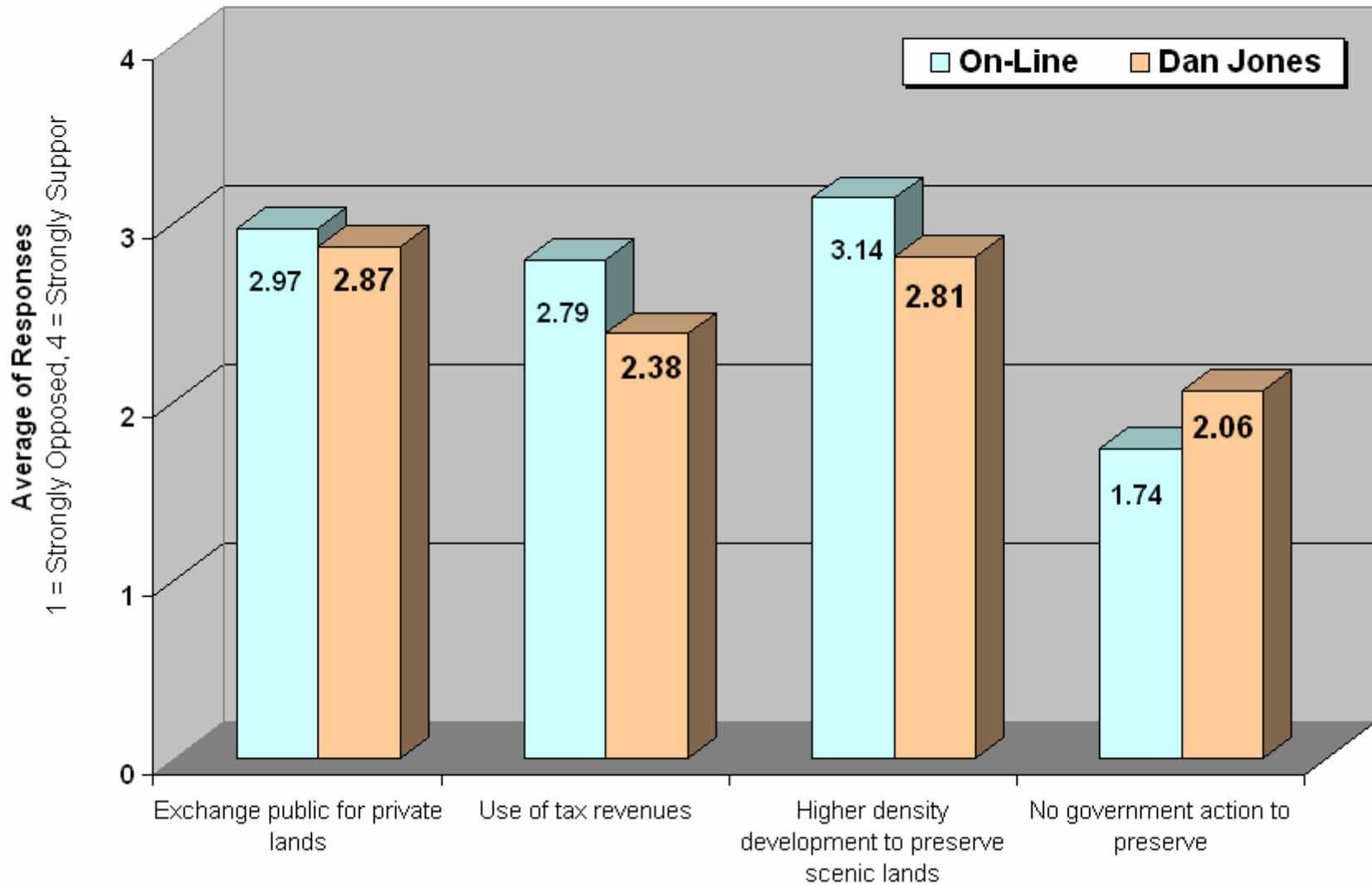


**If scenic, recreational or ecologically valuable land is in private ownership, which of the following strategies do you most support?**

