



Santa Barbara Strategic Scan

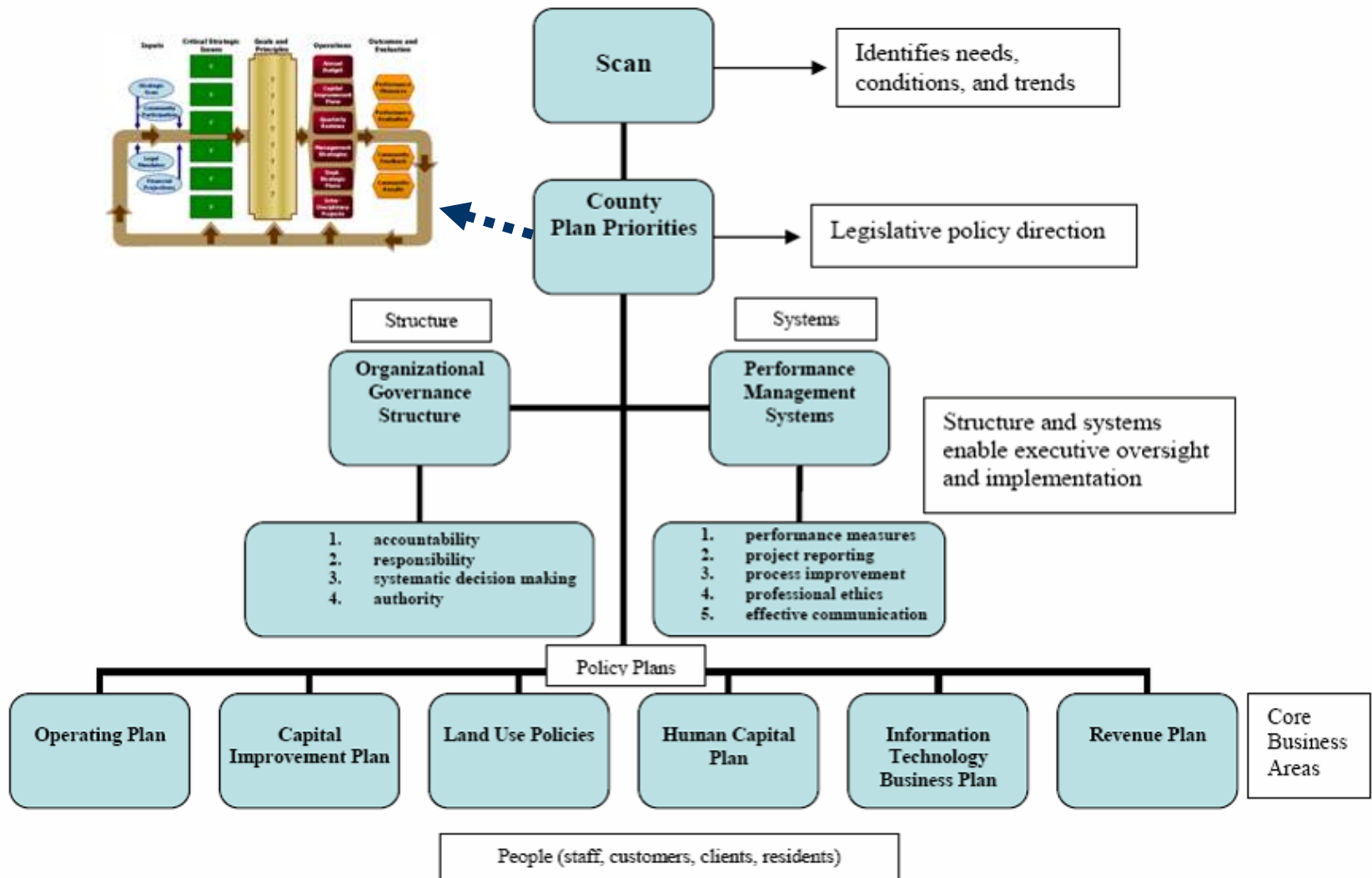
Creating a Desired Future

Board of Supervisors
May 2, 2006

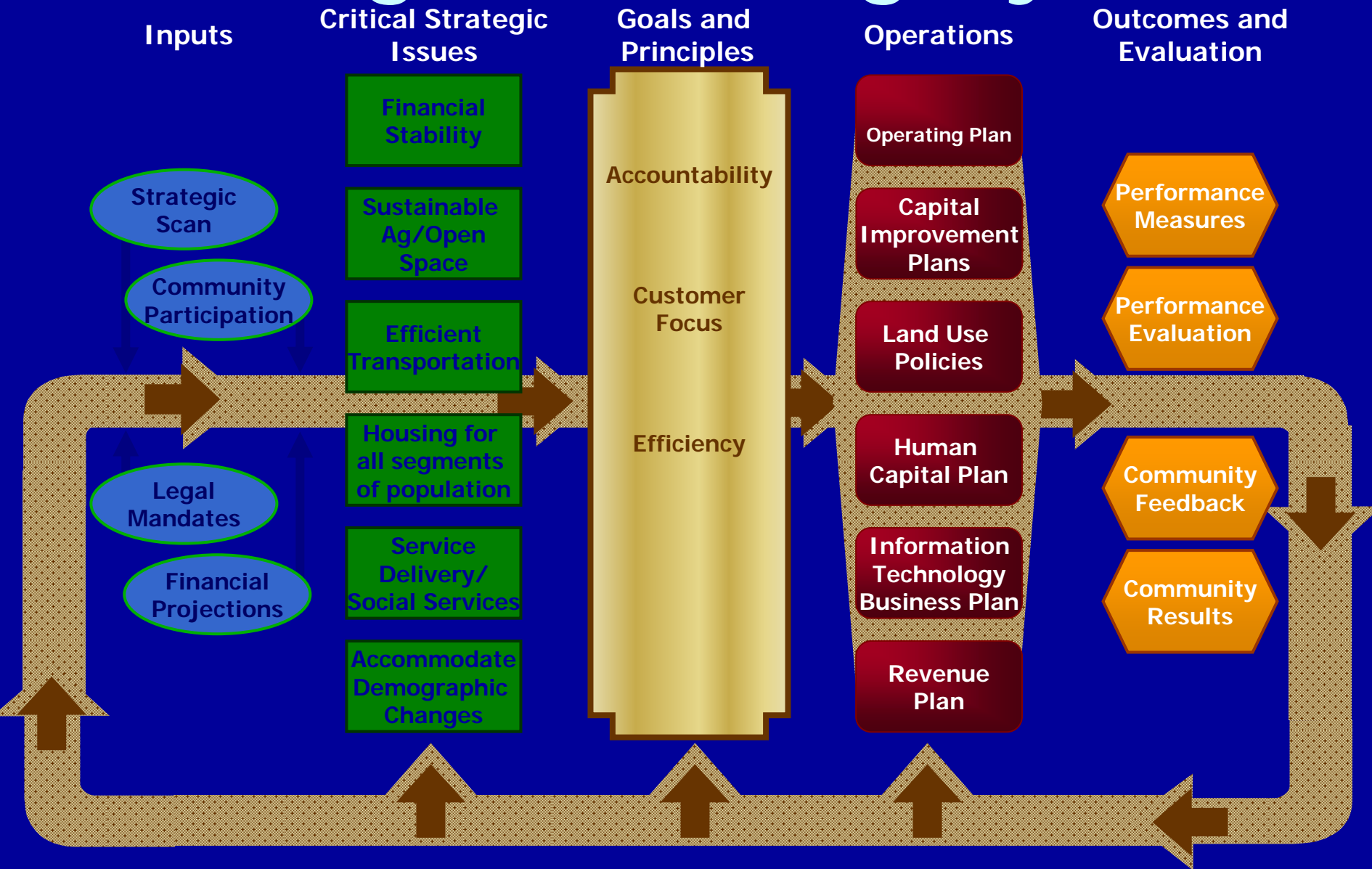


Santa Barbara Strategic Scan

Santa Barbara County Policy Model

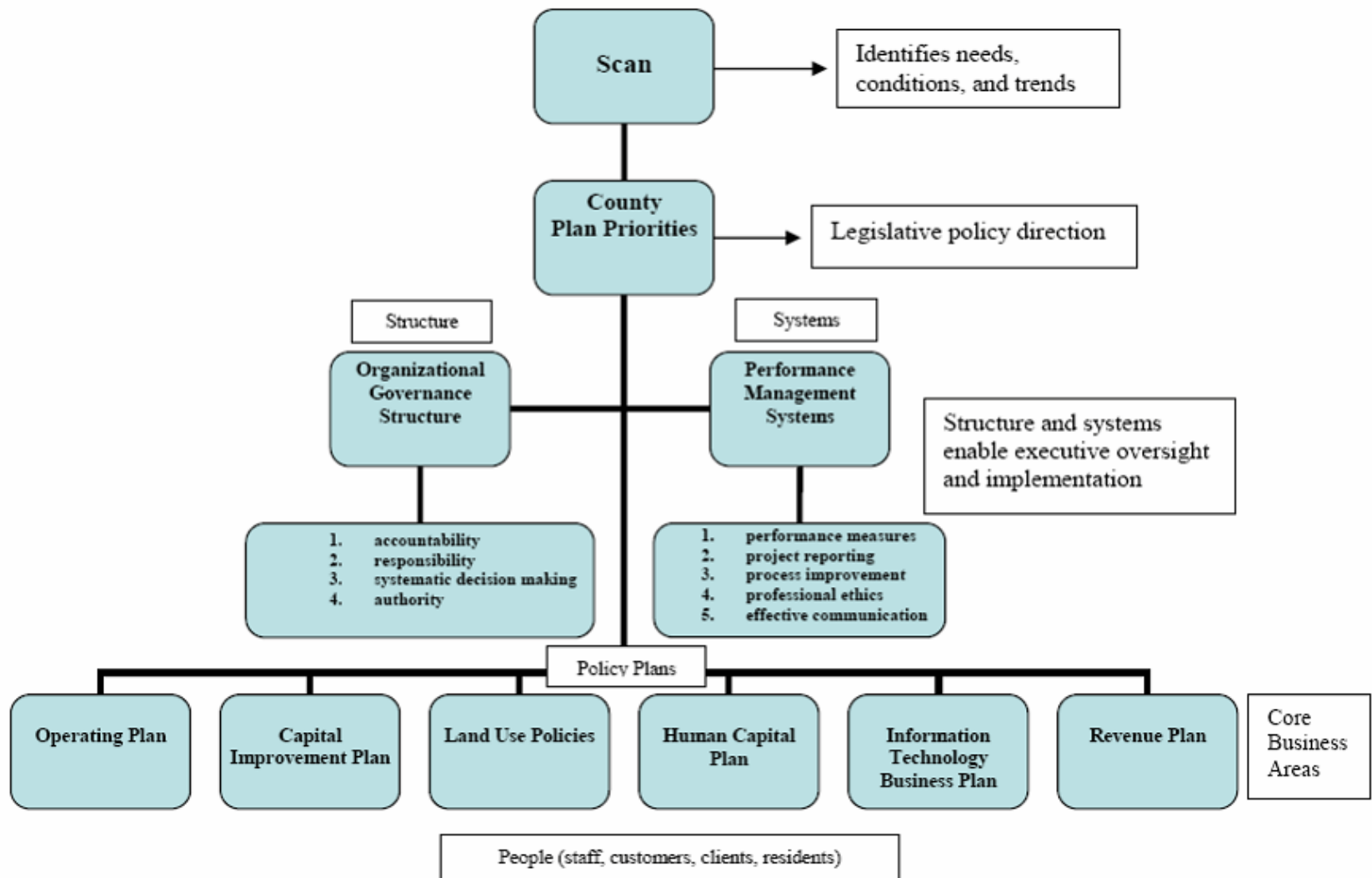


