

Healthy Growth

A Community Dialogue

Round Table Discussion

Notes

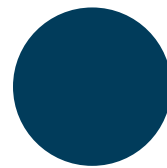
Future Growth

Comprehensive Plan calls for 80% of growth within Urban Services Area (USA) and only 20% of new development to occur outside of USA to preserve rural areas.

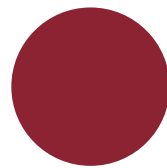
This policy tool ensures progress toward the shared vision.

Current Situation – Changing Conditions

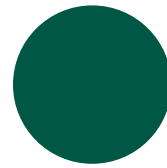
Despite a long history in attempts to address concerns about residential growth, changing conditions have impacted our ability to be successful in changing development patterns:



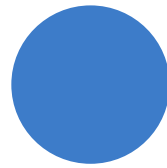
Population has grown 16% since 2010



Impacts of the opening of Interstate 95 in the late 1960s



Acceleration of rural residential development amid economic recovery, contributing to the loss of our rural character



Prime location for commuters to employment centers in Washington DC, Northern Virginia and Richmond as these areas have faced housing price pressures

Current Situation – Where we are Today

	Urban Services Area	Rural Area
Comprehensive Plan Goal	80%	20%
Current Status	77.7%	22.3%
Future Growth Current trend	73.5%	26.5%

Opportunities

Challenges

Other Comments

GROWTH MANAGEMENT Stafford County, Virginia