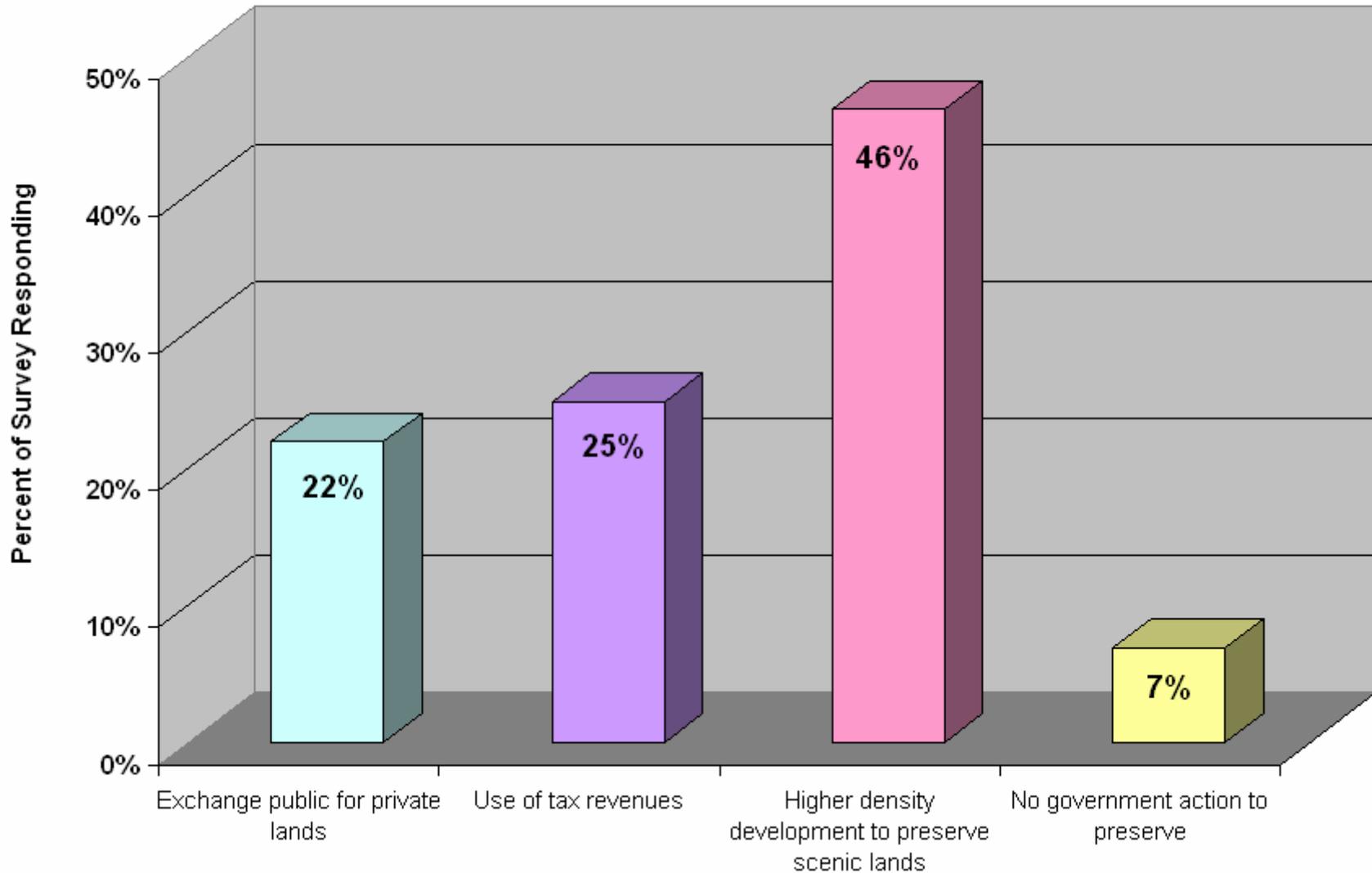
	Ranking of Importance		
	On-Line	Dialogue Meeting	Polling
Allow higher density in exchange for less on open land	1	1	2
Exchange public land for open land	2	3	1
Use tax revenues to purchase	3	2	3
No public efforts to preserve open lands	4	4	4