Strategic Planning System



Santa Barbara Strategic Scan

Santa Barbara County Policy Model

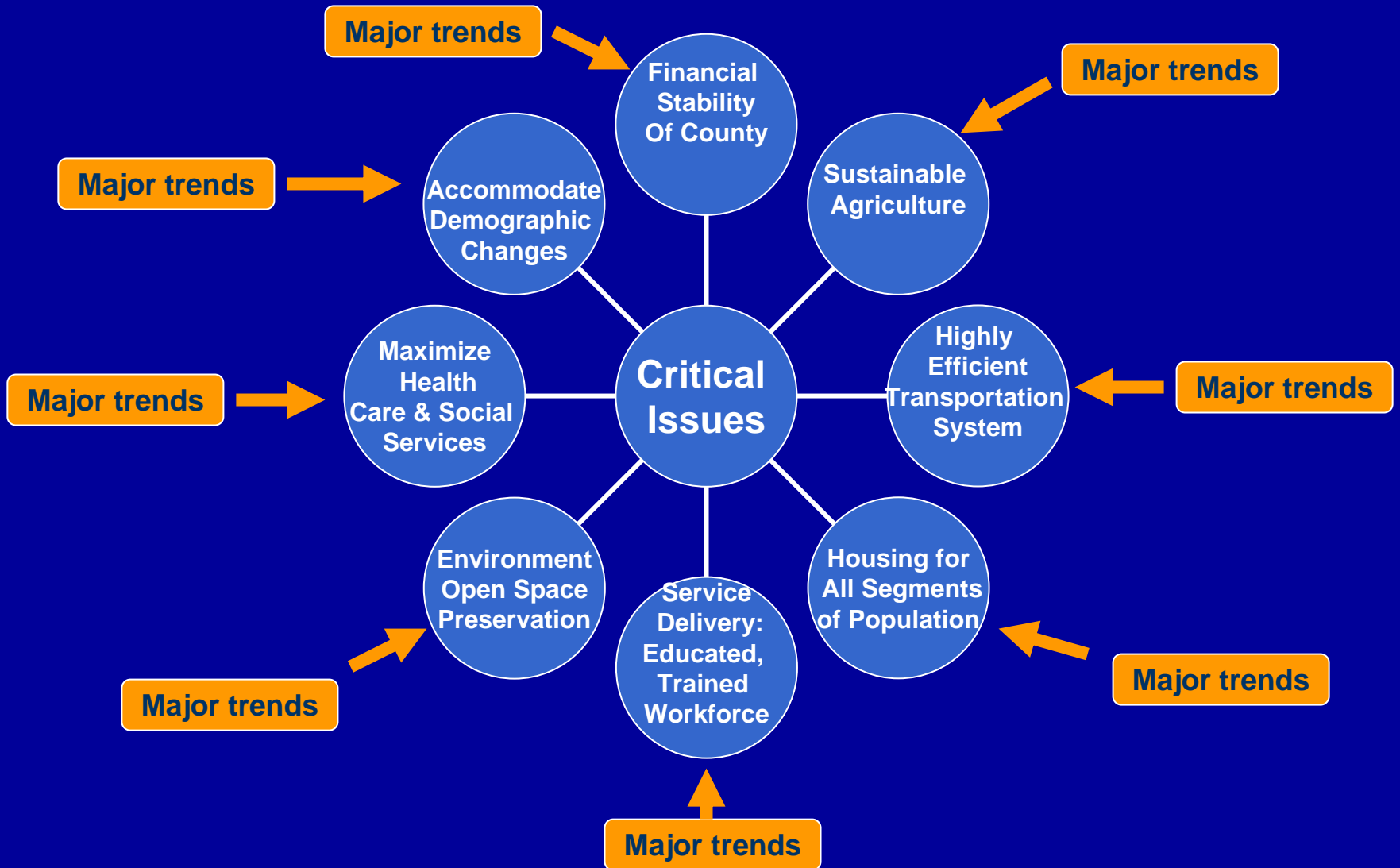


Recap of Strategic Scan

Major Trends

1. Population
2. Land Use/ Housing/ Agriculture
3. Employment
4. Transportation
5. Poverty
6. Education
