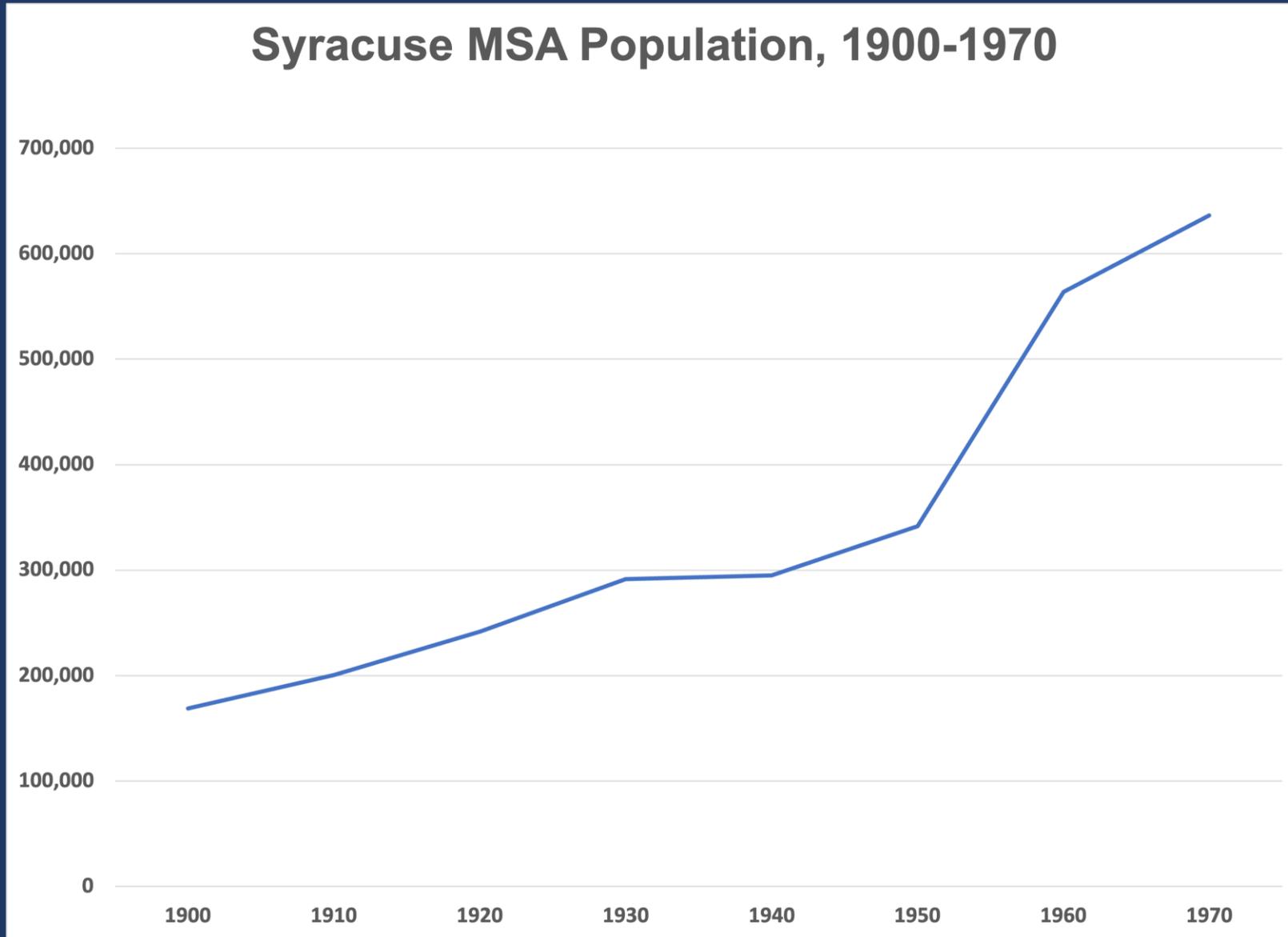


Managing The Boom

Bill Fulton, FAICP
Onondaga County
Planning Federation
March 13, 2024



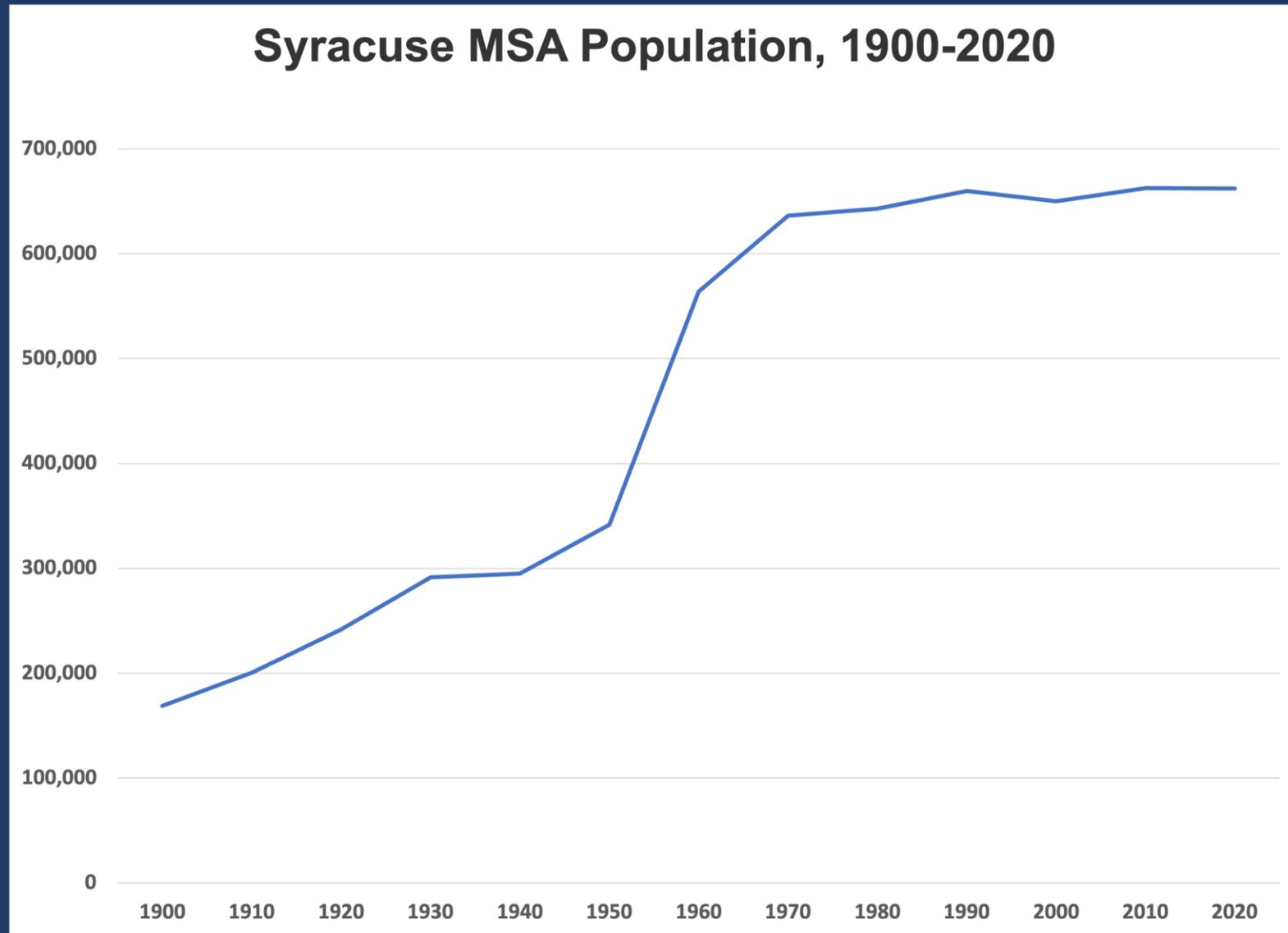
This Was A Boomtown Once



And It Showed



Then It Wasn't



And It Shows



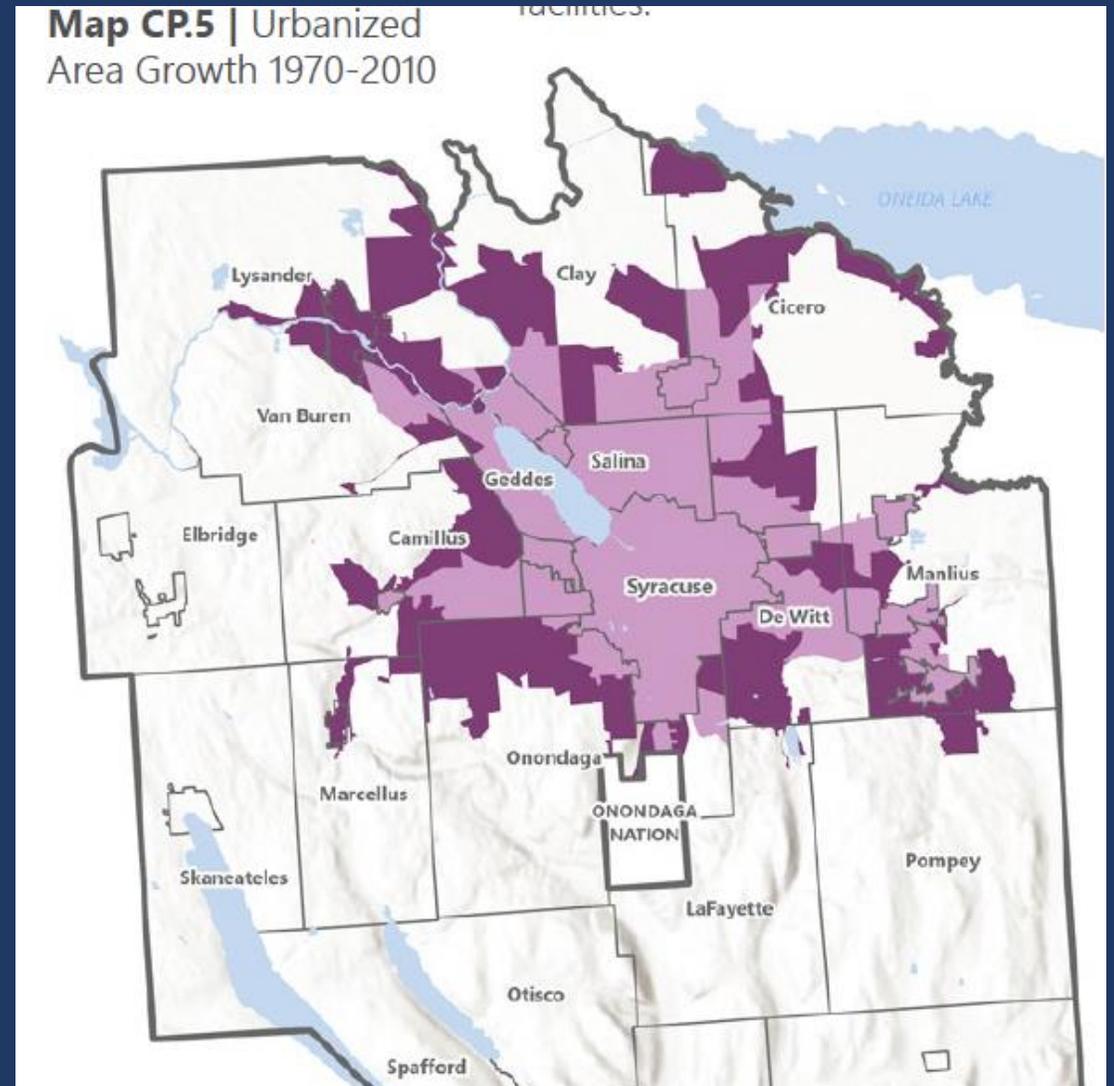
But now it's gonna be a boomtown again
(we hope)



But bad times lead to bad habits ...

The urbanized area has grown a lot

... even while the population has not ...



Throwing away old neighborhoods ...



And wasting land along the way



You've got a great vision

... but you won't achieve it with the status quo approach

Plan Themes

Plan Onondaga was developed using five separate analytical lenses in the form of themes: Strong Centers, Housing and Neighborhoods, Community Mobility, Greenways and Blueways, and Agriculture. Selection of these themes arose from a series of individual municipal and stakeholder meetings held during the initial scoping stages of the Plan Onondaga project, and represent the planning areas of most importance to the County and its municipal planning partners.

The following Plan Onondaga chapters provide an overview of each of these thematic areas. Each theme includes an overview, national trends, local trends and a series of goals and strategies for planning and development in Onondaga County related to that thematic focus area.

The themes are each explored in the plan, and are intended to establish a clear vision for future planning within these areas of focus, both for the County and its municipal government counterparts, but also for the community as a whole.

Strong Centers