*Note on Ranking: 1 = Highest Importance, 2 = second priority, etc.*

**Open Lands: Preservation of Special Land**  
*On-line & Dan Jones Survey Results*

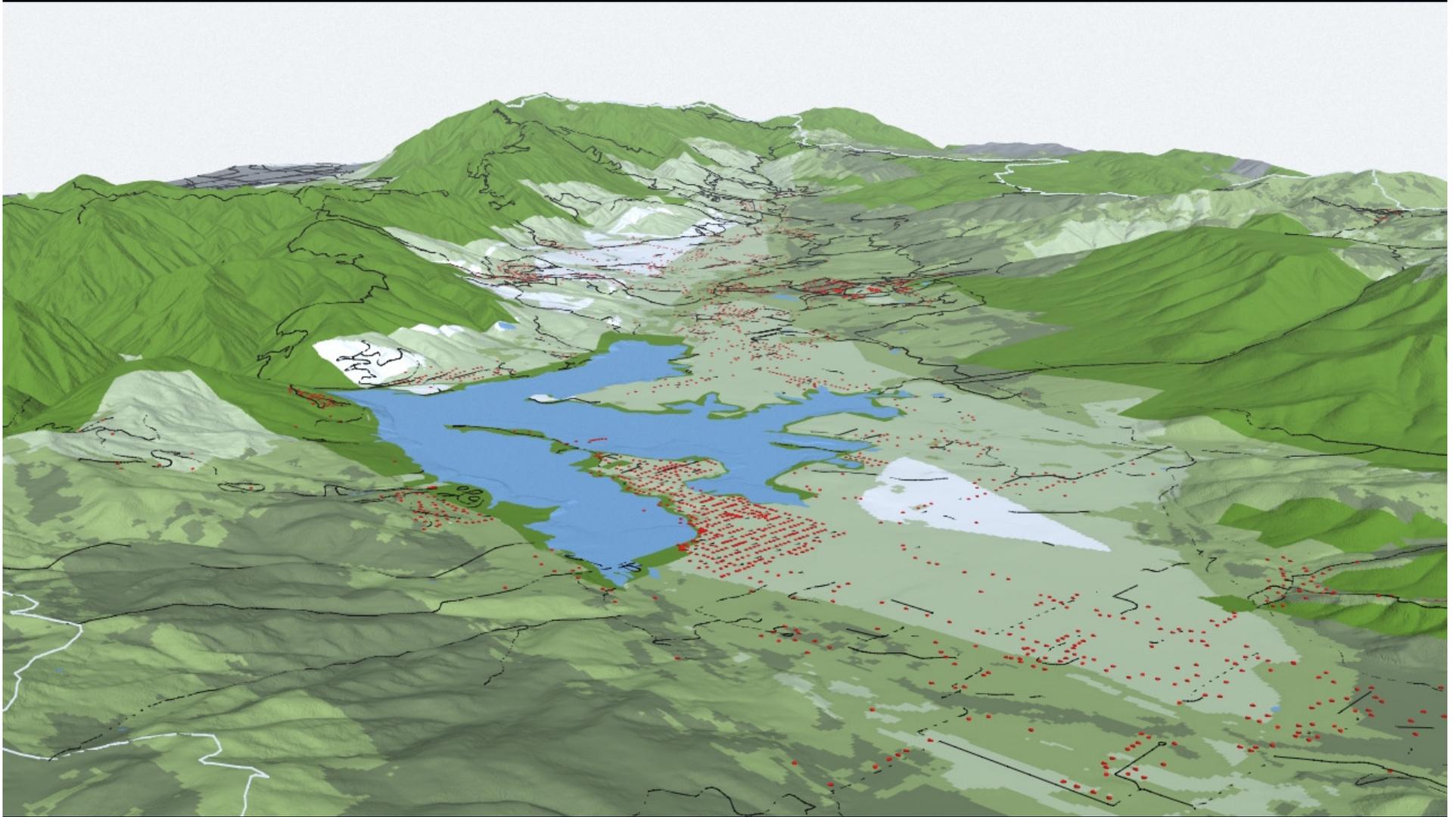