7. Health
8. Crime/Public Safety
9. Economy

Major Trends Leading To Critical Issues



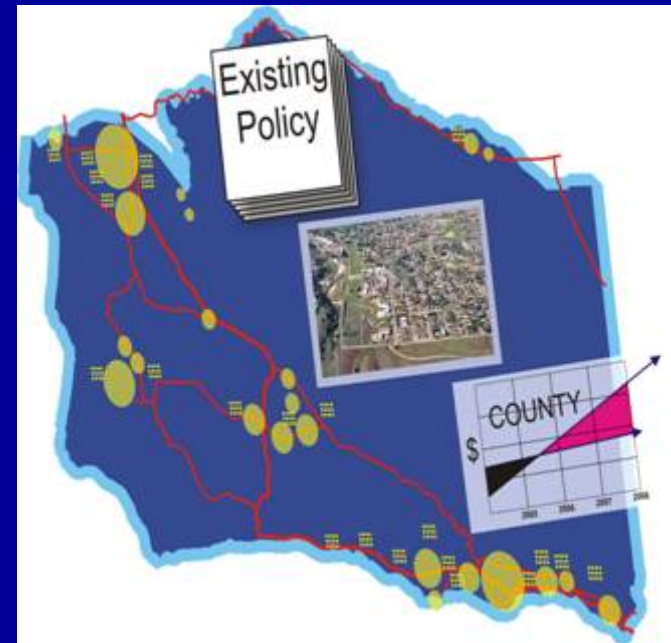
Recap of Scenarios

- Incremental Approach (Status Quo)
- Resource Preservation (Eco/Zone)
- Capital Investment
- Village Centers (Rural Retreat)

