



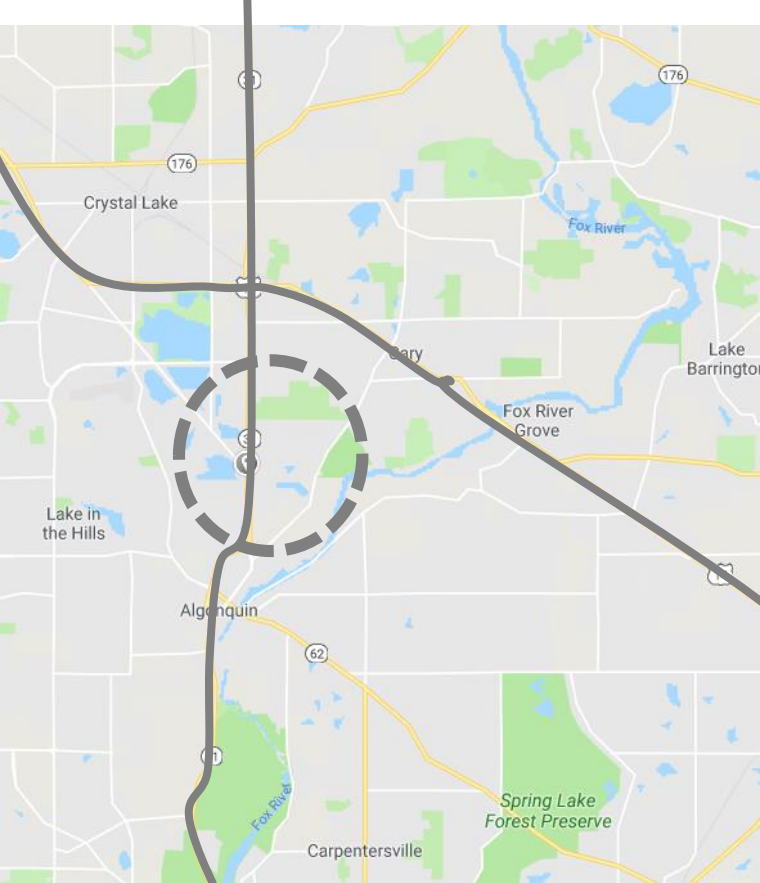
Algonquin-Cary Subarea Plan

Environment and Natural Resources Committee
March 5, 2020

Timeline

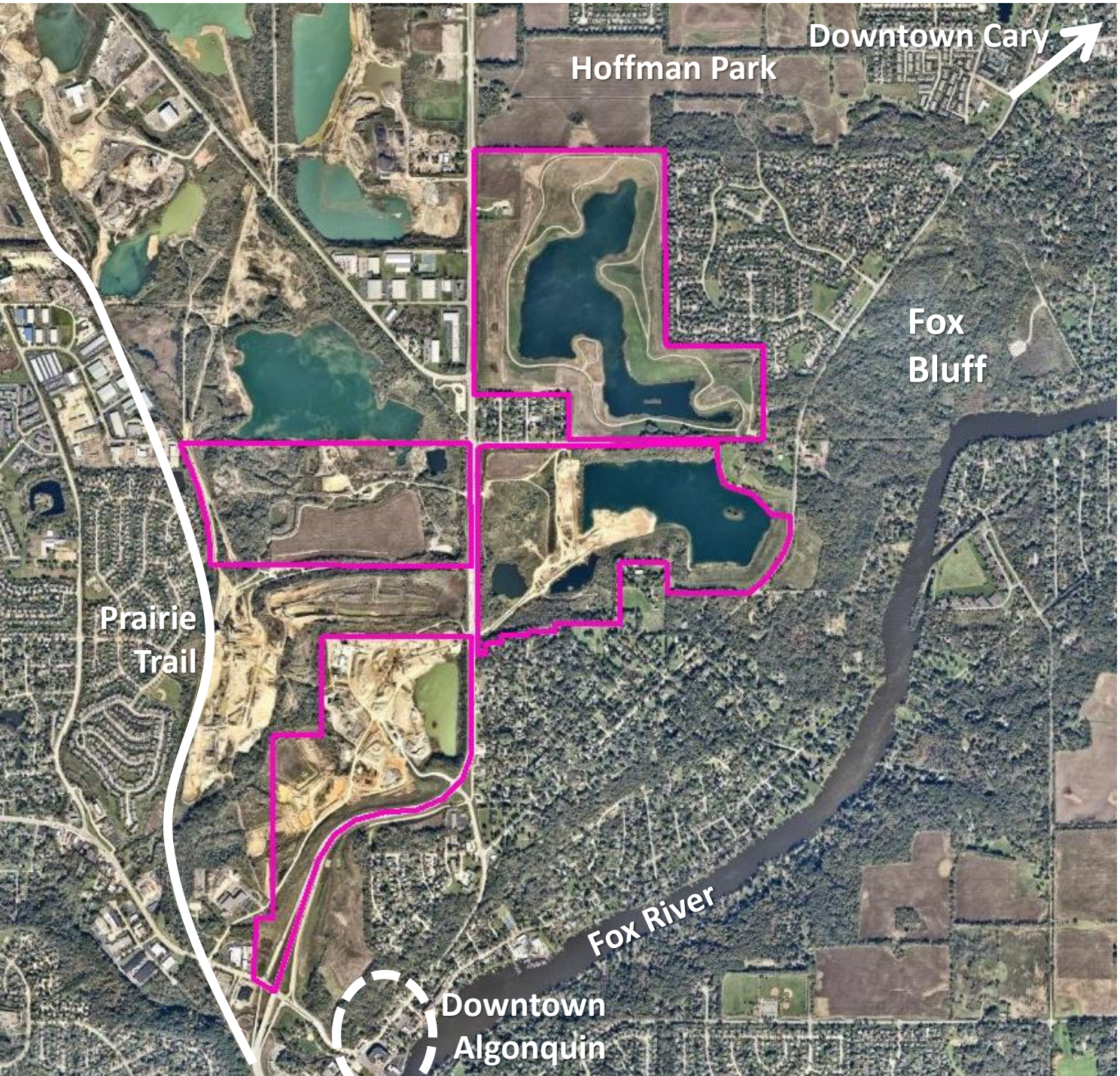
Kickoff	Apr. 2018
Existing conditions	Apr. 2018 – Apr. 2019
<u>Visioning</u>	<u>Apr. – May 2019</u>
Preliminary recommendations	June – Sep. 2019
Plan development	May 2019 – Feb. 2020
<i>Public review and adoption</i>	<i>Mar. – Apr. 2020</i>

Location



Route 31

Route 14



Hoffman Park

Downtown Cary