Strong centers are walkable, people oriented places with a mix of jobs, housing, shopping, dining, culture, public spaces, entertainment, transportation, and services.



Vision:

Onondaga County will strengthen the quality of life and economic stability of local communities through the development of amenity-rich, vibrant, and walkable centers.

Housing and Neighborhoods

Housing and Neighborhoods as a planning theme addresses the needs and desires people have for the structures and places where they live.



Vision:

Onondaga County will support affordable, attractive, diverse, and efficient housing and neighborhoods to retain and attract future residents.



Community Mobility

Community Mobility is the ability of people to travel from place to place within Onondaga County. Community mobility strategies aim to provide for more choice in the transportation system and to improve safety for all users.

Vision:

Onondaga County will enhance mobility by improving the safety, accessibility, and diversity of options for moving people within and between communities.



Greenways and Blueways

Greenways and blueways are corridors of open space or waterways that incorporate diverse natural, cultural, and scenic features.

Vision:

Onondaga County will protect and expand greenways and blueways to provide unique recreation and ecological health opportunities.



Agriculture

Agriculture is the science, art, and business of cultivating soil, producing crops, and raising livestock. Innovative agricultural and farming practices are needed to promote economic development while also protecting our environment.

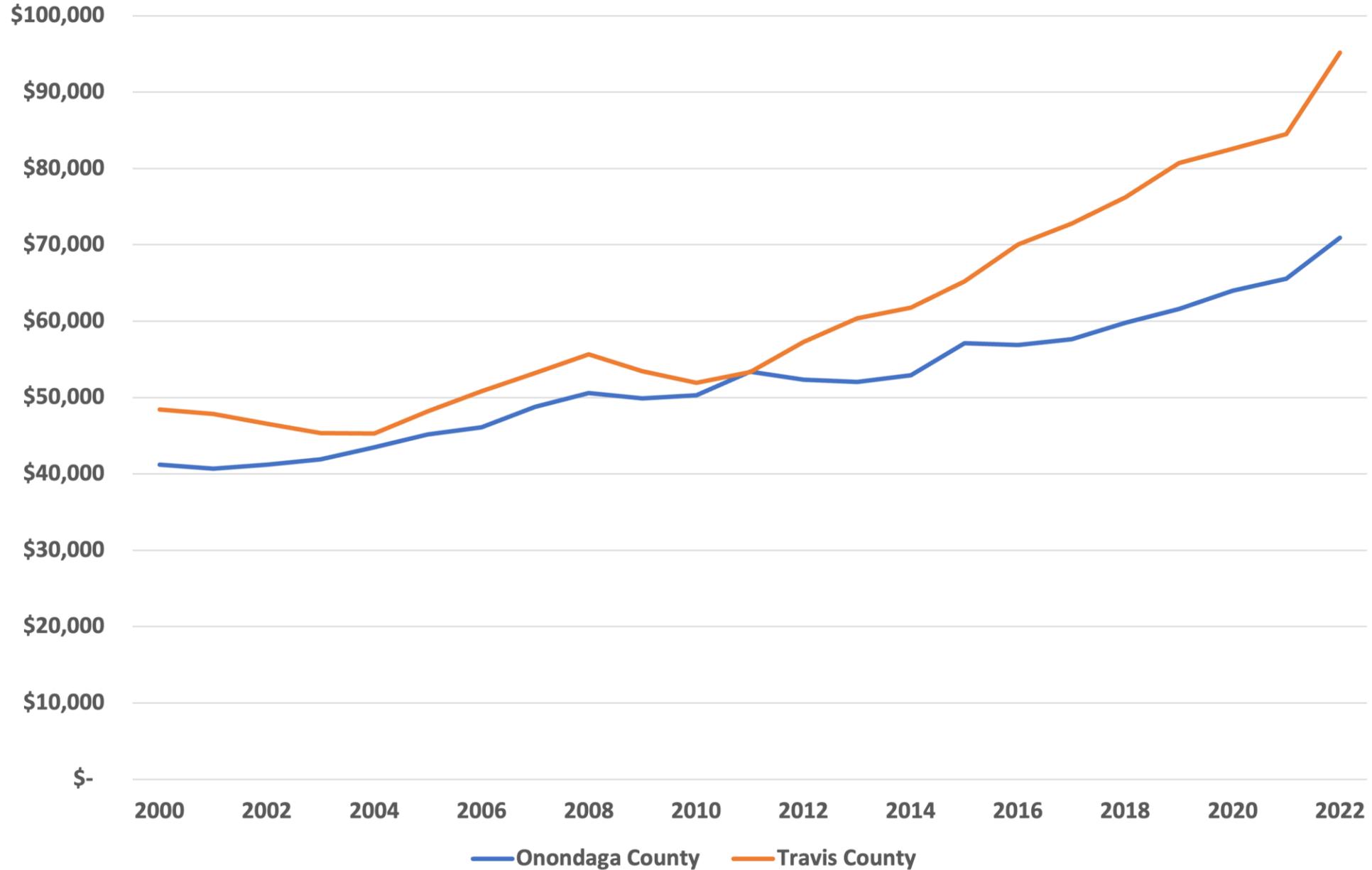
Vision:

Onondaga County will ensure that Agriculture remains a viable and integral part of the economy and a defining characteristic of the landscape.

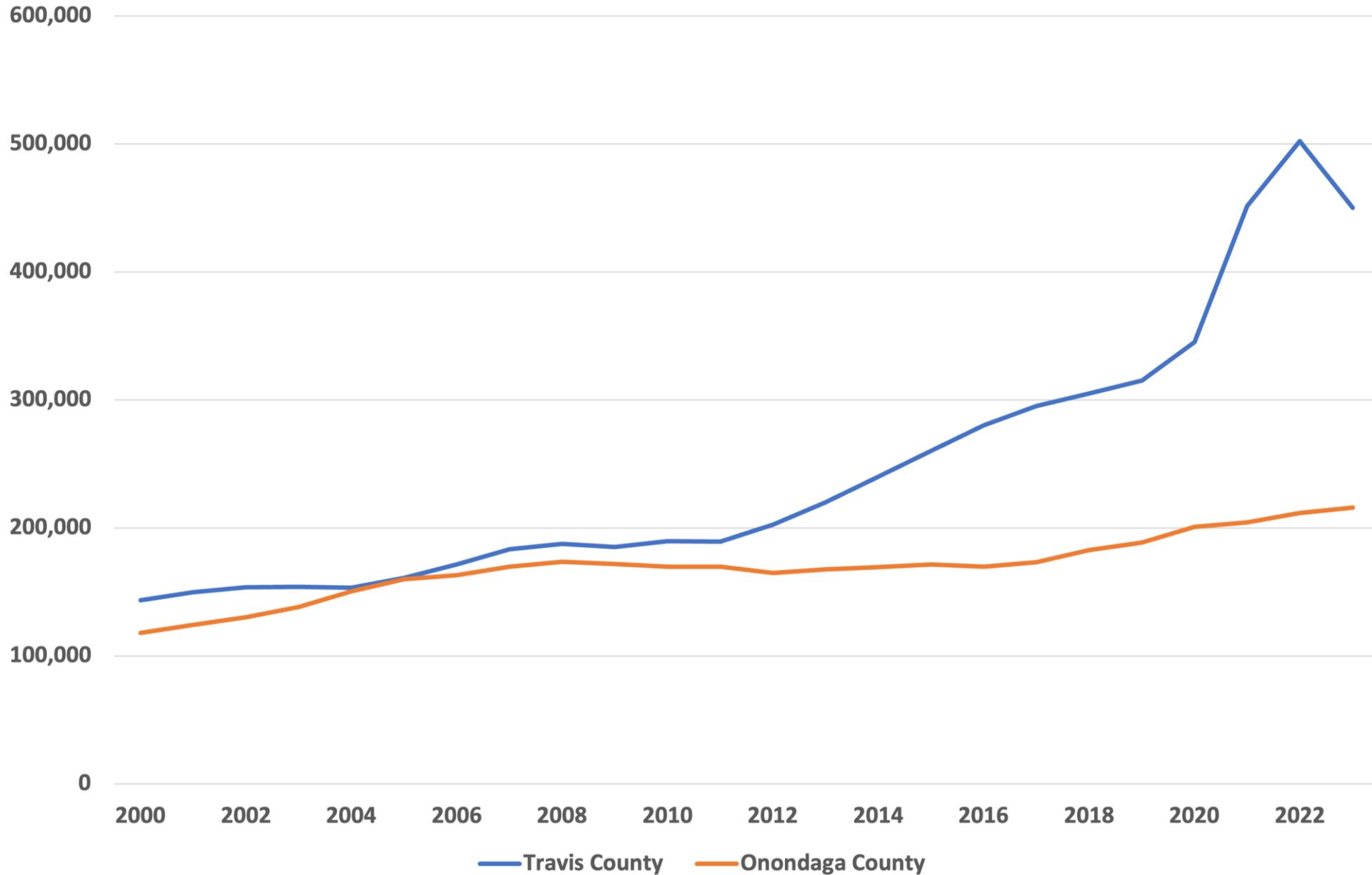
So here are Bill Fulton's 6 rules
for handling a booming Central New York

1. Don't underestimate what might happen

Median Household Income, Travis County TX and Onondaga County NY, 2000-2022



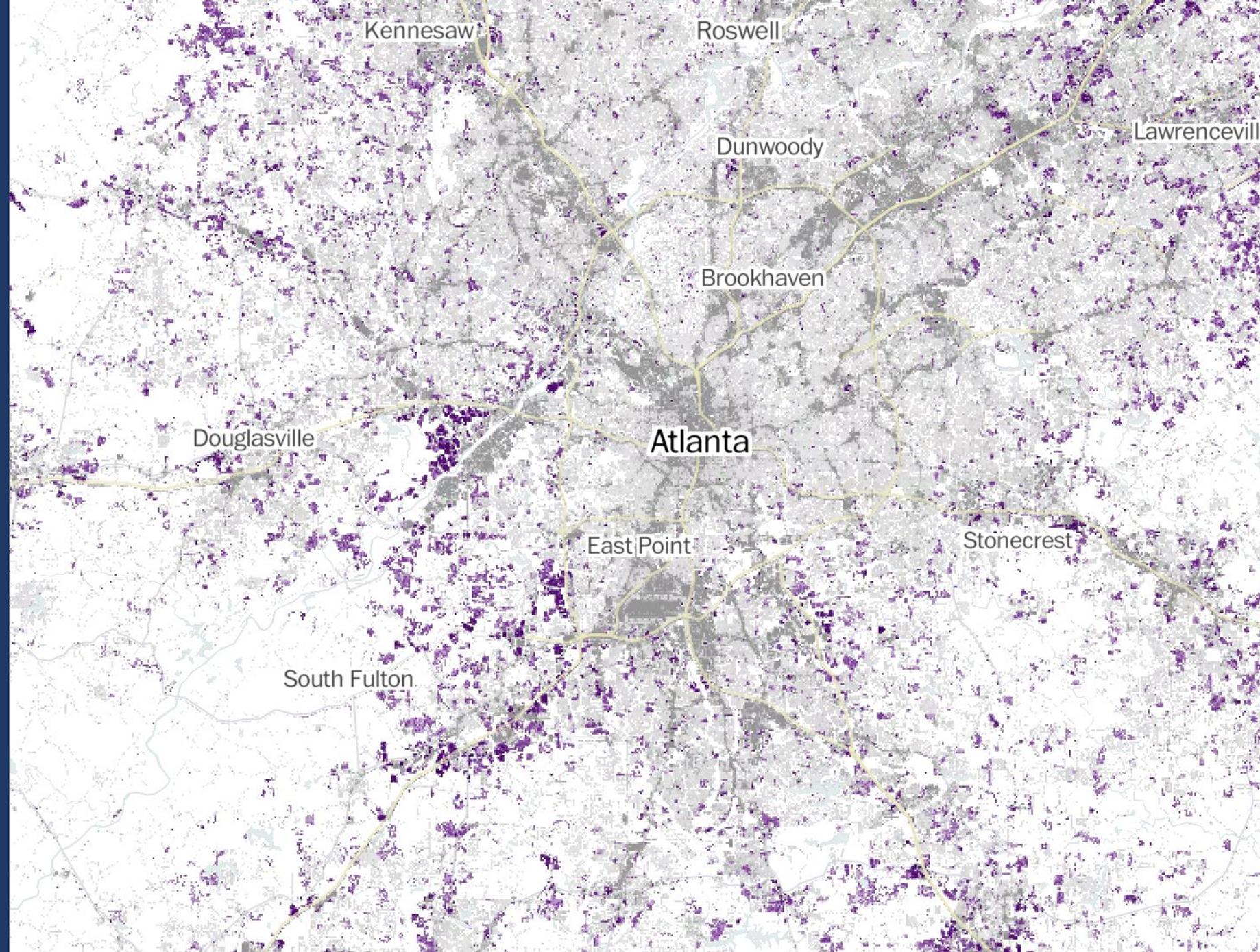
Median Home Price, Travis County TX and Onondaga County NY, 2000-2023