Scenario #1

Incremental (Status Quo)

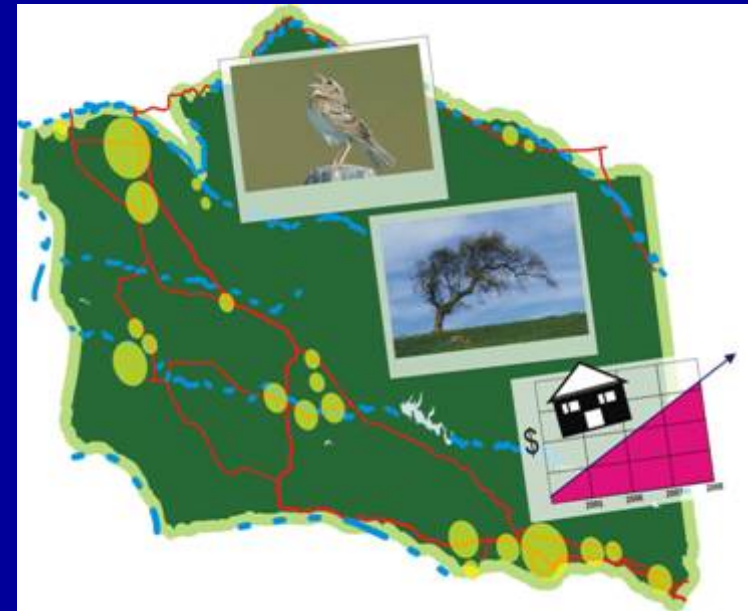
- Current level of services/programs provided
- Incremental increase/decrease to budgets given conservative increases in revenues
- Land use values preserve slow growth patterns, reliance on spot zoning
- Moderate transition to ranchettes in North County
- Infill South County
- Moderate expansion into North County agricultural areas



Scenario #2

Resource Preservation (Eco Zone)

- Promote/Preserve unique environment
 - Preserve/Restore habitats
 - Restrictions on increase in residential, commercial, agricultural expansions
 - Strict growth boundaries
 - Attempt to maintain socio-economic characteristics
 - Affordable housing
 - Moderate job growth
 - Economy/markets respond to changing demographics
- hourglass economy



Scenario #3

Capital Investment

- Preserve Open Space
- Accommodate increased population and job growth via capital intensive programs
- Establish mechanisms to build housing, infrastructure, education systems, open space, economic development, transportation on transportation nodes
- Pay to Play
- Promote large home 'high tax' opportunities



Scenario #4

Village Centers (Rural Retreat)

- Preservation of agriculture in rural area
- Emergence of village centers (density and key services) with hard urban growth boundary
- Policy support for agriculture outside boundaries
- Limited tax increase for moderate service/program expansion
- Reduces pressure on existing urban areas for housing and transportation



Results of Scenarios

Does The Scenario Address the Critical Issue (Yes or No)

Critical Issues	Incremental	Resource Preservation	Capital Investment	Village Center
Will it support the financial stability of the County	No	No	No	Yes
Will it support sustainable agriculture	No	Yes	No	Yes
Will it provide a highly efficient transportation system	No	No	Yes	No
Will it provide housing for all segments of population	No	No	No	Yes
Will it provide an educated, trained workforce	No	No	Yes	Yes
Will it support our values of environmental/open space preservation	No	Yes	No	Yes
Will it maximize the health & human service needs of population	No	No	Yes	Yes
Will it accommodate demographic changes	No	No	No	Yes

