

suite of urban and regional planning tools

Envision Tomorrow is an innovative suite of urban and regional planning tools that can be used to model the development of buildings on a site-by-site basis as well as create and evaluate multiple land use scenarios.

HOW HAS THE ENVISION TOMORROW SUITE BEEN USED?

Useful at a range of scales, Envision Tomorrow has been used across the country to understand and evaluate options for the future and to inform policies that make this desired future a reality. At the site level, Envision Tomorrow has been used to identify feasible development and to pinpoint opportunities for adjusting existing land use regulations to encourage new development. On the neighborhood scale, various mixes of buildings can be formed to understand and evaluate the implications of different styles of development. These buildings and development types have been used on the district, city, county or regional scales to create land use scenarios. Each scenario can be evaluated to understand the best strategies for the future, from housing and mix of uses to environmental impacts and transportation. The Envision Tomorrow Suite is a flexible set of tools which can be customized to meet your specific needs.

ENVISION TOMORROW USERS SAY...

"These are useful tools for any planner."

"I'm looking forward to bringing this software to my agency."

"The technical skills of the presenters were top-notch."

MODELING LAND USE SCENARIOS

1

DEVELOP BUILDING PROTOTYPES



Create prototype buildings using the Return On Investment (ROI) Model.

2

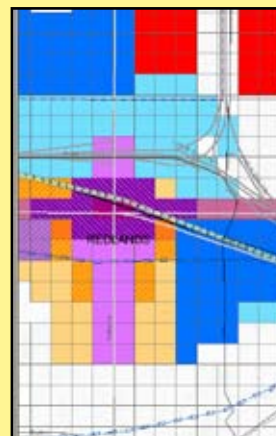
COMBINE BUILDINGS TO CREATE DEVELOPMENT TYPES



Development Types are created by mixing buildings, streets, parks and other urban elements.

3

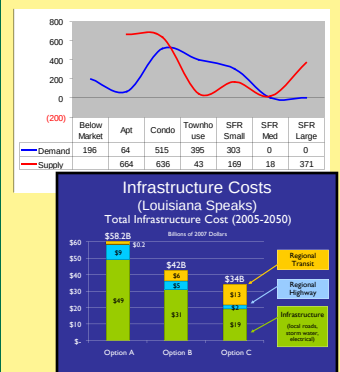
BUILD SCENARIOS



Create scenarios by applying the Development Types to the landscape using the Scenario Builder.

4

EVALUATE SCENARIO PERFORMANCE



Scenario Evaluation spreadsheets allow you to examine a whole host of benchmarks based on the built scenario.

RETURN ON INVESTMENT (ROI) MODEL

Do you want to examine redevelopment potential in your city? Do you want to study the relationship between land use regulations and the current development market?



WHAT IS THE ROI MODEL?

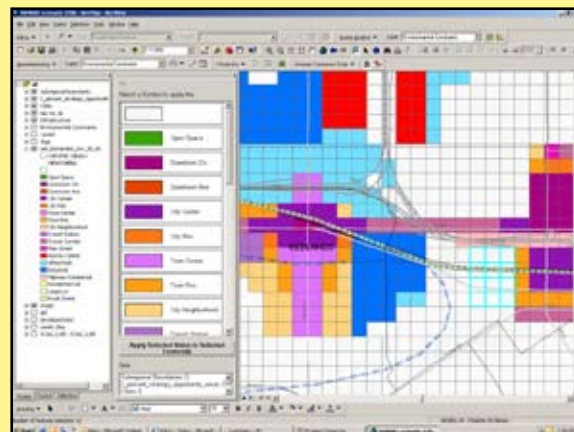
The ROI Model is a versatile, easy-to-use tool that can be used to test the physical and financial feasibility of a proposed development or existing development regulations. The ROI Model considers a range of factors including parking, height and use requirements, costs associated with construction, fees, rents and subsidies. The ROI Model allows you to model single-use and mixed-use buildings at a range of scales.

HOW IS THE ROI MODEL USED?

The ROI Model has many uses. One common use of the model is to determine if the rents or sales prices from a new project would outweigh the associated costs and produce a return that is suitable for development.

SCENARIO BUILDER

Are you looking for an intuitive way to model possible land use scenarios in your city or region? How do Vehicle Miles Traveled, infrastructure costs, or the mix of housing change under different land use patterns?



WHAT IS THE SCENARIO BUILDER?

The Scenario Builder is a ArcGIS-based modeling and evaluation application that was developed to enable city planners to easily create future growth scenarios—ranging from the neighborhood to the regional scale.

HOW IS THE SCENARIO BUILDER USED?

Fregonese Associates developed this cutting-edge tool to allow planners to “paint” the landscape with different development types and then, using a series of benchmarks or indicators, measure the impacts and benefits from different land use and transportation patterns. Additionally, outputs from the Scenario Builder can be easily used in transportation and other models.

FOR MORE INFORMATION:

If you are interested in receiving more information about the Envision Tomorrow Suite, please contact us!

SERVICES OFFERED

- Software license
- Envision Tomorrow Suite customization
- In-depth trainings with easy-to-understand materials
- Comprehensive user manuals
- Ongoing support and technical assistance



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