2. Don't blow through your land supply too fast

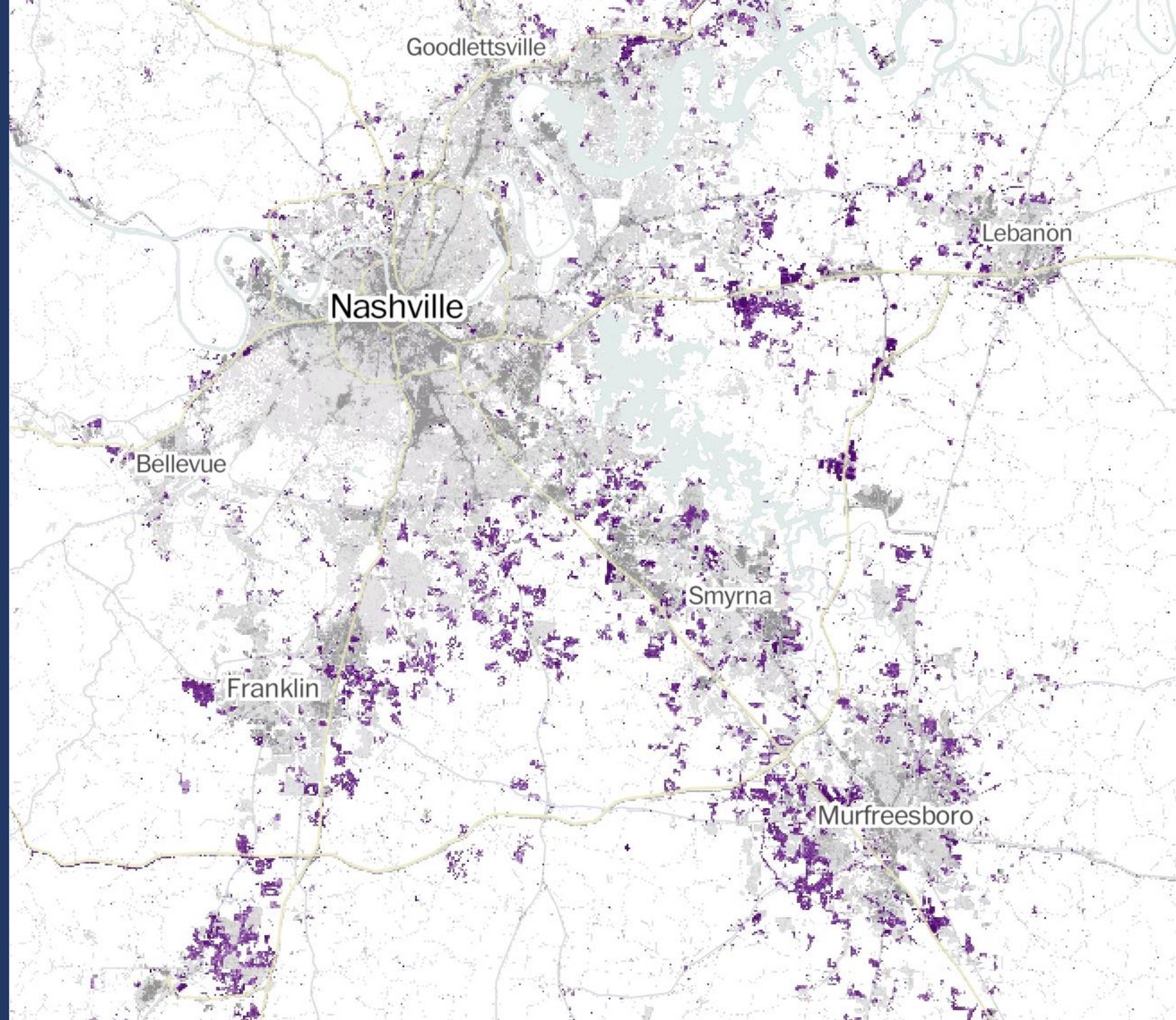
Metro Atlanta, 2001 and 2019

Washington Post



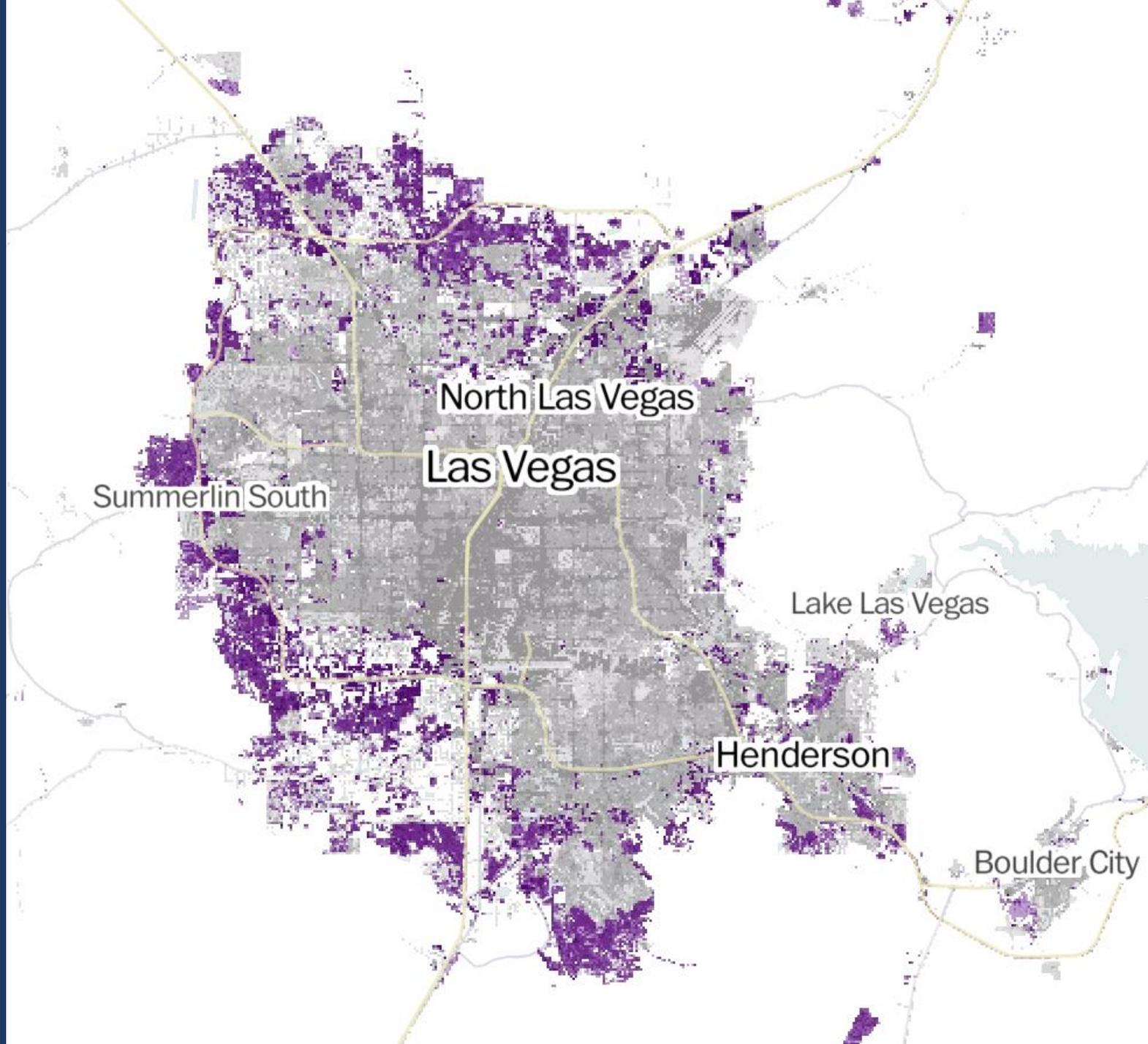
Metro Nashville, 2001 and 2019

Washington Post



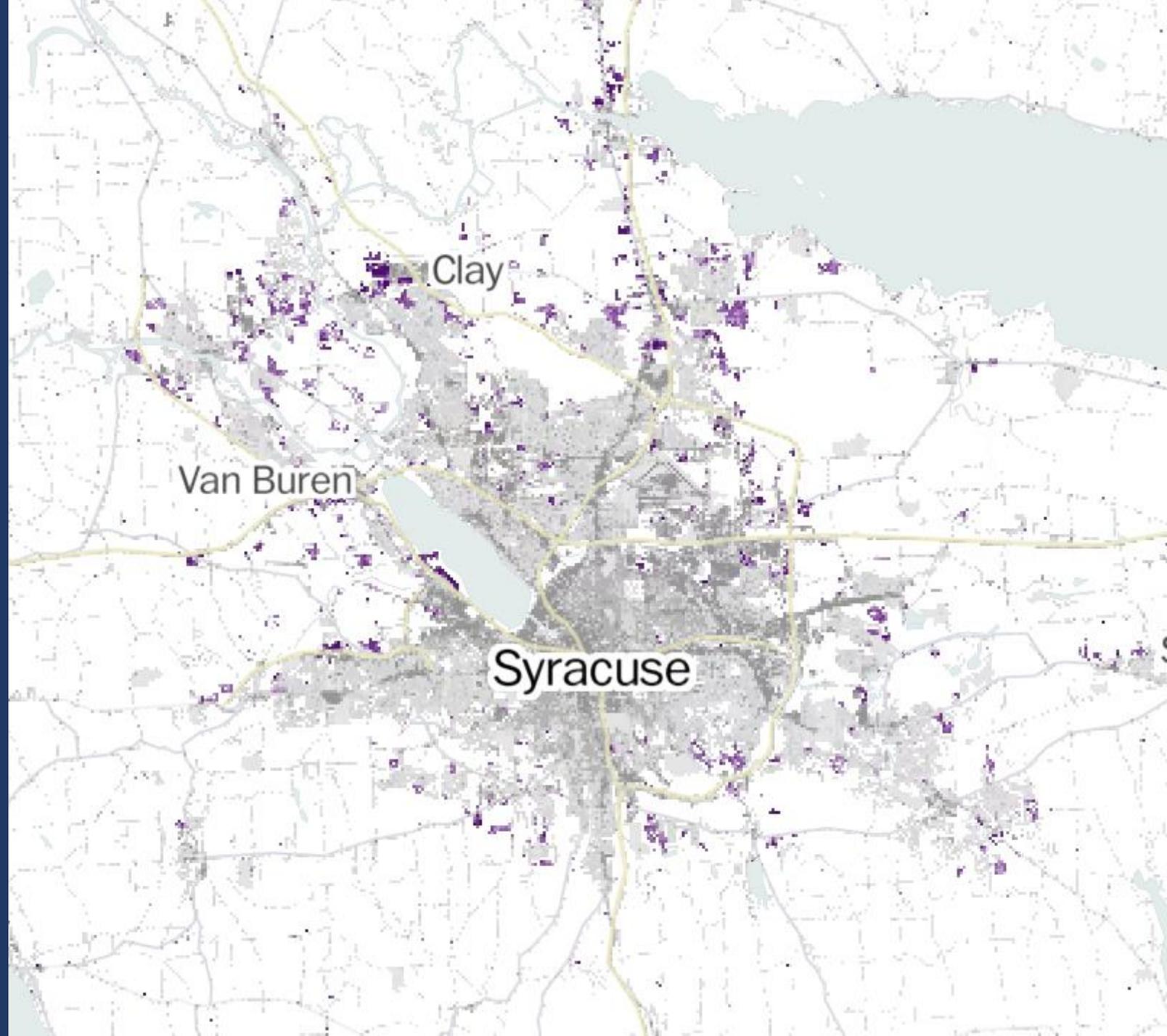
Metro Las Vegas, 2001 and 2019