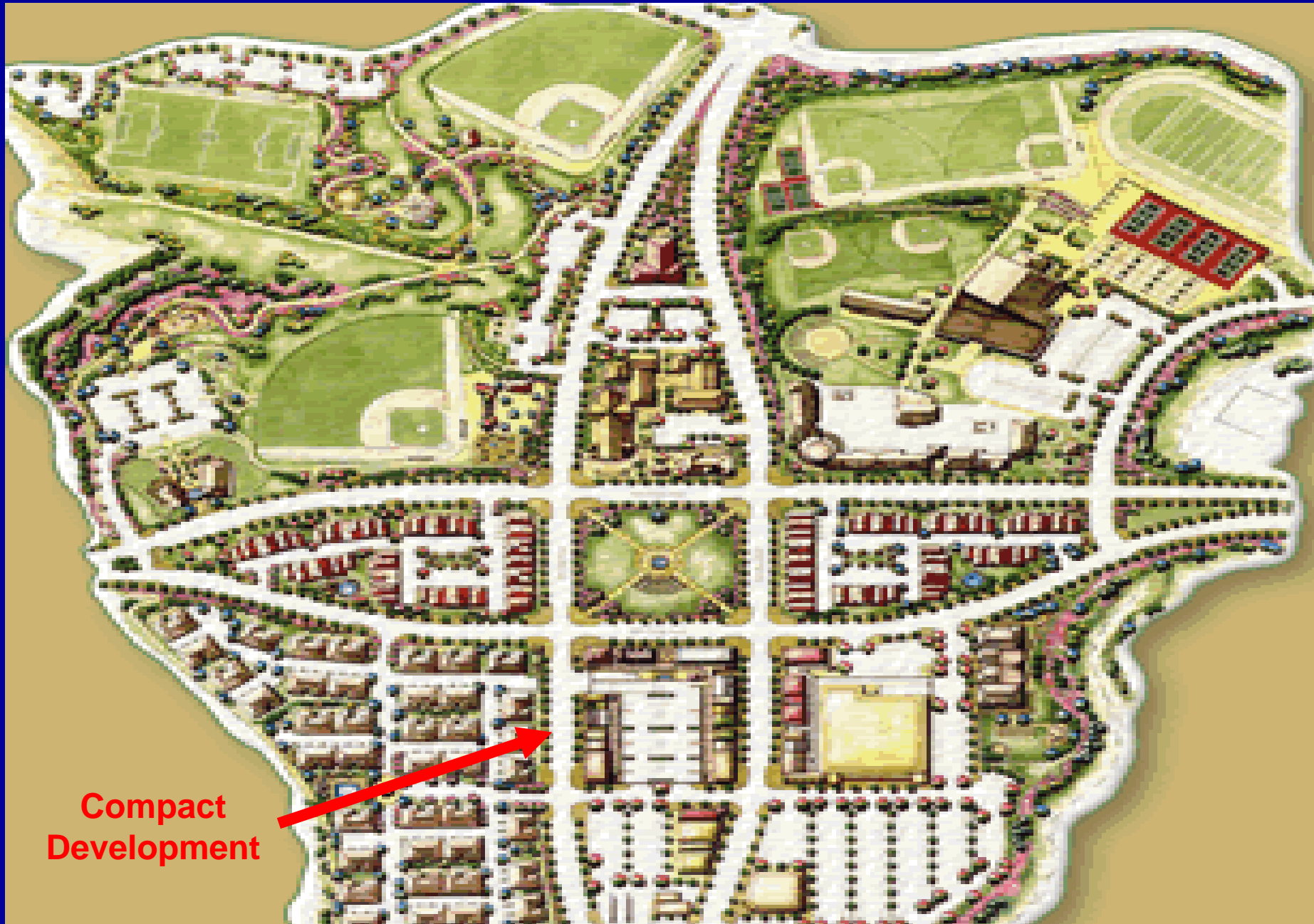
Components of a Village Center

Compact Development

- Central public spaces and facilities
- Mix of land uses – integrate commercial uses, eliminate trips
- Range of housing opportunities
- Walkable communities
- Surrounded by open space and/or agriculture



