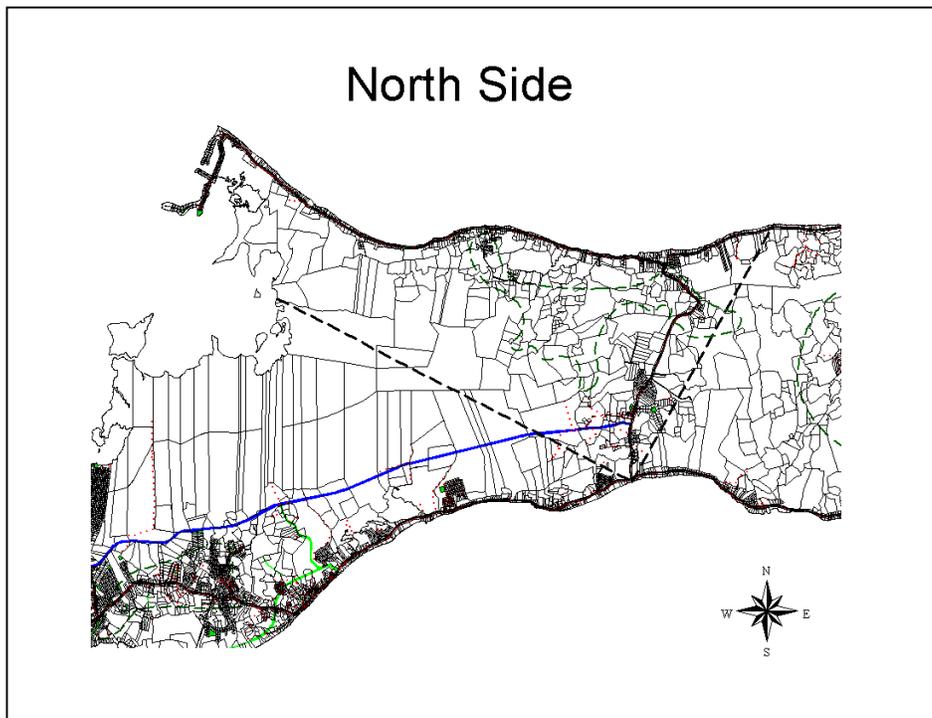


DISTRICT SUBCOMMITTEE FOR NORTH SIDE  
DEVELOPMENT PLAN REVIEW 2001

# VISION STATEMENT

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NORTH SIDE DISTRICT SUBCOMMITTEE



*December 2001*

# NORTH SIDE DISTRICT

## VISION STATEMENT

### THE VISION FOR NORTH SIDE IN 2011

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#### INTRODUCTION

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The Planning Department and the Central Planning Authority initiated the review of the Development Plan 1997 in spring of 2001. The first stage of this review was the creation of volunteer District Subcommittees (DSC) in each of the five districts of Grand Cayman. These DSC were made up of volunteers who have an interest in the future development of their districts, and a vision for this development.

This document represents the vision statement for the North Side DSC. It is a very broad, general document, which gives an overview of the subcommittee's hopes and dreams for the future development of North Side. It is not intended to be a definitive blueprint, or a zoning guide. It is intended to paint, with broad brush-strokes, a picture of the future development of North Side.

The members of the North Side DSC hope that they have captured the vision of the people of North Side, and look forward to working with all the people of North Side to turn this vision into a reality.

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## PROCESS TO DATE

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Volunteers were recruited at public meetings in May 2001. The first meeting of the DSC took place at the Planning Department on May 20<sup>th</sup>, 2001. At this meeting, members were given information packages with visioning workbooks to assist them in their preparation for the brainstorming session at the second meeting. The DSC then held a public meeting to present the results of their brainstorming session and to ask the public if they had covered all of the issues of importance. Based on this public input and input received from their friends and neighbours, the DSC then ranked the overall issues and the points under each issue. The results of this ranking can be found in Appendix 2 of this report. The committee met to review and discuss these ranking results, which led to the vision statement contained in this document.

The volunteers who have worked on this vision report are listed in Appendix 1. The DSC has appointed Mr. Derrington “Bo” Miller to serve as the North Side representative on the Development Plan Review Committee (DPRC), with Mr. Shayne Howe to act as his Deputy. The volunteer members of the DSC hope that the work started in this process can be carried on and plan to continue to meet informally throughout the Development Plan Review.

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## NORTH SIDE'S VISION FOR 2011

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### BY 2011, NORTH SIDE WILL...

In 2011, North Side is a beautiful, tranquil district that is envied for its natural beauty. The people of North Side recognize the value of a good neighbour and have seen a strengthened community. It is not unusual to witness North Siders working together to help a neighbour, and this community spirit is contagious. The important link between economic development and the health of the natural environment has been recognized by North Siders, and this is evident in the recent development in the district. A District Action Committee of community volunteers plays an important role in the development of North Side, ensuring that the best interests of the district are considered first and foremost in the development process. More and more North Siders are moving back to the district, further evidence that North Side's beauty and tranquility makes it the district that people want to call "home."

