Vision Statement

The northern development areas will be a place where open space, the character of the surrounding rural areas, and the natural environment have been preserved and enhanced; where walkable, mixed-use neighborhoods feature a variety of housing choices, high quality retail, and employment opportunities; and where land uses are connected by an attractive, efficient, multimodal transportation system.
Guiding Principles

1. The Northern Development Areas community values a well-connected network of accessible public open spaces, greenways, and trails that will be created by preserving existing open spaces and adding new ones.

2. The character of the rural areas and the natural environment are valuable features which should be retained.

3. By building on the pattern of neighborhoods and employment and shopping areas, the community seeks to create a pattern of walkable places with a diverse range of uses. Pedestrian and bicycle connections and facilities should facilitate access and ensure safety.

4. The northern development areas community values high quality design, which respects the scale and character of existing development and adjacent open space.

5. Protecting the character of existing neighborhoods while improving the quality, diversity, and affordability of new housing is important. Housing located close to employment centers, shopping areas, transportation, and recreation is important for the northern development areas.

6. The County's public facilities, such as libraries and schools, are both a source of pride and a resource. These facilities should be convenient and accessible to neighborhoods and employment centers.

7. A high-quality transportation system will serve users across the entire spectrum, from local trips to regional ones, and it will be multimodal—including vehicular, pedestrian, bicycle, and transit access. In particular, improvements to the US 29 corridor should recognize and address the road's multiple purposes. The system will also address the movement of freight by truck, train, and air.

8. Public transit is now available in some parts of the US 29 corridor and is an important alternative form of transportation in the future US 29 corridor.

9. Future development of the transportation system is an opportunity to increase the connectivity of places and land uses currently separated by US 29 and other high-traffic roads, such as Hydraulic and Rio roads. The future transportation system can also enhance the connectivity between neighborhoods, recreational, and community facilities throughout the area. The road network that will best serve the northern development areas includes US 29, roads that are parallel to US 29, and good east-west connecting roads.

10. Safety and aesthetics are important for new and existing streets.