Fox Bluff

Prairie Trail

Fox River

Downtown Algonquin



Subarea 1, 250 acres



Cary Lake at Rotary Park



Subarea 2, 191 acres





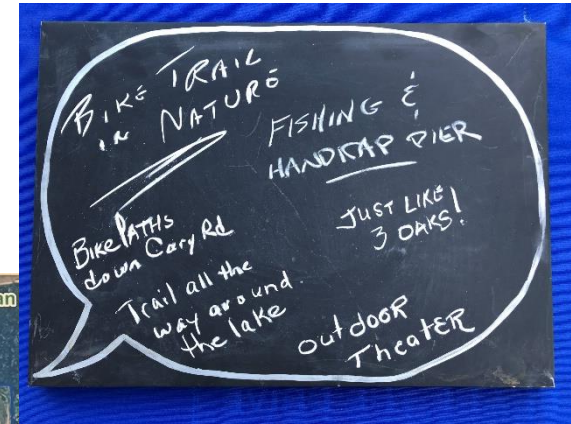
Subarea 3 (North), 138 acres

Subarea 3 (South), 153 acres

Why create a subarea plan?

- Initiate community engagement
- Provide a roadmap to share with development community
- Maximize recreational assets
- Guide fiscally responsible development
- Link subarea to surrounding community
- Coordinate recent planning