*The beauty of North Side's natural environment and the associated tranquility is the "money in the bank" that will draw people to North Side.*

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## THE NATURAL ENVIRONMENT

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In 2011, North Side is still a district that has been blessed with a great deal of natural beauty. From the beautiful blue sea to the rich mangrove wetlands, the people of North Side have continued to take their role as stewards of the land very seriously. North Siders have worked to preserve the district's environmental wealth so that it can be passed on for their descendents to enjoy and cherish. This has been achieved, in part, through the following:

- Proper wastewater management is part of all new developments, and existing development has been encouraged to embrace good wastewater management principles.
- The issue of the zoning of the Central Mangrove Wetlands has been resolved through extensive negotiation with affected landowners. The important balance between property owners' rights and the need to protect the environment has been the basis of these negotiations, and the affected property owners have been given a voice in the process.
- The Mangrove Buffer zone has been reviewed island-wide. This review has included ensuring that the Mangrove Buffer zoning in North Side is consistent with the rest of Cayman.
- The water lens has been protected through careful planning and regulations governing development on it.
- The natural environment is an important consideration in the economic development of the district.

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## ECONOMIC DEVELOPMENT

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By 2011, North Side has continued to experience moderate economic development, which has kept pace with the needs of the residents of North Side.

- The important link between the health of the natural environment and continued economic development has been recognised and all new commercial development has been held to high standards to minimise impacts on the natural environment.
- New commercial development has been designed and built to respect the existing character of the district, fitting in with respect to scale and massing.
- Although there has been continued commercial development in North Side, it has occurred in a balanced way so that the tranquil nature of the district has not been disturbed.
- North Side has taken advantage of its natural beauty and tranquility and taken the lead in developing and promoting Ecotourism in Cayman. This has been possible due to the development of North Side's open space network, and the construction of amenities such as picnic areas and nature trails.
- North Side has also seen the development of "cottage industries" such as thatch and craft shops and food stalls. These cottage industries enjoy serving the residents, but have also capitalised on the increased number of tourists that has resulted from the growth of tourism.

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## **PUBLIC SAFETY**

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In 2011, North Side continues to be a safe district that is desirable to live in due to:

- Community leadership and role models continue to play an important role in the community.
- The incidence of drug usage, and drug-related crime, has been reduced through effective community involvement and cooperation with the RCIP (e.g. through the introduction of modern technology, such as roadside cameras).
- Strict guidelines and regulations regarding the importation and use of hazardous chemicals used in agriculture and horticulture have been enforced, resulting in zero incidents of accidental poisoning.
- There are ample activities and alternatives targeted at the young people of North Side to encourage their active involvement in the community (e.g. Junior Achievement, kayaking, sailing, diving, Scouts, etc.).

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## **SOCIAL DEVELOPMENT**

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North Side people pride themselves on their involvement in planning the growth of the district, which is evident in their continued input to the planning process, including the development of a District Action Committee made up of citizen volunteers. This input is aimed at ensuring that all the people of North Side are considered, especially the youth and the elderly. People of North Side know and understand the value of a good neighbour, and are always there for their neighbours in need. North Siders also understand that the diversity of the community is one of its greatest

strengths, and work together to ensure that all residents of North Side are welcomed as neighbours.

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## HOUSING

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North Side continues to be a desirable district to live in for those who have roots there, and for those hoping to find their own tranquil place to call home. In 2011, housing development in North Side can be characterised as follows:

- Housing development in North Side is predominantly single family homes, which includes opportunities for affordable housing.
- Housing development continues to respect the existing character and natural beauty of the district.
- New residential development in North Side has extensive native landscaping, made possible through the retention of as much existing vegetation as possible when building.
- Planning regulations have been changed and financial assistance programs have been initiated in order to enable sufficient affordable housing to allow young North Side residents to stay in the district.
- Affordable housing has also been made available through community members helping each other and assisting in house construction.
- The planning and construction of a community retirement facility for the elderly residents of North Side.

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## **RECREATION FACILITIES**

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North Side is envied for its extensive open space network, including beautiful public beaches. The public beaches have excellent facilities including adequate parking, picnic tables, shade trees, toilet facilities, and gazebos. Public picnic areas, bike paths, and nature walking trails are an integral part of North Side's open space network and form the backbone of its successful Ecotourism industry.

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## **POPULATION GROWTH**

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The continued gradual population growth in North Side has been in part due to more young North Side residents and families continuing to live in the district, rather than leaving for other districts. Those residents that left North Side are encouraged to return to the district. Additionally, people continue to move to North Side to take advantage of its natural beauty and tranquility. Sufficient residential lots have been made available to accommodate this gradual population growth.