### Open Lands: Preservation of Special Land Dialogue Survey Results

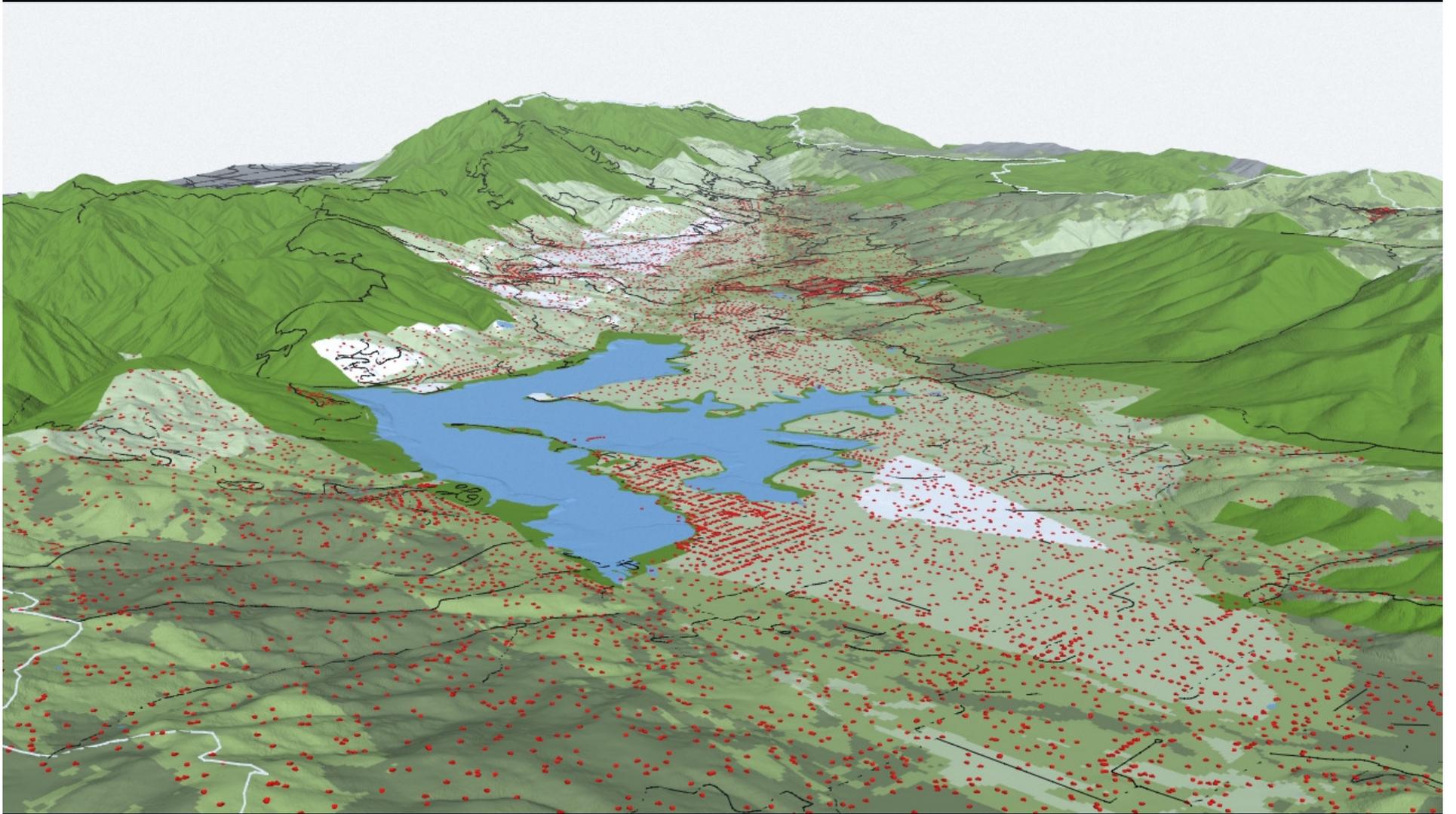


# Rural Development Patterns: New Harmony and Enterprise Meetings