Community engagement





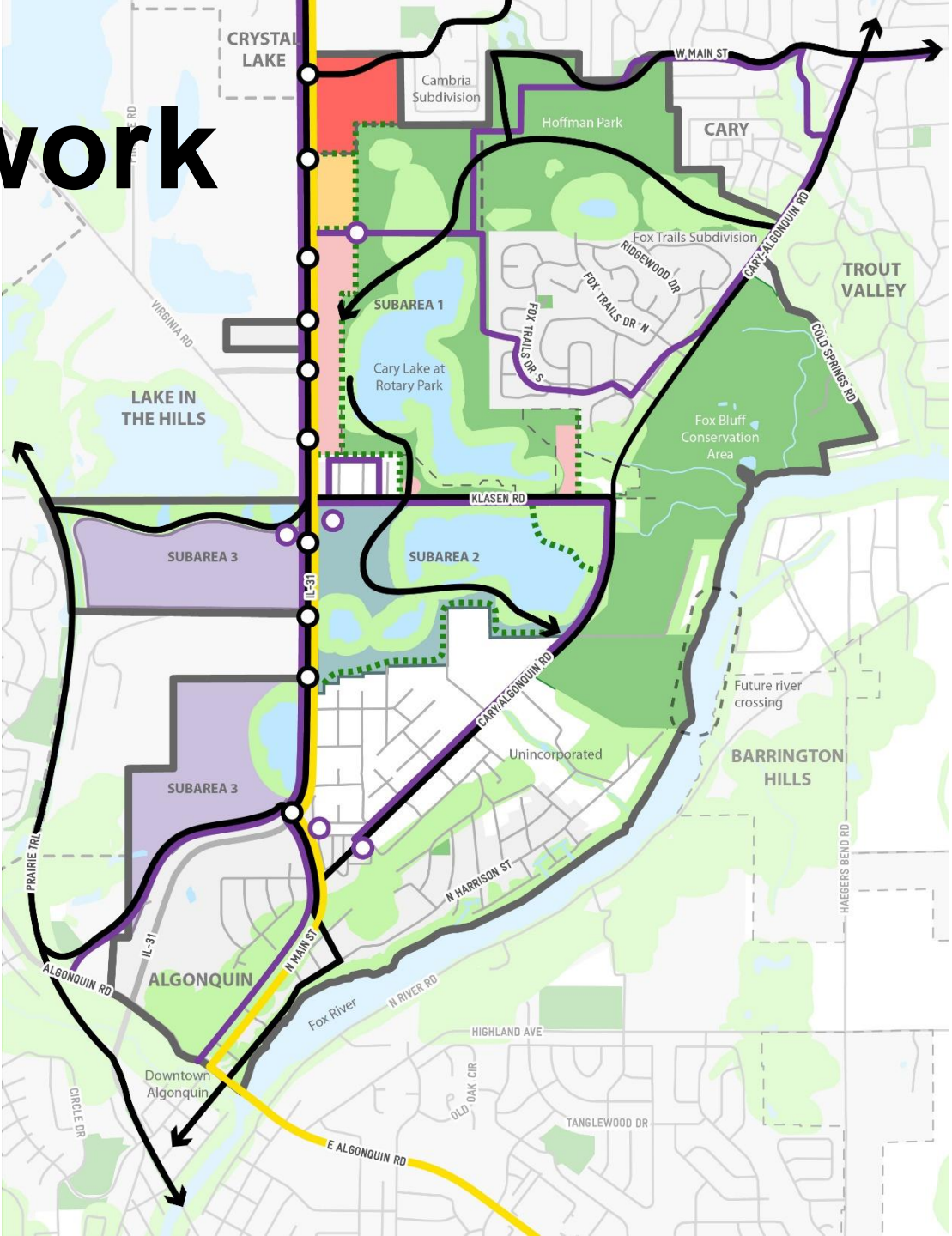
Vision











- Unique destination
- Connect to surrounding community
- Balance natural resources, recreation amenities, development

Design principles

- Expand parks, open space, and recreation
- Connect to the surrounding communities
- Pursue compact, walkable development
- Protect natural resources
- Orient development toward the water
- Buffer neighborhoods from development and parking
- Display history of mining in future development
- Incorporate market and fiscal realities into development and infrastructure

