Quality Growth Wrap-up and Analysis

West Point - Collaborative Economic Development Effort

1. Strategies in Place
   - Transportation: Increased awareness of transportation problems in this area
   - Land Use: Freeport Center's success/willingness to integrate into new project
   - Open Space: Potential for a "riverwalk" along the current canal channel
   - Financing: Cities willing to work together to reach a desired outcome

2. Strategies to be Applied
   - Transportation: Planning, Funding, Willingness to work together
   - Land Use: Master Plan entire community
   - Open Space: Master plan so that some open space is saved
   - Financing: Create a uniform Impact Fee - Operate like a "mini-city" to help with tax sharing and resource sharing
   - Creation and Design: Pay a consultant to master plan this community -

3. Current and Potential Barriers
   - Transportation: Lack of good planning, funding, and willingness to work together will be a barrier
   - Land Use: Need for buffer zones - Residential housing and the school will make development of industrial difficult in some areas
   - Open Space: Public may fight to keep land open - Raw land will create the most controversy from residents living around it and enjoying the current agriculture use
   - Financing: Cities must agree to cost and revenue sharing before process begins
   - Creation and Design: Funding - No funding may make for a lack of a cohesive design

4. Overcoming Barriers
   - Transportation: Create an economic development district
   - Land Use: Master plan the site
   - Open Space: Utilize all types of funding - especially developer funding
   - Financing: Get legislative appropriations for transportation funding and general financing

5. Actions for Implementation
   - Transportation: Sell the idea based on the potential for maximum economic development
Land Use
Hire a consultant - Of anything said, this was the most important to the group in terms of land use and design

Open Space

Getting someone in the legislature as soon as possible to begin talking about the potential for this project - It is too big to do alone - Will need outside resources

Creation and Design

6. Other Comments

Transportation

Improvements
1. Create an access to Commuter Rail Station from Freeport Center
2. Improve overall Freeport Center circulation
3. Access to new property from Freeport Center - Create a good roadway through existing Freeport Center
4. Light Rail Station at 200 south and DRG Railroad
5. Widen 2000 West to 110'
6. Create an interchange with North Legacy at 200 South
7. Widen 100 West
8. Create an interchange with North Legacy at 1000 South

All Others
Please see maps for more information on land use and open space creation - They came up with a good beginning master plan of the site