

Since Carson is a mostly developed city, there is limited opportunity for new development to shape conservation policy. However, through redevelopment the city has been able to attract high density developments within our mixed use corridor along Carson Street. Carson was one of the pioneers in adopting a mixed use zone in 1994. One mixed use project with a density of 50 dwelling units per acre was constructed in 2000 with another one currently under construction. In addition, two other projects with similar densities are proposed and are under serious consideration for construction. All these projects have or will be receiving funding from the RDA.

2. The city will track the number of infill units that will be built in the city.

Revitalize Urban and Community Centers

1. Through redevelopment the city has been able to attract high density developments to the city's core within our mixed use corridor along Carson Street. Carson was one of the pioneers in adopting a mixed use zone in 1994. One mixed use project with a density of 50 dwelling units per acre was constructed in 2000 with another one currently under construction. In addition, two other projects with similar densities are proposed and are under serious consideration for construction. To further assist in future development of our mixed use district, through this proposal, the city will be making policy decisions to add alternative transportation modes both in terms of infrastructure and services such as sidewalks, bike lanes, transit services, car sharing, carpooling, etc. Additional steps that the city will be taking through this proposal is strengthening the existing housing stock around our mixed use district by retrofitting them to be more water and energy efficient.
2. The RDA has and will be investing over \$20,000,000 on mixed use projects. We are currently in the consultant selection process for implementing a \$12,000,000 streetscape project to revitalize Carson Street to further encourage the revitalize our urban core and to make it more pedestrian friendly for our high density mixed use developments. Carson is committed to revitalize our mixed use district to encourage even more high density mixed use projects. We are currently analyzing all properties within the Carson Street mixed use corridor to identify potential development areas for additional mixed use developments.

Protect Natural Resources and Agricultural Land

1. The proposal will indirectly protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources as it promotes infill development; therefore, reducing urban sprawl which has a negative impact on the said resources. The proposal will also educate people to conserve energy and water by making energy efficiency retrofit improvements or conserve non-renewable energy by using alternative fuels or more fuel efficient cars
2. The city will monitor the infill development applications and through surveys on car ownership trends in the city with alternative energy or more fuel efficiency.
3. Through encouraging infill development and promoting retrofitting existing housing stock with energy and water efficient improvements, the proposal will reduce the need for urban sprawl that would make open space lands inaccessible for mineral resources exploration.