Framework plan

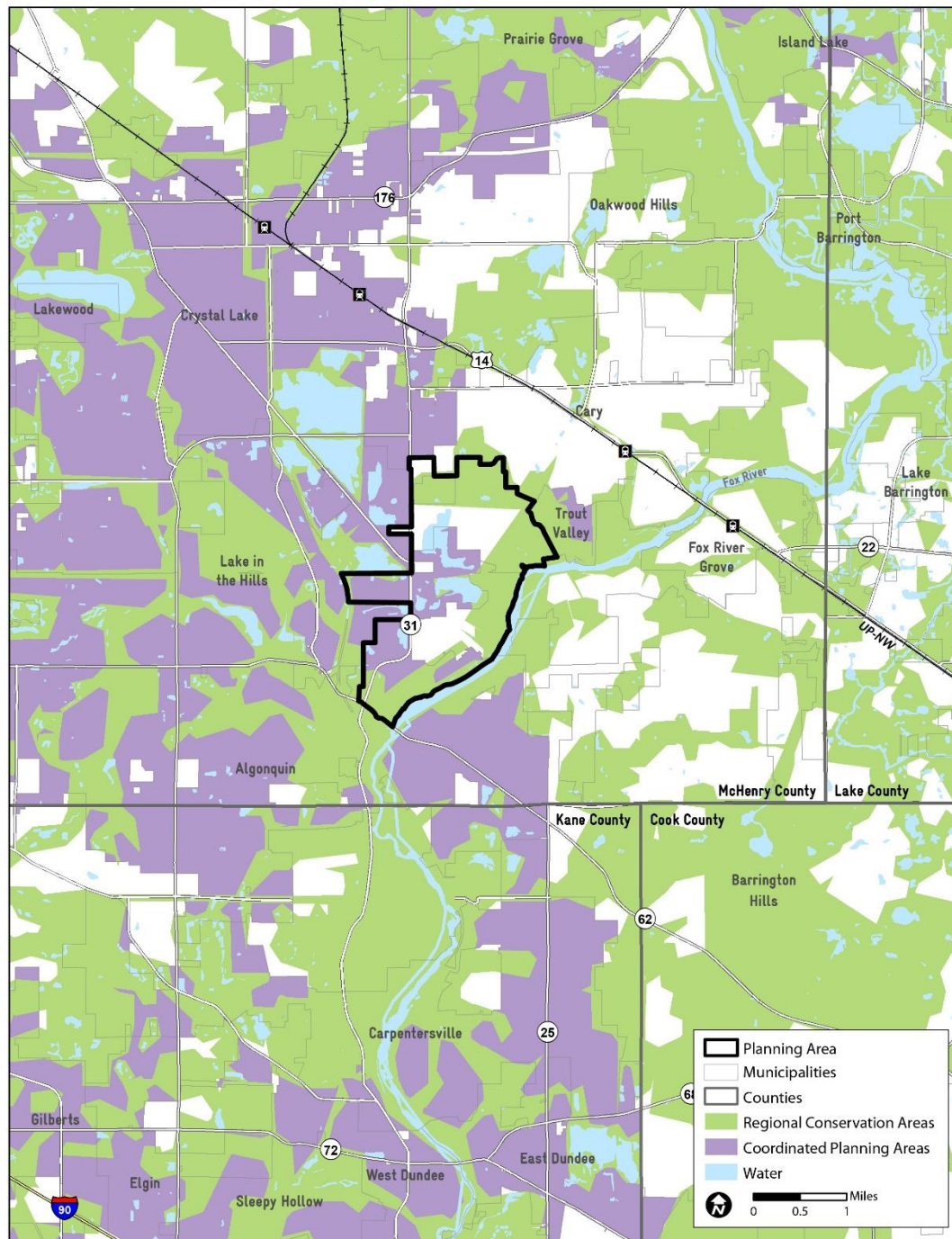


-  Commercial Focus on Damisch Farm.
-  Flexible Commercial/Residential Redevelopment.
-  Hoffman Park Buildout.
-  Open Space and Recreation.
-  Medium Term Redevelopment. I
-  Long Term Redevelopment.
-  Green Infrastructure Protection.
-  Native Plant Buffer.
-  Planning Area.
-  Site Access
-  Bike and Pedestrian Network.
-  Future River Crossing
-  Bus Corridor.
-  Water and Sewer Expansion.