Components of a Village Center



**Compact
Development**

Compact Development Lessons from the Past



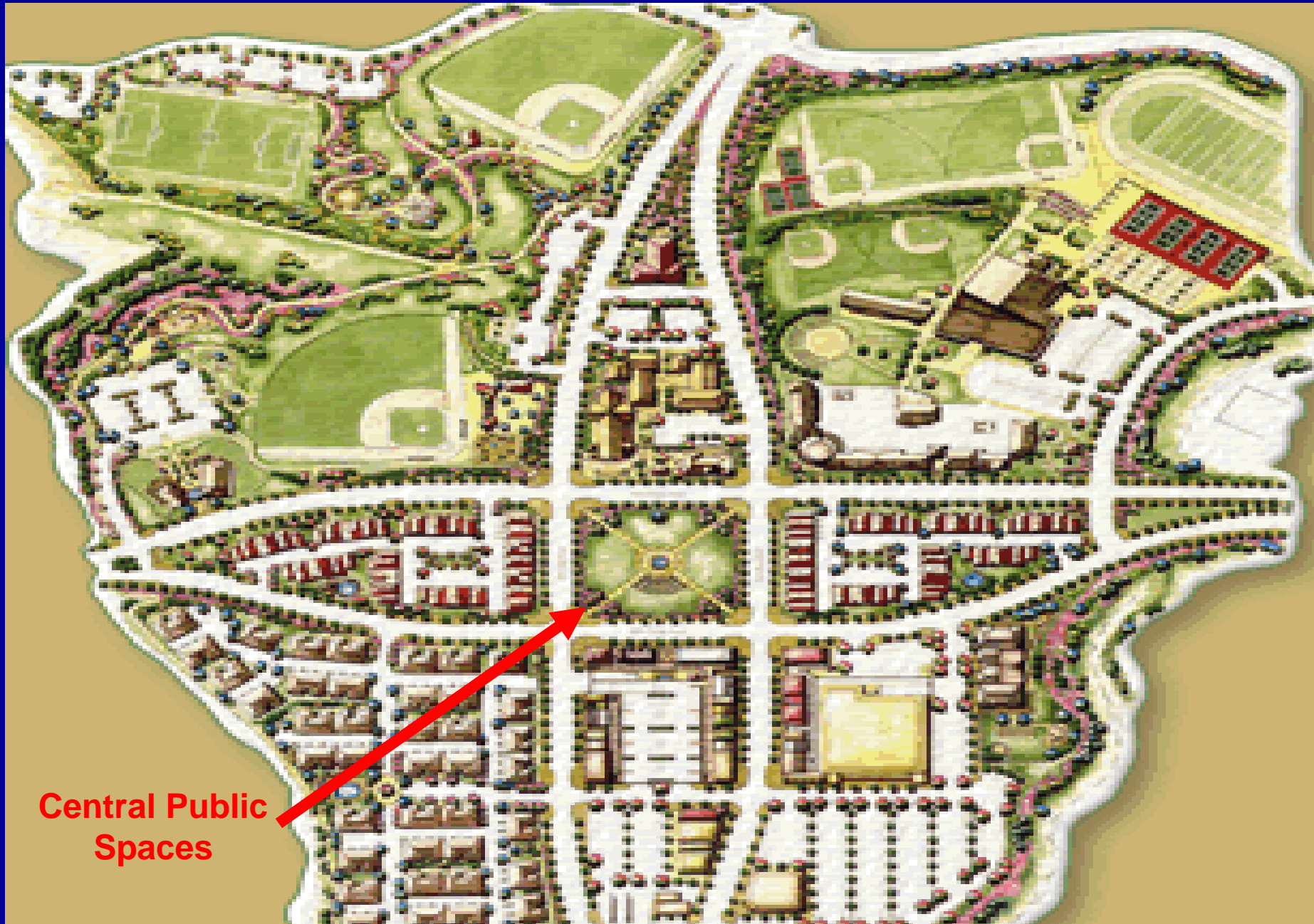
Compact Development



Compact Development



Components of a Village Center



Central Public
Spaces

Central Public Spaces



Central Public Spaces



Central Public Spaces



Components of a Village Center



Mix of Land
Uses

Mix of Land Uses

Commercial Integrated with Residential



Mix of Land Uses

Commercial Integrated with Residential