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## **TRANSPORTATION**

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North Side has benefited from a reliable public transport system, giving greater, more efficient access in and out of the district. Through careful road network planning, North Side has been able to accommodate economic development without the increased traffic congestion that usually comes with it. The road network has provided greater access to the undeveloped areas of the district, which has facilitated appropriate development in these previously inaccessible areas. A more direct route to George Town has been constructed, with minimal negative impacts on the Central Mangrove Wetlands.

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## **CULTURAL AMENITIES AND HISTORIC SITES**

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The Civic Centre is a focal point in the community, with regular sessions of programs teaching historic skills and lore to the residents of the district. In these programs, the elders of the district pass on their skills, knowledge and experience to the younger generations. North Side continues to be a district that is extremely proud of its heritage, and celebrates this through a number of cultural programs. The Historic Buildings Register contains information on the many historic homes in the district. Many of these older homes have been preserved and provide links to North Side's past, helping to bring the rich history alive for the young people of the district.

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## **CIVIC BUILDINGS AND SERVICES**

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The schools and Civic Centre have become the focal points of the district, with extensive programs for all residents of North Side, with a particular emphasis on the youth and the seniors. The cultural education programs are supplemented with retraining and continuing education programs, making the civic centre a hub of activity. The open space network that Government has worked to formalise has been developed with amenities through public-private partnerships. The nature trails, picnic areas, and public beaches are enjoyed by visitor and resident alike.

**APPENDIX 1: MEMBERS OF NORTH SIDE DISTRICT SUBCOMMITTEE**

Derrington “Bo” Miller (District representative on Development Plan Review Committee)

Shayne Howe (Deputy representative on DPRC)

Alex Johnson

Arthur Schindler

Carlyle McLaughlin

Dean Miller

Franklin R. Smith

Stephanie Bjork

Teddie C. Ebanks

Jennifer Ahearn (Planning Department)

Ron Sanderson (Planning Department)

Egbert Jackson (Planning Department)

**APPENDIX 2: “VISIONING RESULTS” RANKED**

DISTRICT OF NORTH SIDE SUB-COMMITTEE

JUNE 29, 2001

OVERALL ISSUES

Rank	Points	
1	42	Natural Environment
2	37	Economic Development
3	34	Public Safety
4	28	Social Development
5	26	Housing
6	25	Recreation Facilities
7	22	Population
8	21	Transportation
9	16	Cultural Amenities & Historic Sites
10	15	Other Development
	9	Civic Buildings and Services

COMMUNITY VALUES

Rank	Points	
1	54	North Side has good existing values, morals and ethics; such as honesty, sharing and helping your neighbours, and these must be maintained
2	38	All people are equal
3	37	Tranquillity
4	28	Promote healthy natural and built environments
5	24	Promote community support for North Side residents
6	21	Need to strengthen “the middle” of the age profile of the community
7=	18	Tolerance
7=	18	Friendliness
8	10	Diversity
9=	13	Promote proper and continuous policing of the community
9=	13	Endeavour to bring North Siders back home
10	10	Openness
11	4	Taking Responsibility

## ECONOMIC DEVELOPMENT

Rank	Points	
1=	24	Future economic development will depend largely on the state of the local economy (e.g. housing starts and tourism) and will be affected by outside influences (e.g. US economy)
1=	24	North Side should continue to develop at the present gradual pace
1=	24	Large projects should require Environmental Impact Statements prepared by independent qualified people.
2	22	Development should be "green" and environmentally friendly
3	21	Transportation (e.g. poor road network) has been a barrier to economic development and must be addressed
4	18	Tourism development should be smaller in scale and geared towards the District
5	17	There is a need to balance economic development with the tranquil character of North Side
6	16	Tourism activities/development should be Caymanian, "green" and should promote the tranquillity of North Side
7	15	Promote planned unit development, such as planned communities that include residential, commercial and open space
8	14	More tourism development is needed in North Side
9	13	Bicycle paths and nature trails for locals and tourists are required
10=	11	Small, scattered shops and booths that integrate native arts, crafts and food are required
10=	11	Need to establish a District Sub-Committee on a permanent basis for continuous input to the development process
11=	9	Commercial development should be Cayman style and should be consistent with the existing character of the District
11=	9	The training and motivation of the community's youth is critical to the future development of North Side
11=	9	Establish more marine parks and expand those that exist
12=	8	North Side must encourage people who directly contribute to economic development to move to North Side
12=	8	The Botanic Park should be expanded and improved
13=	7	Work permits should be issued in 3 year intervals
13=	7	Promote shore diving and snorkelling
14	6	Promote "light commercial" development that is not a replica of that found in George Town so people can live and work in North Side and still enjoy the tranquillity
15	5	Public picnic areas and shade trees are required
16=	4	Companies with more than 40 employees should have training programs for Caymanians and it should be required by law