Washington Post



Metro Syracuse, 2001 and 2019

Washington Post



3. Don't bankrupt yourself with sprawl

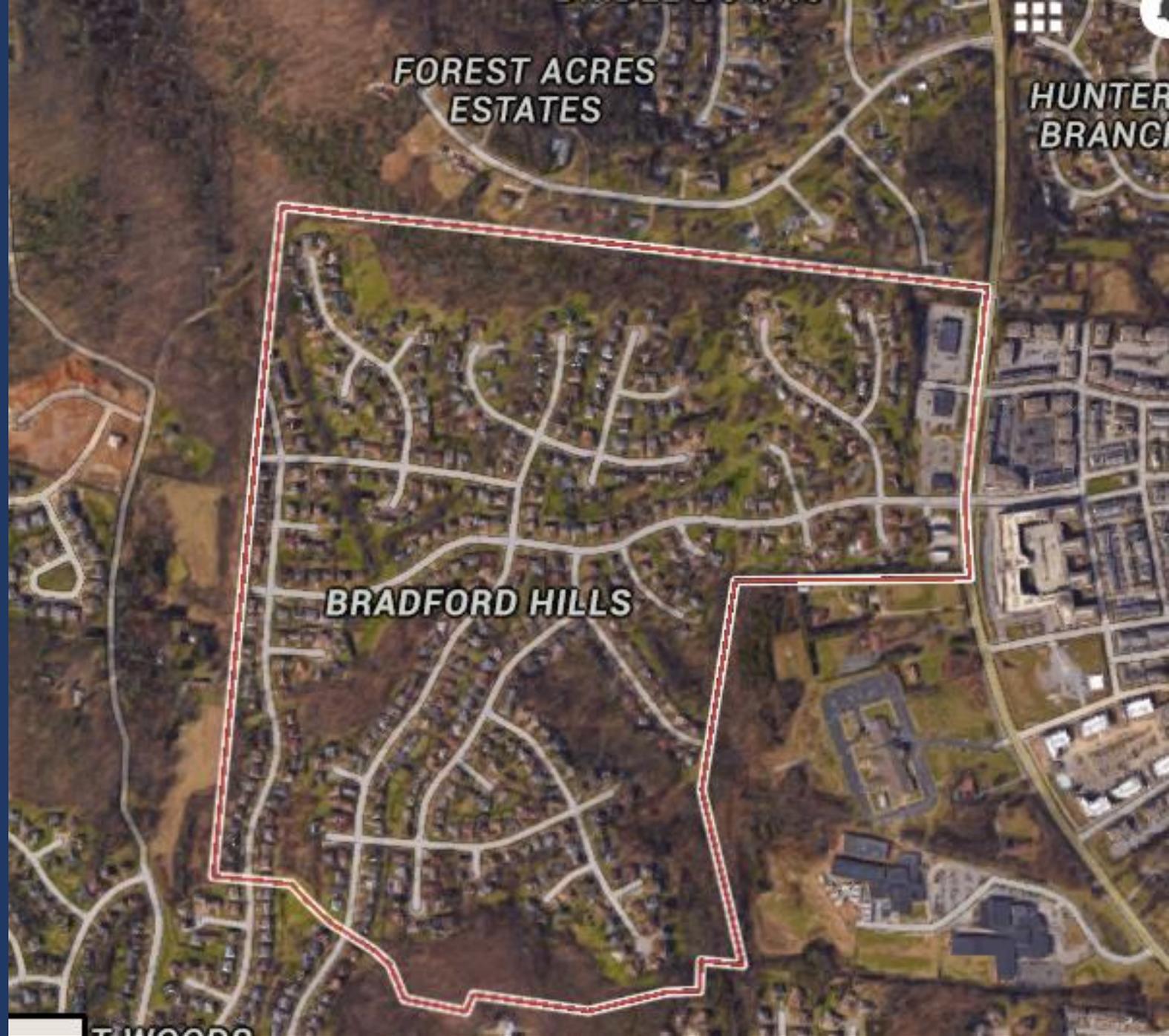
A lesson from suburban Nashville



Bradford Hills



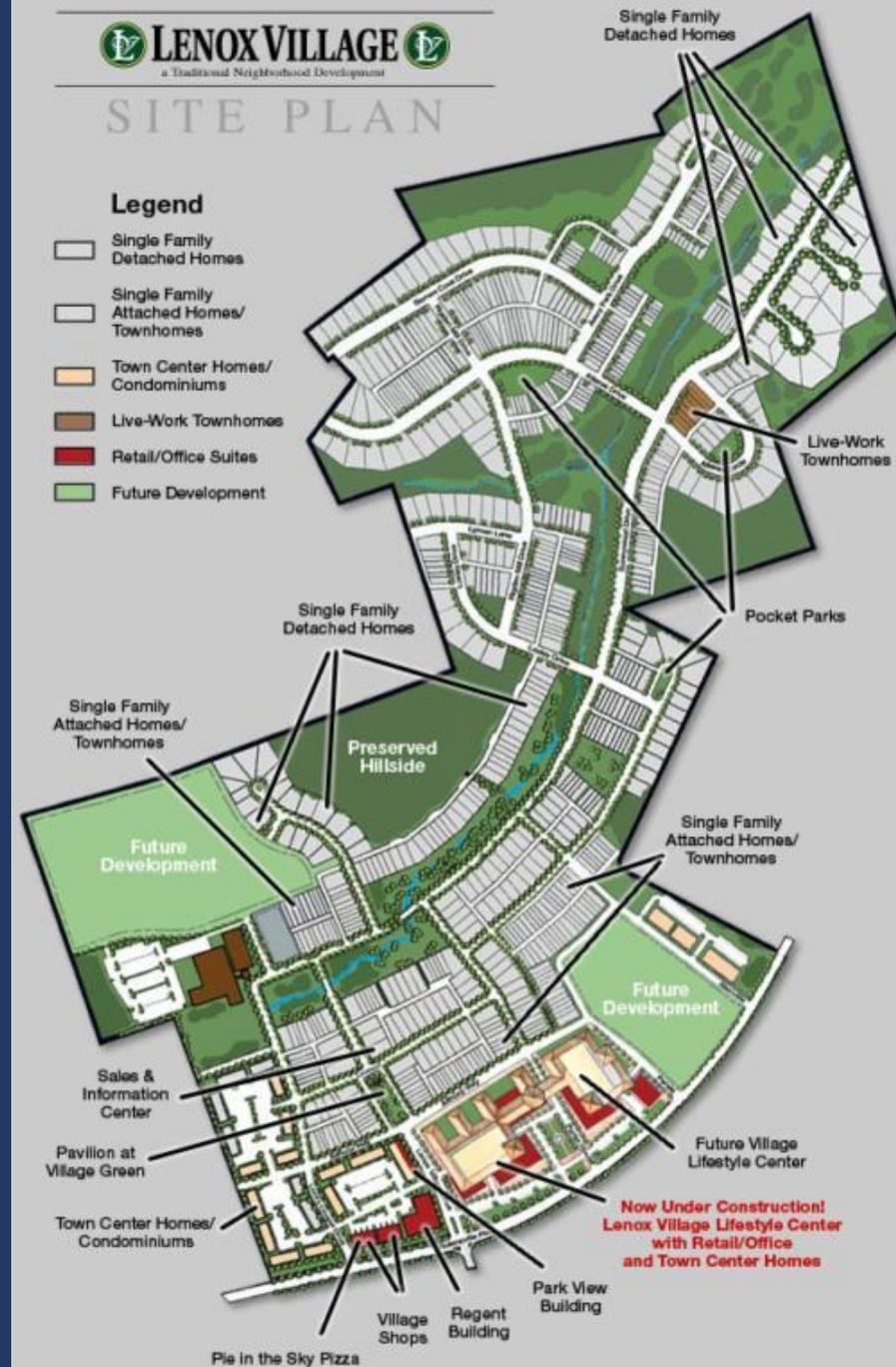
A typical
subdivision in
Davidson
County north
of the City