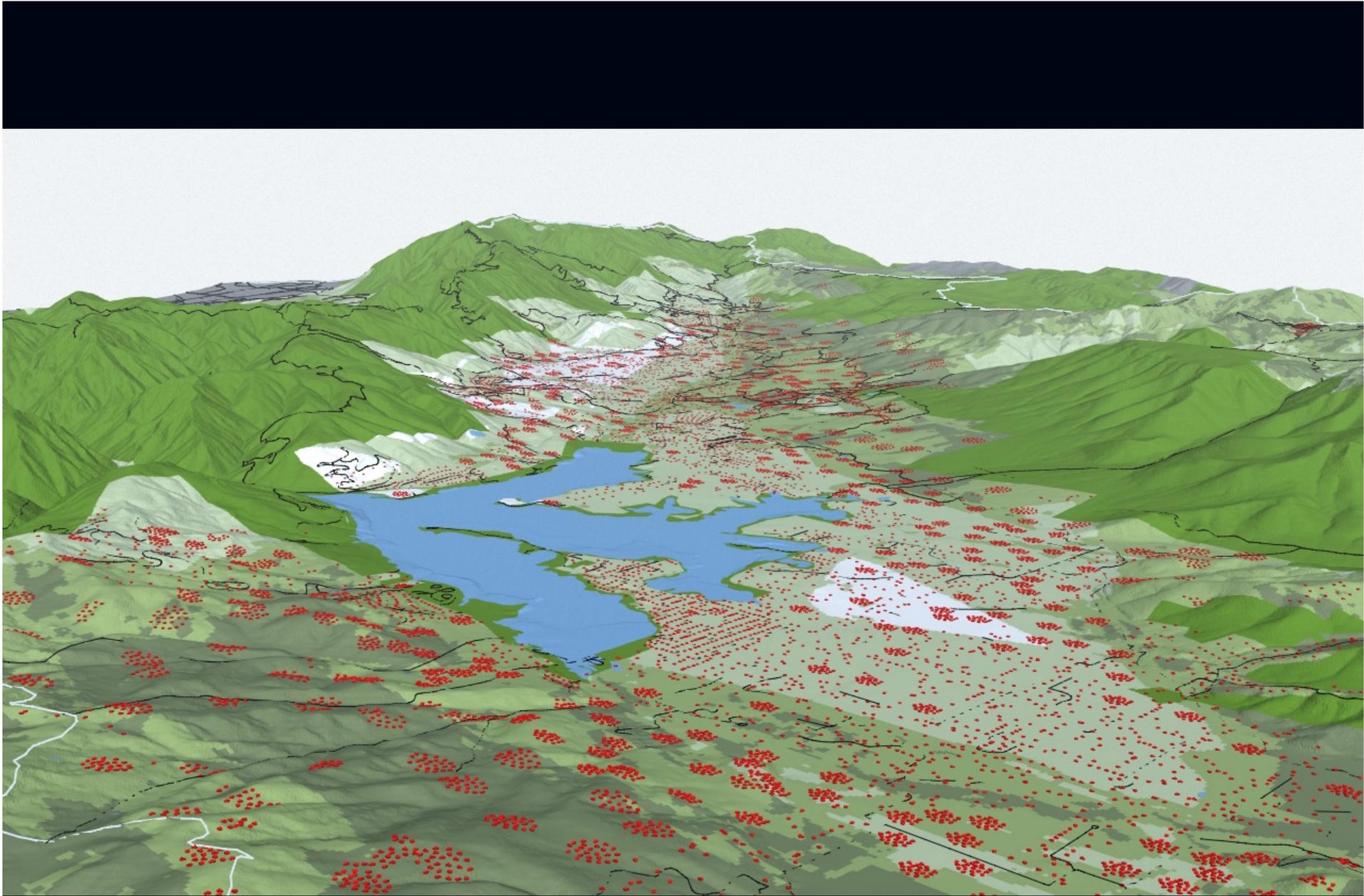
- The following conceptual graphics shown to participants, followed by question
- Three concepts represent same total number of housing units