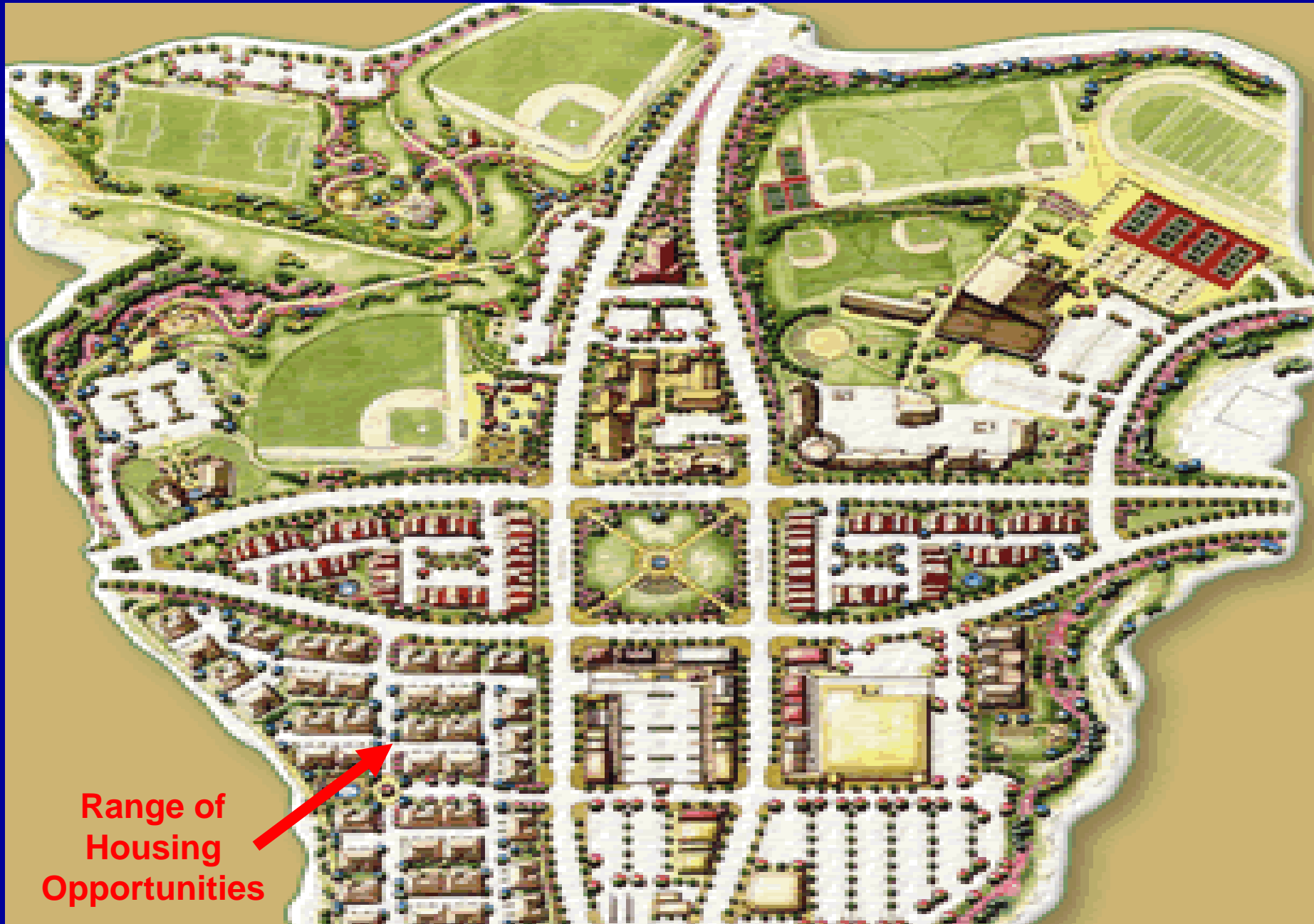


Mix of Land Uses

Commercial Integrated with Residential



Components of a Village Center



Range of
Housing
Opportunities

Range of Housing Opportunities



Range of Housing Opportunities



Range of Housing Opportunities



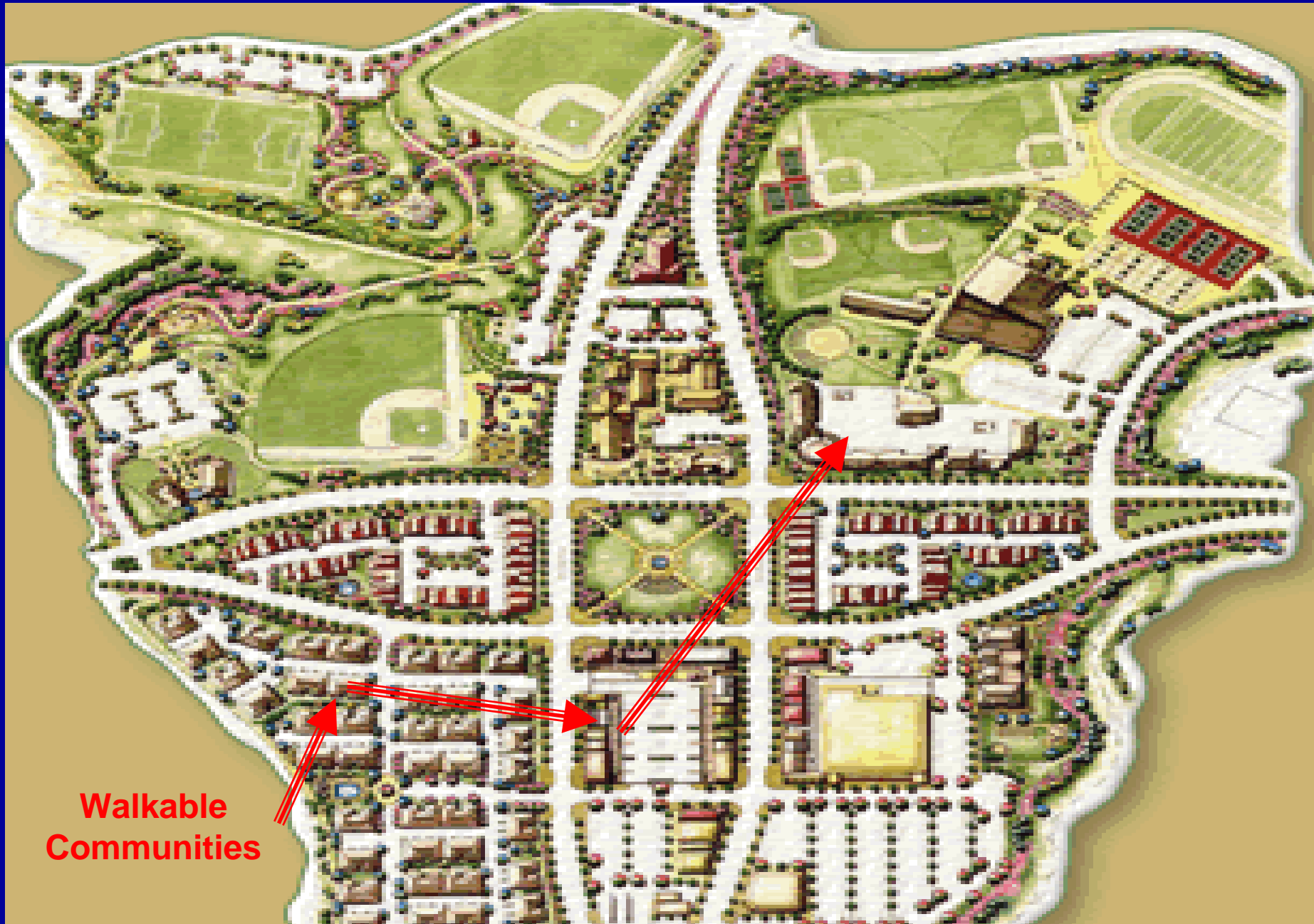
Range of Housing Opportunities



*Range of Housing Opportunities
High Density Residential To Promote
Housing Diversity and Affordability*