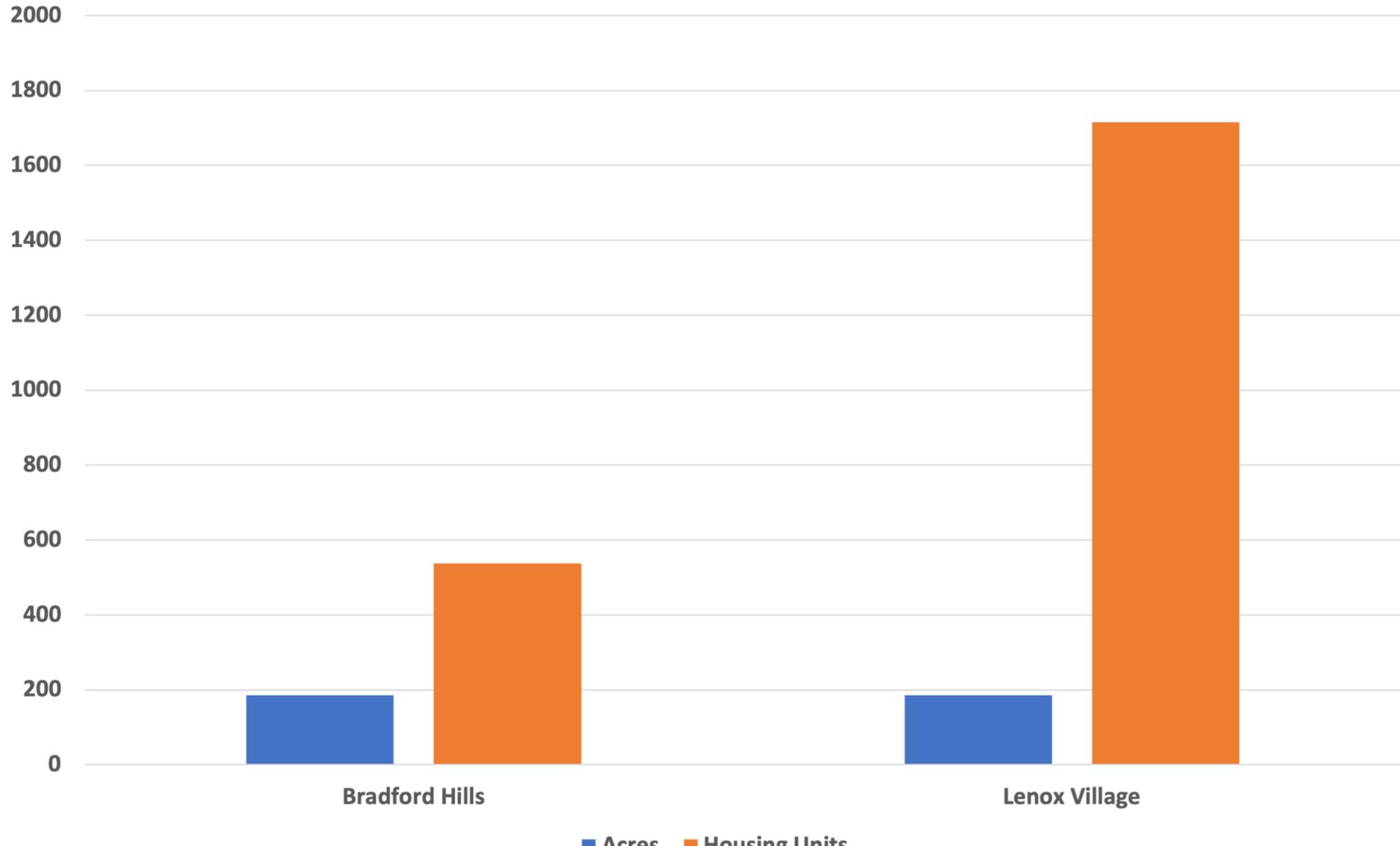
Lenox Village



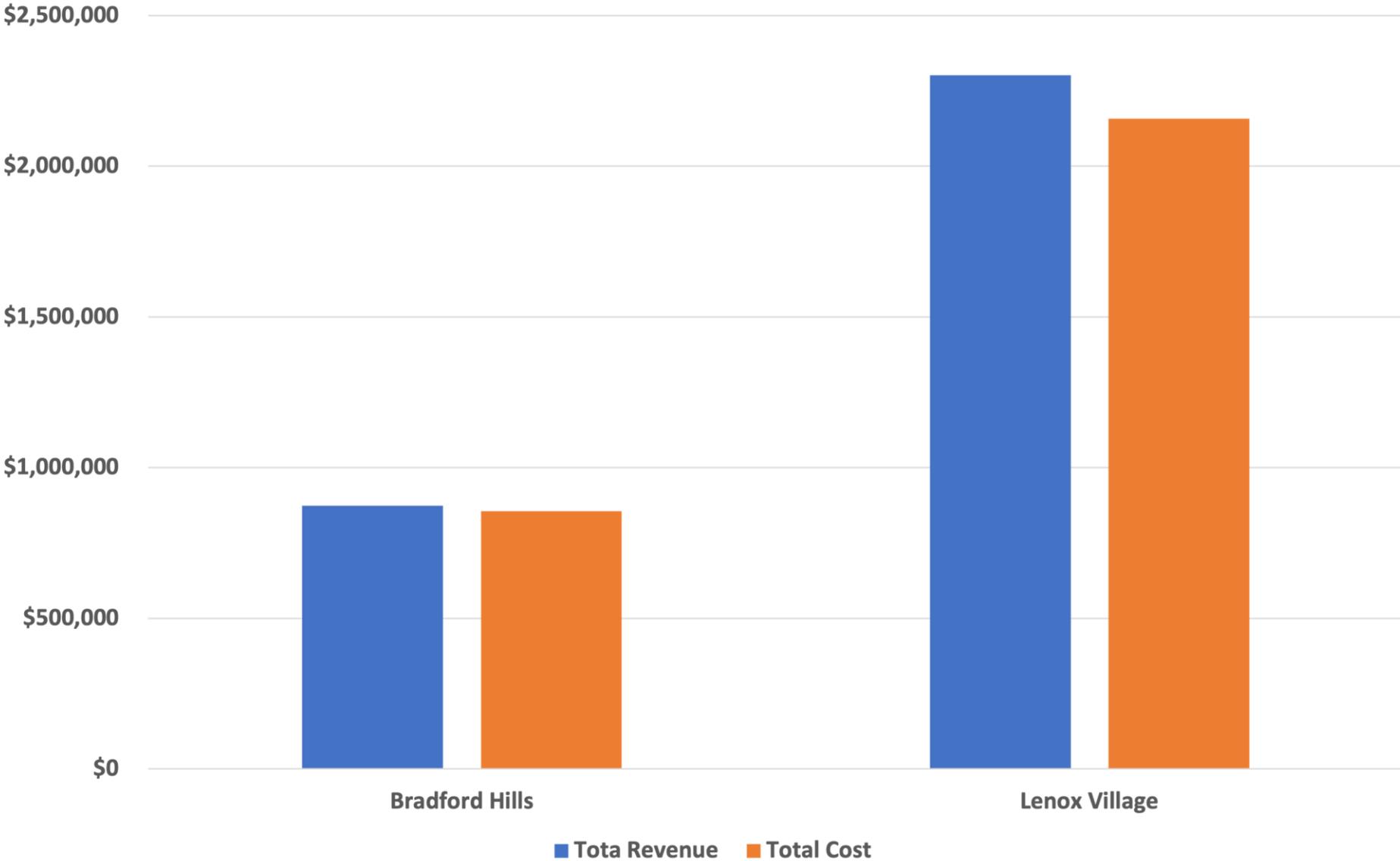
A “Smart Growth” subdivision across the street from Bradford Hills