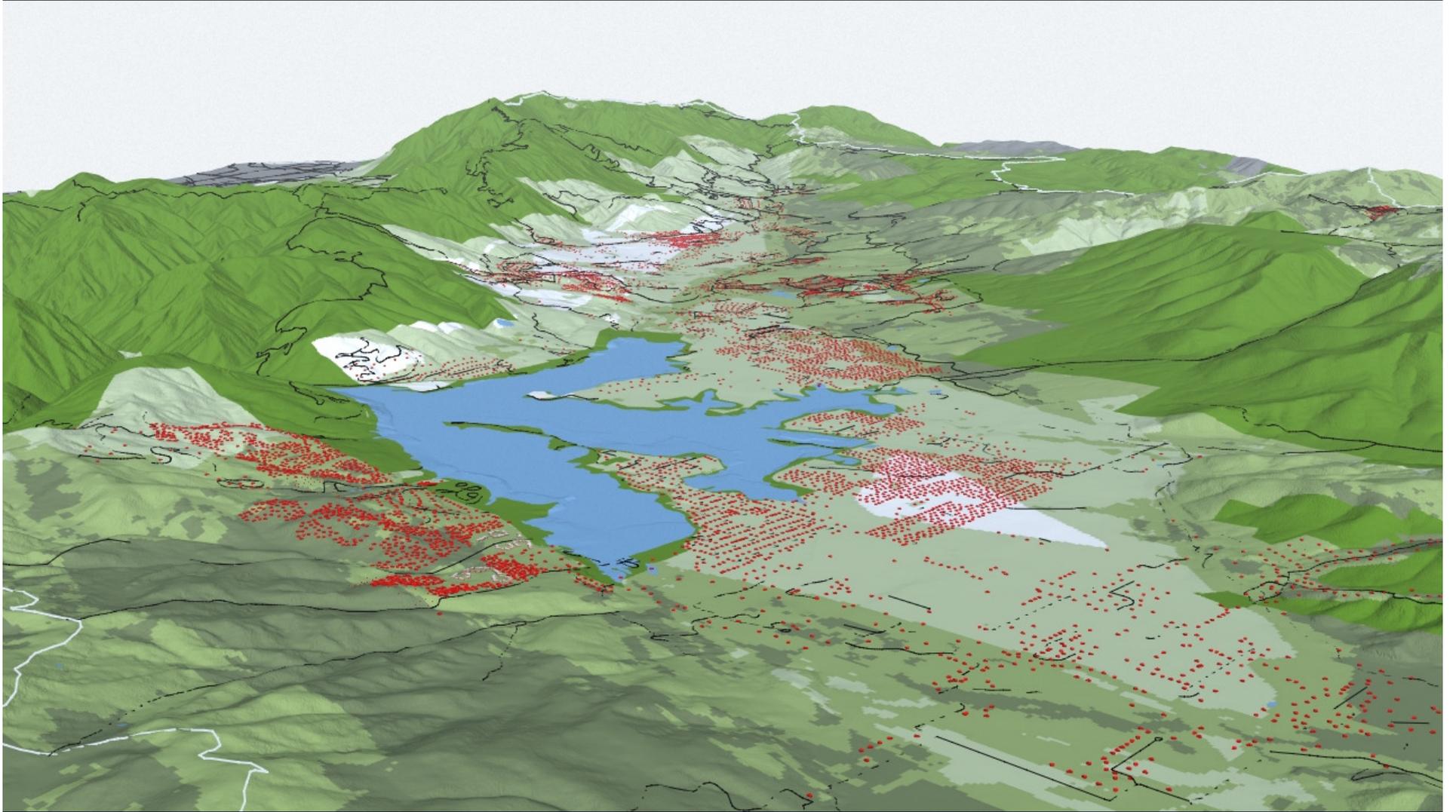
**Existing Units**



**5 Acre Lots**

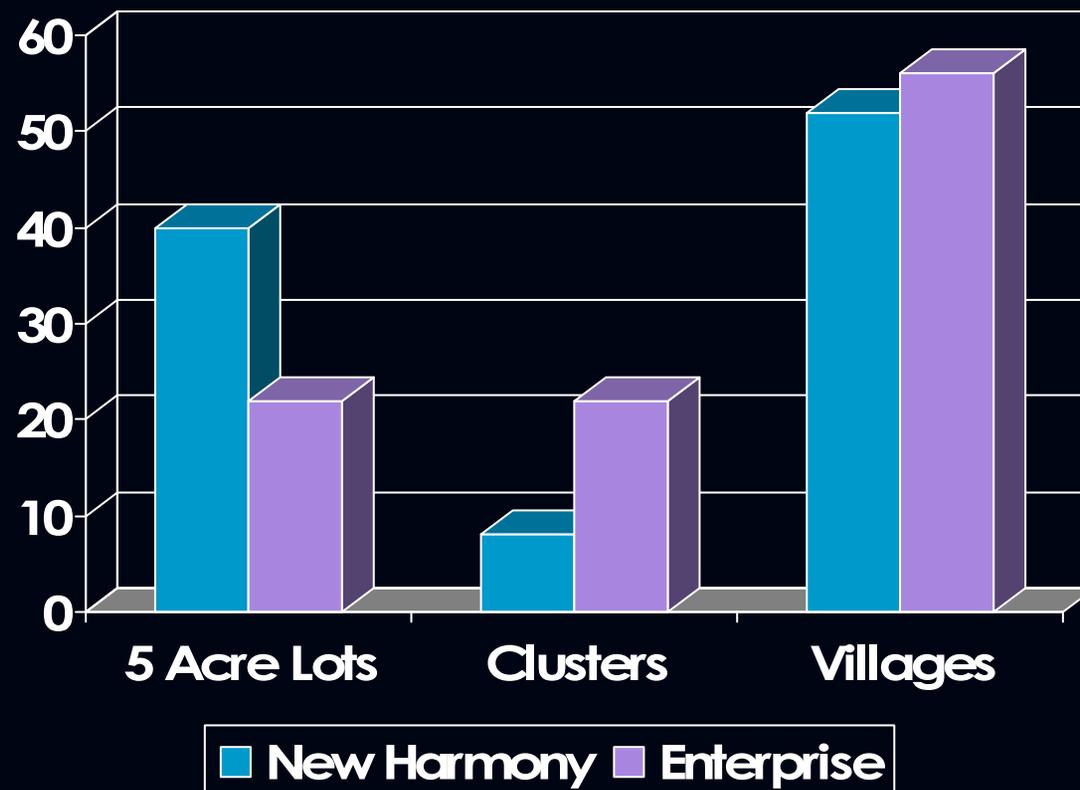


**Clustering**



**Villages**

# Rural Development Patterns: New Harmony and Enterprise Meetings



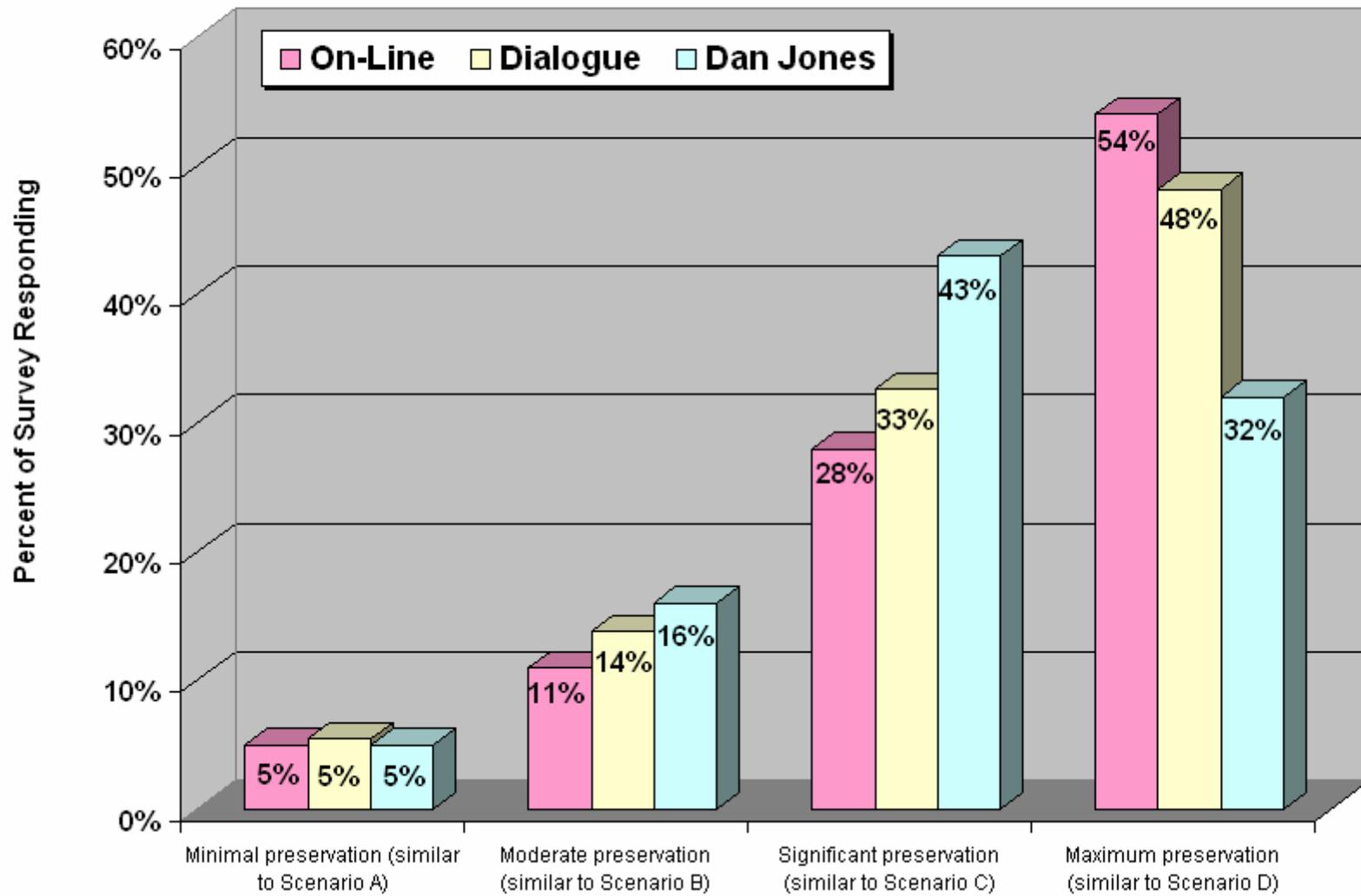
# LAND CONSERVATION

Which statement best reflects the level of land conservation you feel Washington County should work toward?

	Ranking of Importance		
	On-Line	Dialogue Meeting	Polling
Minimal preservation, including flood plains and rare habitats	4	4	4
Moderate preservation which includes scenic backdrops like ridges and steep slopes	3	3	3
Significant preservation which adds preservation of major recreation areas like hiking, biking, horseback and off-road vehicles	2	2	1
Maximum preservation which adds open-space areas that separates communities from each other	1	1	2

*Note on Ranking: 1 = Highest Importance, 2 = Second priority, etc.*

**Open Lands: Level of Conservation**  
*On-Line, Dialogue & Dan Jones Survey Results*



