

# DRAFT

October 26, 2018

## INTRODUCTION

This appendix documents an evaluation of the potential benefits and impacts of the amended VISION 2050 land use component on the Region's minority populations, low-income populations, and people with disabilities (environmental justice populations). The land use component was evaluated based on the degree to which the Region's environmental justice populations (shown on Maps C.1 through C.8 in Appendix C) would receive a proportionate share of benefits or a disproportionate share of adverse impacts compared to the Region's population as a whole.

## PERTINENT VISION 2050 LAND USE RECOMMENDATIONS

As previously noted in the amendment document, local planning will necessarily continue for many years around the Foxconn manufacturing campus. In anticipation of this planning, the amendment document highlights key VISION 2050 land use recommendations already included in the plan that can provide guidance to communities in the primary impact area of the main Foxconn campus. The key land use recommendations highlighted in the amendment include the following:

- ▶ **Recommendation 1.1: Develop urban service areas with a mix of housing types and land uses**
- ▶ **Recommendation 1.3: Focus new urban development in areas that can be efficiently served by essential municipal facilities and services**
- ▶ **Recommendation 1.6: Provide a mix of housing types near employment supporting land uses**
- ▶ **Recommendations 1.10, 1.11, and 1.12: Preserve primary environmental corridors, Preserve secondary environmental corridors and isolated natural areas, Preserve natural areas and critical species habitat sites**
- ▶ **Recommendation 1.13: Preserve productive agricultural land**

These key land use recommendations focus on compact development within urban service areas, preserving environmentally significant lands, and preserving highly productive agricultural lands. Incorporating key VISION 2050 land use recommendations in

# EQUITY ANALYSIS OF AMENDED LAND USE COMPONENT APPENDIX B

future community planning decisions in communities experiencing growth related to development of the main Foxconn campus would have several benefits to the communities and those who may seek to work and live within the communities, including:

- Increasing racial and economic integration in the primary impact area
- Promoting a variety of housing options near employment
- Supporting public transit connections between housing and employment
- Reducing the distance needed to travel between destinations
- Meeting the needs of the Region's aging population
- Promoting walkable neighborhoods that encourage active lifestyles and a sense of community
- Encouraging and accommodating economic growth
- Positioning the Region to attract potential workers and employers
- Minimizing the cost of public infrastructure and services
- Minimizing impacts on natural and agricultural resources
- Minimizing impacts to water resources and air quality

The land use equity analysis from the original VISION 2050 plan concluded that Recommendations 1.1, 1.3, and 1.6 would have a positive impact on the Region's environmental justice populations and Recommendations 1.10, 1.11, 1.12, and 1.13 would have a positive impact on the Region's population as a whole. The same conclusions can be drawn for the amendment if communities within the primary impact area implement the recommendations.

## **LAND USE COMPONENT AS AMENDED**

Revisions to the recommended regional land use development pattern are intended to accommodate the additional jobs and population related to development associated with Foxconn. Many of the additional residents and jobs included in the amendment are necessarily allocated within the primary impact area, which includes the main Foxconn manufacturing campus. Much of the new development is anticipated to be industrial and commercial in nature. Residential development envisioned for this area would be consistent with the VISION 2050 Mixed-Use Traditional Neighborhood and Small Lot Traditional Neighborhood Land Use Categories. It would consist of a mix of housing types, including multifamily housing and single-family homes on lots of 1/4 acre or less. Recreational and institutional uses such as parks and schools are also envisioned.

If implemented by local governments, the recommended land use development pattern within the primary impact area as revised would allow for the development of a mix of housing types that tend to be more affordable to a wider range of households than single-family homes on larger lots. This would increase access to new job opportunities for low- and moderate-income households and promote a balance between jobs and housing, which would have a positive impact on the Region's environmental justice populations.

The recommended development pattern would also support public transit service in the primary impact area, which would increase access to new job opportunities for low- and moderate-income households and have a positive impact on the Region's environmental justice populations. In addition, the recommended land use development pattern includes a mix of land uses, which would support the development of walkable neighborhoods. Walkable neighborhoods encourage active lifestyles, which would have a positive impact on the population as a whole in the primary impact area.

The amendment also includes changes to the planned public sanitary sewer service areas to incorporate an amendment to the adopted sewer service area for the City of Racine and environs (to help accommodate the Foxconn campus and ancillary development) and an amendment to the adopted sewer service area of the Greater Kenosha Sanitary Sewer Service Area.<sup>1</sup> While these amendments increase the size of their respective sewer service areas, the recommended compact development pattern of the VISION 2050 amendment encourages development that can be served efficiently and cost-effectively with essential municipal services. Such development would have a positive impact on the population as a whole in the primary impact area. The compact development pattern would also minimize impacts to natural and agricultural resources, which would have a positive impact on the Region's population as a whole.

## **CONCLUSION**

The equity analysis of the original plan concluded that all of the land use recommendations, including the key recommendations highlighted in this amendment, would have a positive impact on the Region's population as a whole and none of the recommendations would have an adverse impact on environmental justice populations. In addition, it was concluded that a number of recommendations would have a positive impact on environmental justice populations. Thus, the conclusions of the original VISION 2050 plan remain valid when applying the key land use recommendations from VISION 2050 to the primary impact area of the Foxconn development. The land use component of this amendment to VISION 2050 carries forward the key land use-related recommendations of the original VISION 2050 plan.

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<sup>1</sup> *The amendment to the adopted sewer service area for the City of Racine and environs was requested by the Racine Wastewater and Water Utility Commission in response to a request from the Village of Mount Pleasant. The amendment to the adopted sewer service area for the Greater Kenosha Sewer Service Area was requested by the Kenosha Water Utility in response to a request from the City of Kenosha and Village of Somers.*