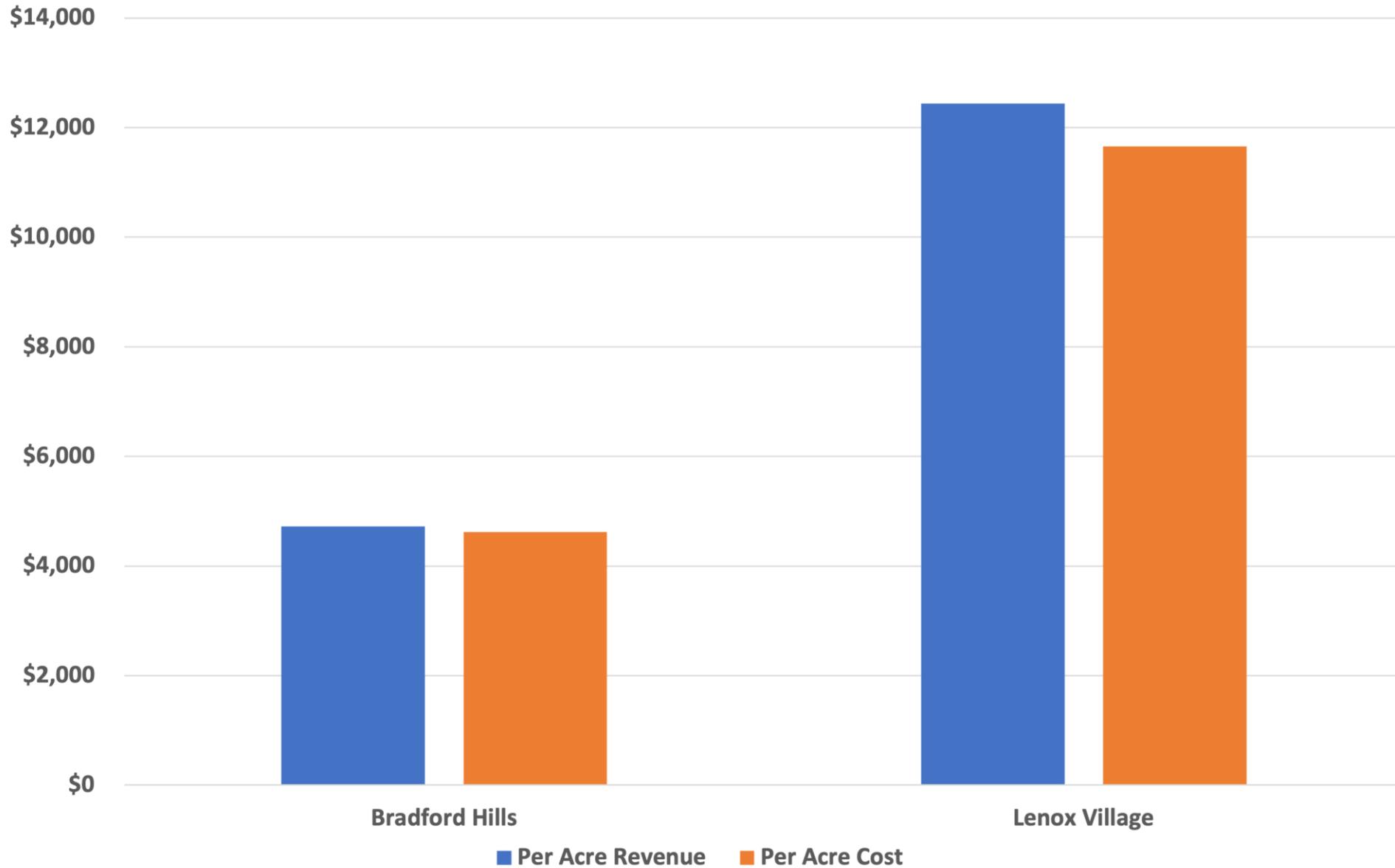
Acres and Housing Units



Revenue and Cost



Revenue and Cost Per Acre



3 Conclusions about Smart Growth

(Based on Survey of All Relevant Studies)