How important is it to you that Washington County and the cities work toward the following goals, using a 1 – 4 scale, with 1 meaning ‘not important’ and 4 meaning ‘very important’?

	Ranking of Importance	
	On-Line	Polling
Maintain air and water quality	1	1
Conserve water	2	2
Preserve scenic beauty, including ridgelines and steep slopes	3	7
Reuse underutilized land and buildings	4	5
Preserve wildlife habitat	8	8
Provide meaningful opportunities to walk and bike to shops and offices	9	11
Alleviate traffic congestion	5	3
Provide convenient and reliable public transportation	11	12
Provide access to outdoor recreation	6	4
Keep and grow strong downtowns or centers	7	9
Work to link open space and recreation areas with additional open space	10	13
Reduce the need to drive long distances	13	14
Have development grow contiguously, avoiding scattered development	12	16
Retain viable agricultural land	15	10
Keep housing reasonably priced	14	6
Keep neighborhoods with larger yards	16	15

# Agriculture results for New Harmony and Enterprise

- Retain *Viable Agriculture*
  - #1 overall priority for New Harmony participants
  - #3 overall priority for Enterprise participants
    - #1 for Enterprise was “keep housing affordable”

## Which of the following statements most closely matches your view of planning in your city?

	Dialogue Meetings	On-Line	Polling
My city does not need to have a comprehensive plan. We should allow land owners to make their own decisions regarding land-use development and transportation.	1%	1%	3%
It's a good idea to have a comprehensive plan, but it should only be used as a voluntary guideline.	5%	13%	21%
We should have a comprehensive plan and follow it closely unless there is a significant public benefit to change it:	70%	86%	57%
We should have a comprehensive plan and follow it religiously, even if it turns away some development.	24%	N/A	14%

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