

2004 Blueprint Principles

Developed in the 2002-2004 Blueprint process

- **Housing choice and diversity:** Providing a variety of places where people can live—apartments, condominiums, townhouses, and single-family detached homes on varying lot sizes—creates opportunities for the variety of people who need them: families, singles, seniors, and people with special needs. This issue is of special concern for the people with very low-, low-, and moderate-income, often our teachers, other public employees and professionals, as well as retail employees, service workers, and other people for whom finding housing close to work is challenging. By providing a diversity of housing options, more people have a choice.
- **Provide transportation choices:** Developments should be designed to encourage people to sometimes walk, ride bicycles, ride the bus, ride light rail, take the train or carpool. Use of Blueprint growth concepts for land use and right-of-way design will encourage use of these modes of travel and the remaining auto trips will be, on average, shorter.
- **Mixed use developments:** Well planned and designed mixed use developments encompass all of the elements of the other growth principles. Building homes and shops, entertainment, offices and even light industrial uses near each other create active, vital neighborhoods or villages. This mixture of uses can be either in a vertical arrangement (mixed in one building) or horizontal (With a combination of uses in close proximity). These types of projects function as local activity centers contributing to a sense of community, where people tend to walk or bike to destinations and interact more with each other. Separated land uses on the other hand, lead to more, and longer,

Principles from 2023 Public Outreach

Themes from public input gathered via phone poll, focus groups, surveys, regional workshop

- **Provide Housing Options for all Incomes and Life Stages:** Recognize and address the wide variety of housing needs, preferences, and circumstances of residents in various stages of life, ensuring that housing options are accessible and affordable for all individuals and families across the region.
- **Safe, Convenient, and Multimodal Transportation Options:** Ensure a transportation system that provides safe, convenient, and efficient multimodal options. Prioritize strategies and investments that maintain the region's existing transportation network and ensure the safety of all travelers, including transit riders, bicyclists, pedestrians, personal automobile drivers, while providing improvements to congestion and efficiency.
- **Ensure Access to Housing, Transportation, and Economic Opportunity for All Residents:** Use inclusive and participatory processes that engage diverse communities and stakeholders and ensure that communities historically excluded from planning processes have a voice and influence on planning efforts that affect them. Ensure those who do not have access to a personal vehicle can connect to their jobs and daily needs, that low-income residents are not disproportionately impacted by transportation costs, and there are affordable housing opportunities for all stages of life.

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automobile trips because of the distance between uses. Mixed land uses can occur at many scales. Examples include; a housing project located near an employment center, a small shopping center located within a residential neighborhood, and a building with ground floor retail and apartments or condominiums on the upper floor(s).

- **Compact development:** Creating environments that are more compactly built and that use space in an efficient but aesthetic manner can encourage more walking, biking, and public transit use, and shorten auto trips.
- **Design for quality** (people-scaled urban form): The design details of any land use development—such as the relationship to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design, and the design of the public right-of-way (the sidewalks, connected streets and paths, bike lanes, the width of streets)—are all factors that can influence the attractiveness of living in a compact development and facilitate the ease of walking and biking to work or neighborhood services. Good site and architectural design is an important factor in creating a sense of community and a sense of place.

- **Use existing assets:** In urbanized areas, development on infill or vacant lands, intensification of the use of underutilized parcels (for example, more development on the site of a low-density retail strip shopping center), or redevelopment can make better use of existing public infrastructure. This can also include rehabilitation and reuse of historic buildings, denser clustering of buildings in suburban office parks, and joint use of existing public facilities such as schools and parking garages.

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- **Walkable Neighborhoods and Convenient Communities:** Support development that features a mix of land uses, a variety of housing options, and convenient access to essential amenities and services. Foster places that promote sense of community, and where residents can get to stores, recreation, and other places easily, have short commute times, and access many transportation options.

- **Reinvest in Existing Communities to Make Better Use of Existing Buildings and Vacant or Underutilized Land:** In existing developed areas, promote efficient use of existing resources and reduce the need for new construction through adaptive reuse of buildings and vacant lots, while preserving their historical and architectural significance. Use adaptive reuse as a catalyst for revitalizing neighborhoods, increasing housing supply to create options and creating lively and dynamic environments for living, working, and playing.

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- **Natural resource conservation:** This principle encourages the incorporation of public-use open space (such as parks, town squares, trails, and greenbelts) within development projects, over and above state requirements. It also includes wildlife and plant habitat preservation, agricultural preservation and promotion of environmentally-friendly practices such as energy efficient design, water conservation and stormwater management, and shade trees to reduce the ground temperatures in the summer. In addition to conserving resources and protecting species, this principle improves overall quality of life by providing places for everyone to enjoy the outdoors with family outings and by creating a sense of open space.
 - **Open Space and Agriculture Conservation:** Ensure the conservation of open space and agriculture throughout the region to enhance the overall quality of life for all. Promote an approach to development that values the environmental, recreational, economic, aesthetic, and health benefits provided by open spaces.
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- **Natural Disaster Preparedness, Prevention, and Resilience:** Ensure that the communities throughout the region are well-prepared, adaptive, and capable of minimizing the impact of natural disasters, thereby safeguarding lives, property, and the overall well-being of residents.