Cost of Infrastructure

38% Savings

Cost of Services

10% Savings (higher in rural areas)

Tax Revenue Per Acre

-- 10x more

4. Don't assume everybody wants to spend all weekend on a riding mower

The exurban default in Upstate New York

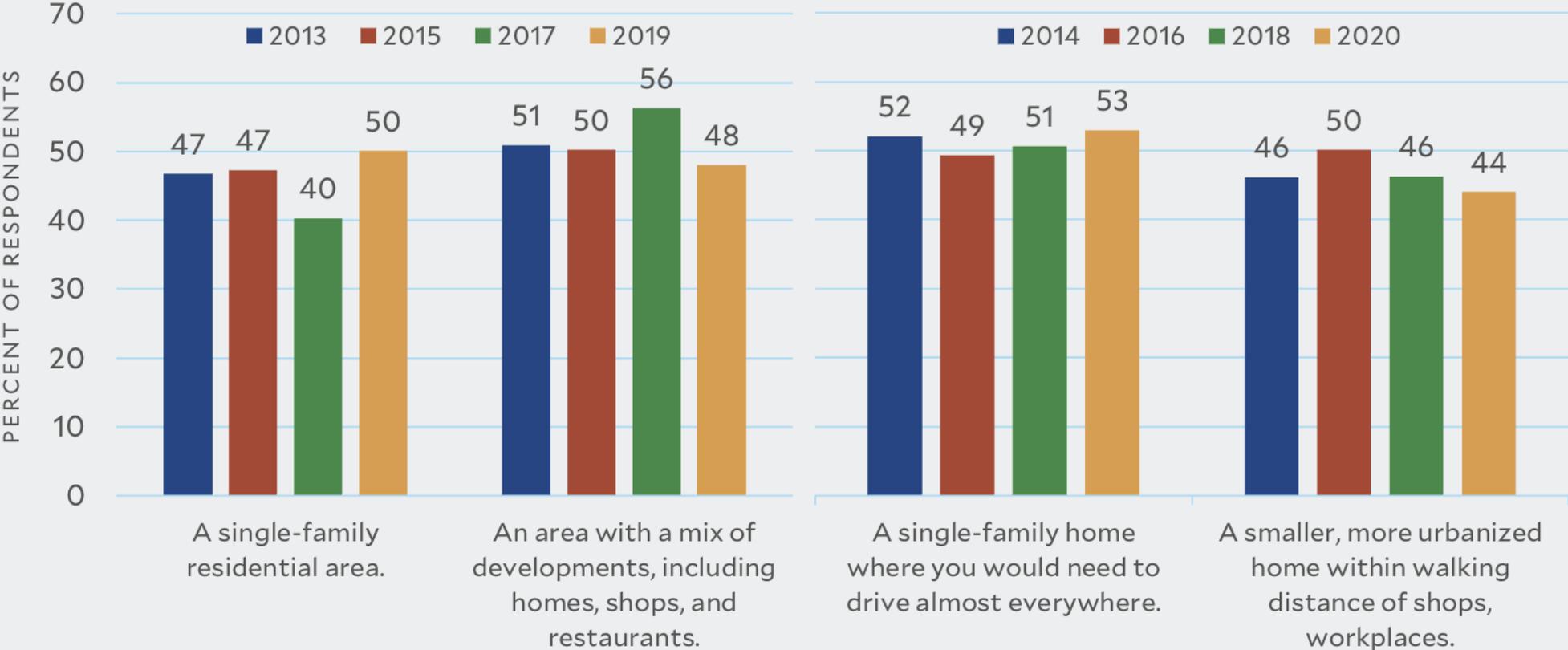


The reality: Villages like this are thriving



Half of the population wants to walk – even in Houston!

The preference for walkable urbanism among Harris County residents (2013-2020)



Source: Kinder Houston Area Survey (2013-2020)

5. Don't accept whatever comes along

After 70 years, you don't have to settle for whatever

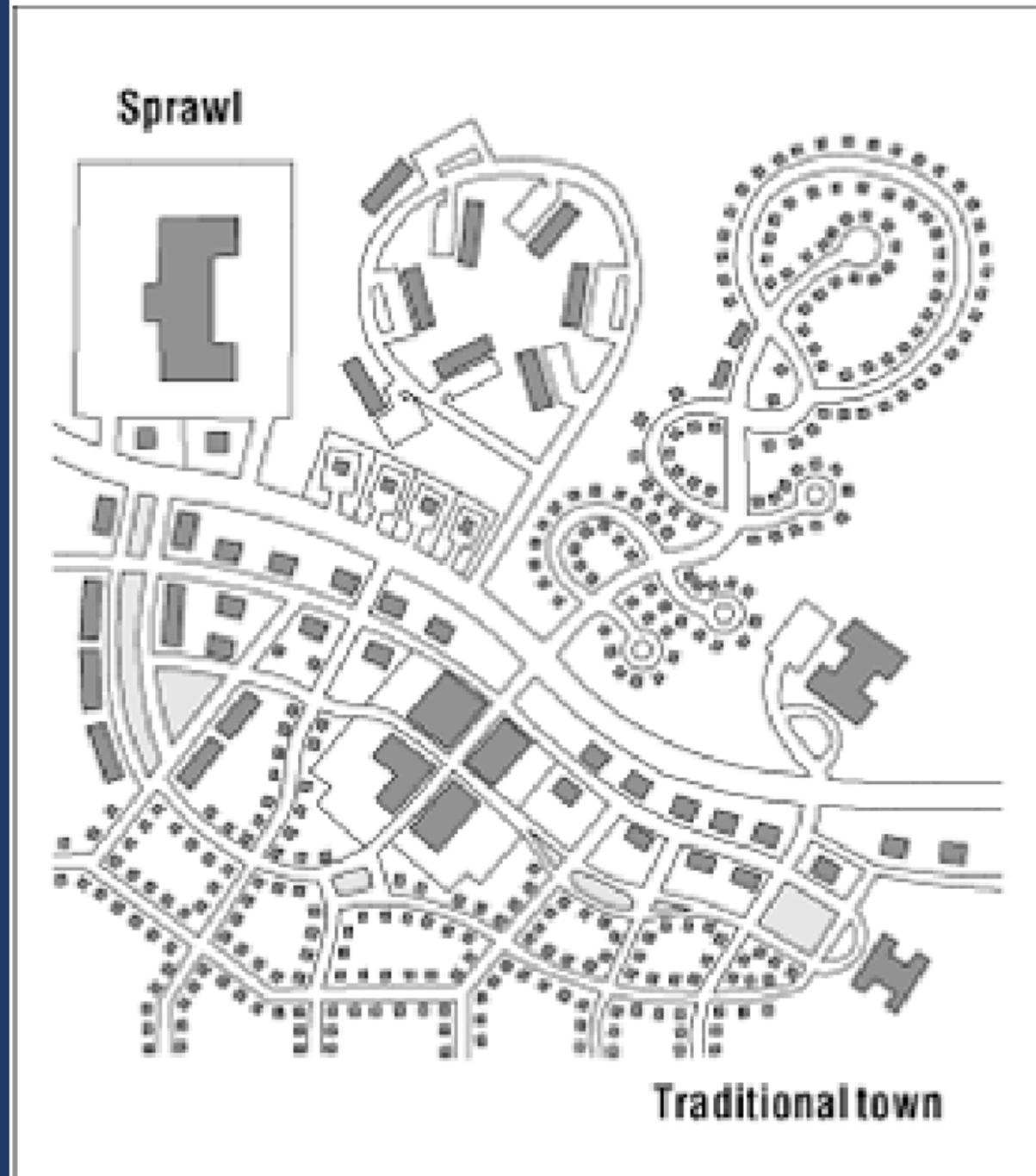


You can demand more!



6. Don't plan piecemeal (if you can help it)

All developers want is an access road to their subdivision ... But that's a recipe for disaster



You can insist that landowners work together!



So good luck!



But don't forget!

1. Don't underestimate what might happen.
2. Don't blow through your land supply too fast
3. Don't bankrupt yourself with sprawl
4. Don't assume everybody wants to spend all weekend on a riding mower
5. Don't accept whatever comes along
6. Don't plan piecemeal (if you can help it)

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