



DESCRIPTION OF INTEREST GROUPS: Baird Creek Role-Play

Seller Property Owner:

- Lived on the land for a long period of time.
- May want to cash out the value of the land at the top available dollar.
- Sometimes is not involved in the development of the property, but may be interested in how the property is designed because it has been in their family for generations.
- May be interested in making their property a nice place to live, yet try to sell at a profit. Do they take the financial risk of an uncommon subdivision design or should they select a tried and true design with a guaranteed profit?

Developer/Realtor

- In the business of buying and selling land in order to turn a profit.
- To maximize profits, some developers/realtors may be interested in buying land from property owners for the lowest cost possible, developing the land quickly, and selling for the highest cost possible.
- However, some developers/realtors may want to develop using new design techniques, at the risk of profit loss, in order to create a unique neighborhood that might attract the buying market. This is risky because the public may not be interested in a newer, more uncommon design
- Should the developer/realtor risk a profit loss by trying a subdivision design that is not common in the area?

Environmental Protection Groups

- Interested in protecting the natural features of the planet for preservation, and possibly for recreational purposes.
- May view development near natural areas, such as the Baird Creek Greenway as a threat to scenic vistas and the ecosystem of the greenway.
- May be concerned as to whether nearby neighborhoods can easily access the greenway for recreational uses, including trail access.
- The group is aware that the developer plans on placing a storm water detention pond within the greenway at the bottom of a steep slope in Plat A. Environmental groups oftentimes discuss if issues like this are a bad idea, or can the pond be an asset to the greenway?

Governmental entities for Technical Review

- Tend to be the local staff in Planning and Engineering Departments.
- Have the ability to recommend good planning concepts, based on techniques that have been successful in the City, or in other areas of the country.
- Should always recommend and encourage "good planning".
- Unfortunately, the governmental entity is restricted to plans and ordinances that have been approved by the City. Thus if a subdivision design meets minimum criteria, the staff can do little to stop it, even if it is "bad planning".
- The staff has the power to SUGGEST alternatives though.

Elected Officials

- A governmental body that has been elected by the people.
- Like Governmental entities, their decisions should be based on ordinances and plans that have been approved by the City.

- Elected officials are sometimes influenced by voters. Because they were elected by the voters, they sometimes must represent what their constituents tell them on any given issue.
- Adjacent property owners might not like the small lots near the larger rural lots they own. They may feel the small lots will affect the value of their property. How does the elected official deal with this when deciding which subdivision is best?

End User/Home Buyer

- Buyers want a nice place to live, and don't want to pay a high price when it is not necessary.
- Buyers usually desire easy access to recreation facilities and their neighbors, often within a walkable distance.
- May view nearby parks as an asset to their property for their family. However, some owners may not like letting their property be an accessible feature to the general public. This may be an issue for lots that are adjacent to the greenway or with open grassy areas adjacent to their back yards.