Components of a Village Center



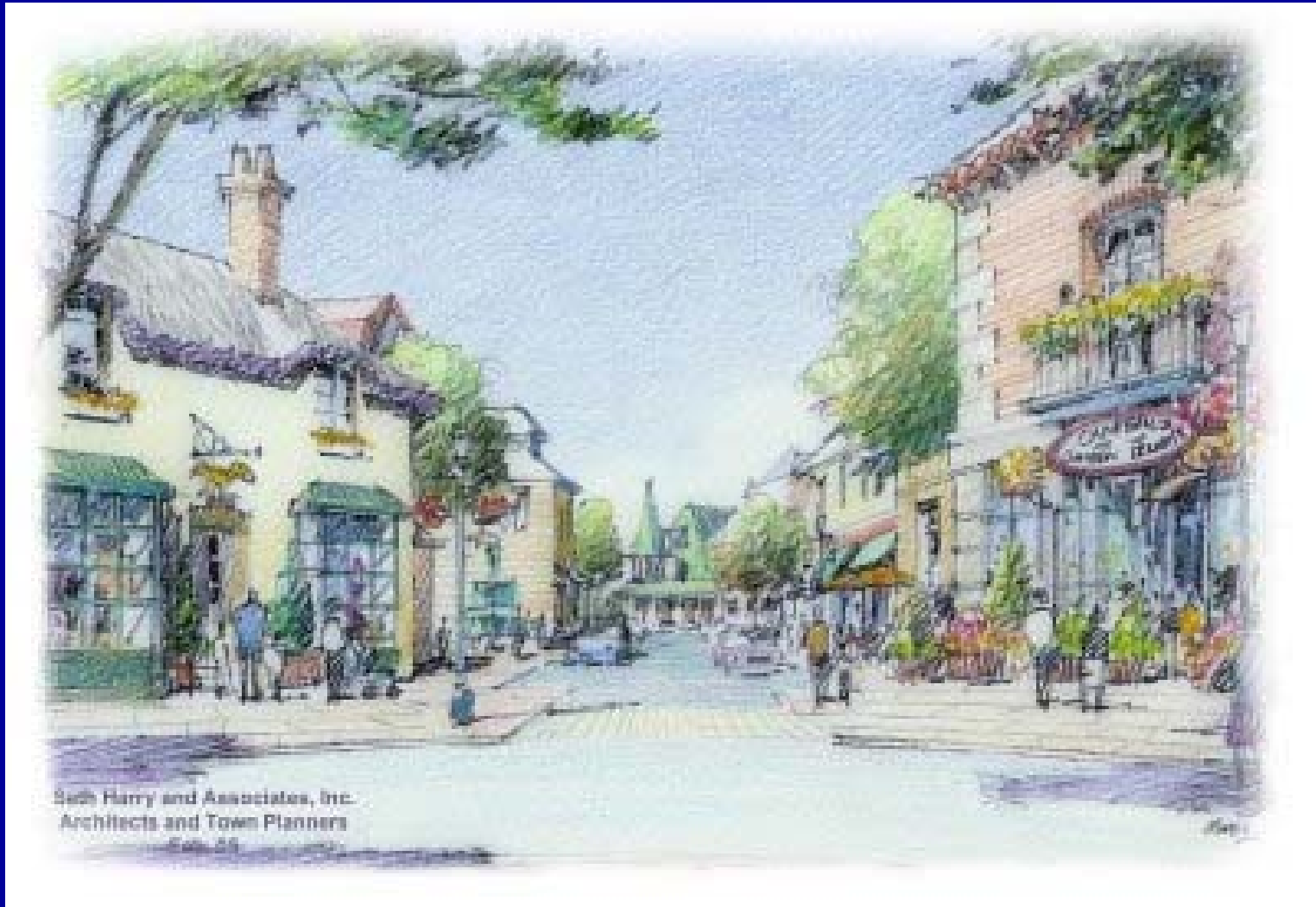
**Walkable
Communities**

Create Walkable Communities

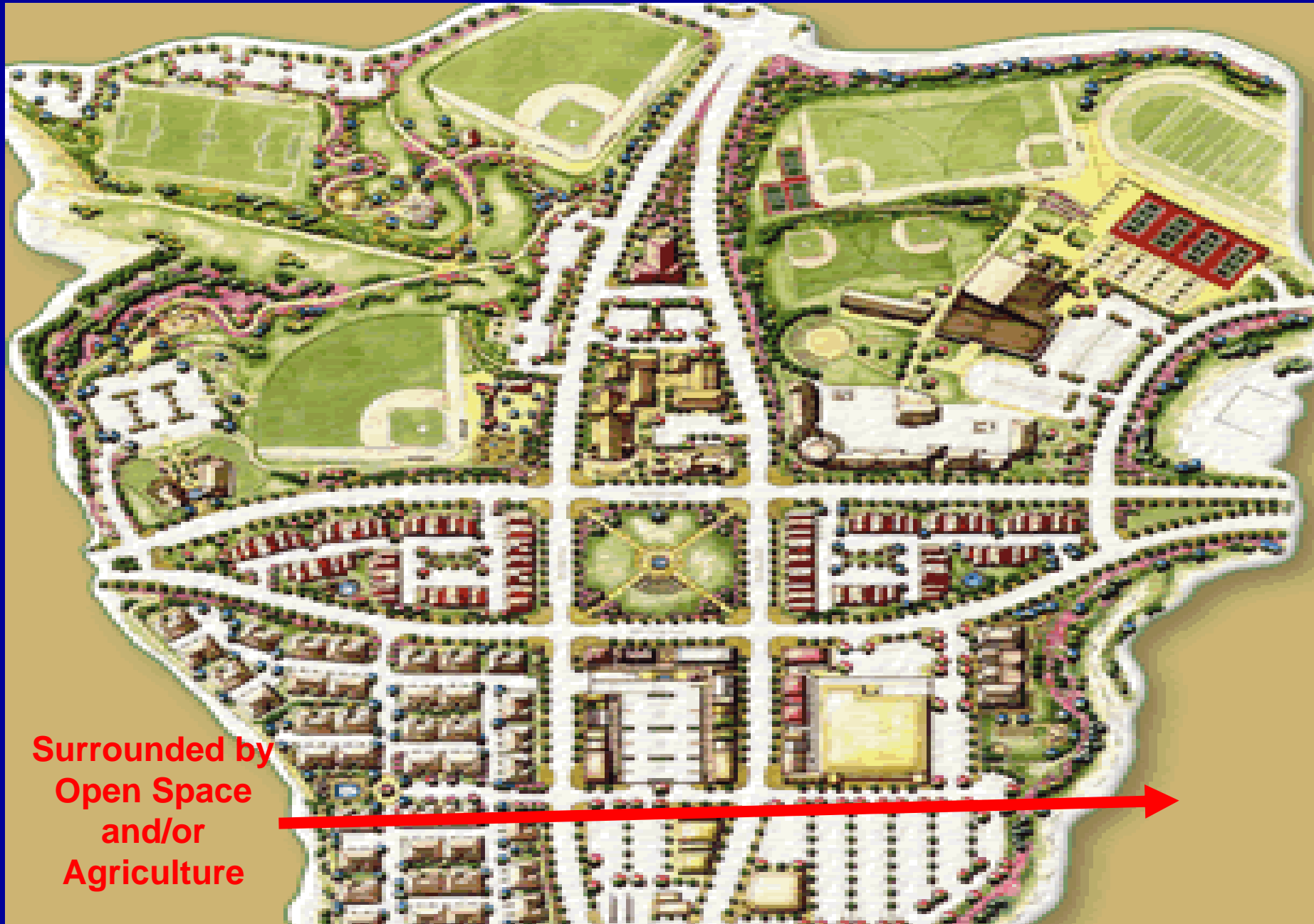
Mix land uses, build compactly, and provide safe and inviting pedestrian corridors



Create Walkable Communities



Components of a Village Center



Surrounded by
Open Space
and/or
Agriculture

*Surrounded by Open Space
and/or Agriculture*



Surrounded by Open Space and/or Agriculture



Next Steps

1. Develop and analyze conceptual site plans for 2-3 pilot Village Center scenarios (with alternative mixes of housing, jobs, infrastructure)
2. Confirm assumptions regarding ability of Village Centers to address critical issues
3. Return to Board with findings

Village Centers Creating a Desired Future