Conservation and climate

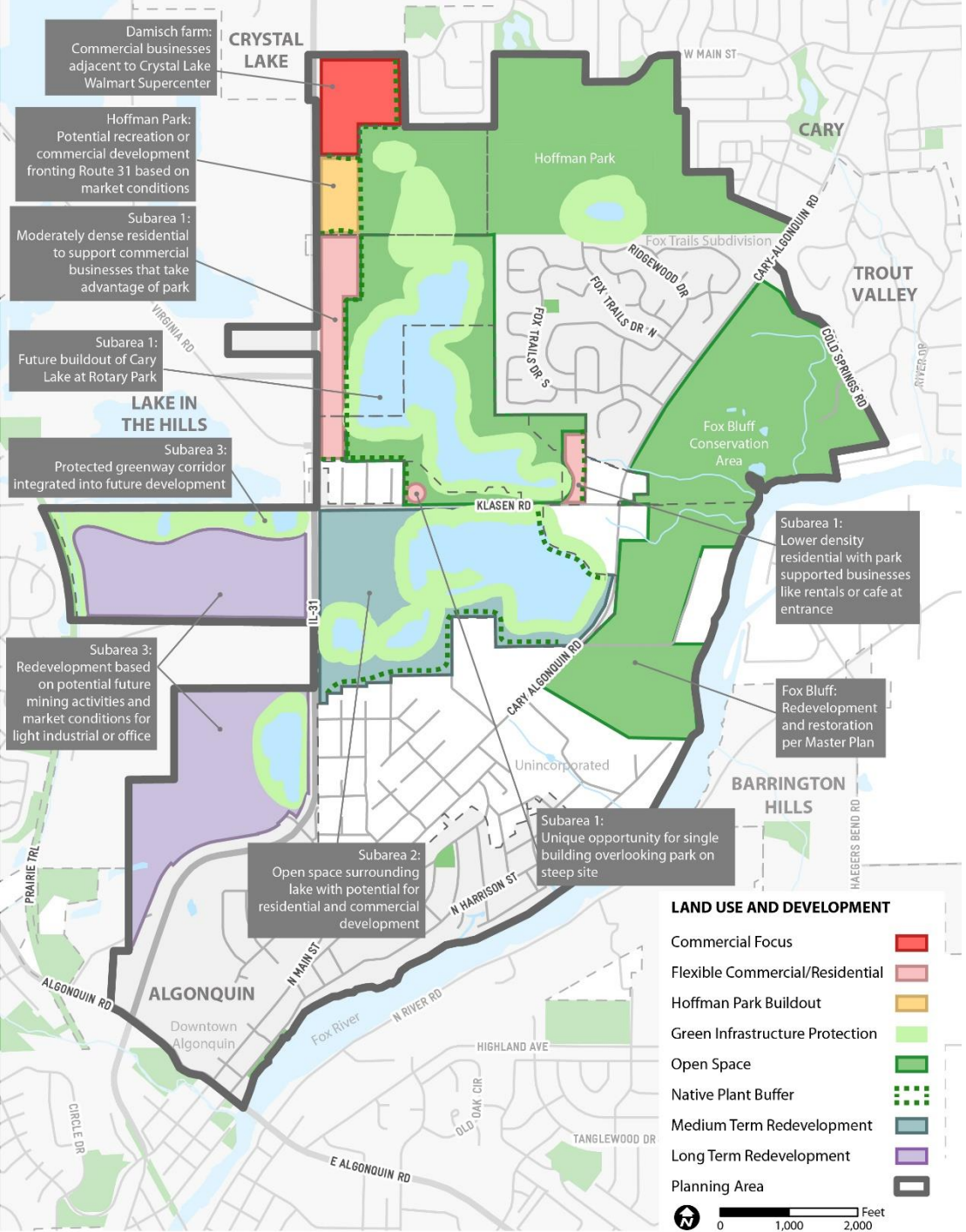
ON TO 2050

- Conservation areas
- Coordinated planning areas
- Resilience and mitigation



Land use plan

- Green infrastructure plans
- Development regulations
 - Cluster/conservation design
 - Energy efficiency and renewables
 - Shared parking
 - Integrated stormwater
 - Native buffers



Conceptual planning for Subarea 2



Conservation design

- Use land use plan to communicate conservation priorities for redevelopment
- Require identification of conservation areas in proposed developments
- Amend conservation/cluster design ordinance
- Require conservation areas be protected in perpetuity



Market feasible and fiscally responsible development

Goals for economic incentives

- Align with broader economic development goals and priorities
- Prioritize based on market feasible development
- Tax sharing agreement

Reduce fiscal impact

- Clustered/compact development
- Water conservation and demand management
- Consider long-term costs for repair, maintenance, and operations

Coordination



Areas for coordination

- Sewer/water expansion
- Open space maintenance and management
- Connect to Prairie Trail

<https://cmap.is/AlgonquinCary>
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