16=	4	Randomly excavating holes in the Island must stop
17=	3	Develop the existing commercial area at the junction of Frank Sound Rd. and Queen's Highway
17=	3	Long term road planning must be improved
17=	3	Restrictive regulations and requirements may deter beneficial development from entering the District (e.g. the costs and potential delays associated with environmental impact statements)
18	2	Keep the quality and character of North Side expensive
19	1	Retain existing "no dive" zones, but revise them accordingly
20=	0	Bigger and better grocery stores are required and these would also provide employment
20=	0	A small, bank "window outlet" is needed
20=	0	A beauty parlour and spa are needed
20=	0	A commercial centre should be created
20=	0	There is a need for stricter control over non-conforming commercial development, but this type of development should be permitted if the community supports it
20=	0	Construction of buildings must comply with the Building Code
20=	0	A housing facility for the elderly is required
20=	0	Need to focus on filling and promoting our existing tourism accommodation rather than building new hotels, resorts, etc.
20=	0	Must keep the community small, unique, and safe
20=	0	Must keep in mind who we are building for
20=	0	Encourage joint projects between government and private sector to promote the growth of the community and the people of North Side
20=	0	Basic infrastructure is needed (e.g. water, sewage treatment, etc.)
20=	0	Need better and wider Fire service to serve new growth
20=	0	The location of Fire, C.U.C, and Cable and Wireless facilities needs to be carefully considered
20=	0	The impacts of new projects on existing development need to be carefully considered

## POPULATION

Rank	Points	
1	39	Encourage continued slow growth
2	33	Sufficient lots exist to accommodate a slow population growth
3	31	Focus on ensuring that the existing residents of North Side do not leave the District
4	28	Need to bring back those who left the community to reinforce the "middle" age group of the society
5	24	North Side will be a mixture of residents living in their primary dwelling or second homes
6	17	Need more harmony and interaction between seasonal / expat residents and local / Caymanian residents
7	13	Need at least 54 new homes to accommodate the growth of young families moving to the District and affordable housing should be available for them
8	8	Envisage mostly young families and retirees
9	7	Endeavour to bring back our families that are overseas
10	5	Based on statistics, population in 2011 will be up 153 people, which is probably very optimistic due to recent economic changes
11	2	Need to look at ways to facilitate the immigration of the type of people that the community wants to see reside in North Side

## NATURAL ENVIRONMENT

Rank	Points	
1	23	Waste water treatment for coastal development (new and existing) then phase in for all development (government to set the example)
2	20	Should be an important consideration of proposed economic development
3=	16	The water lens must be protected and there must be appropriate regulations to this end
3=	16	The environment overlay zones currently being proposed should be further negotiated.
4=	15	More marine parks are required and expand those that exist
4=	15	There is a concern over the health of coral reefs and the marine environment and both must be protected
5=	14	Promote roadside enhancement
5=	14	Encourage the use of native plants when landscaping
5=	14	Shoreline sand excavation and backfill may be contributing to negative impacts on marine environment and needs to be stopped in order to protect the marine environment
6=	10	Protection of natural indigenous species: land crabs and fish pots, etc.
6=	10	Change the way seaside setbacks are measured, using either the vegetation line or the beach ridge
7	9	Environmental Impact Statements should be required and prepared by qualified people
8=	8	The problem of littering the community needs to be addressed
8=	8	North Side has a healthy marine environment and it must be protected and monitored
9	7	Resolve Wetlands zoning issue
10	6	Beach erosion must be controlled
11	4	Keep the development of the community "green"
12	2	Promote the marine environment as a close priority next to people
13=	0	Improve and enhance existing shore dive sites
13=	0	More open space areas are needed
13=	0	Nature trails are needed
13=	0	There is a concern regarding global warming and the potential rising of the sea level
13=	0	Need a vacuum to clean up the mud along the shore
13=	0	There should be more protection for dry woodlands, but environmentally friendly development should be allowed
13=	0	The manmade impacts of lighting on the natural environment and marine life need to be carefully considered
13=	0	There needs to be a balance between environmental protection and land owner

		rights
13=	0	An Environmental Plan for North Side should be developed
13=	0	The run off of fertilizers into the sea and ground water needs to be minimized and regulated
13=	0	Promote the use of alternate construction techniques to protect the natural environment
13=	0	There should be better enforcement of the Planning Law
13=	0	Lands for Public Purpose (LPP) should be retained in its natural state where possible

### SOCIAL

Rank	Points	
1	23	Planning the growth of the District requires continuous public input
2	22	The should be a community effort to support the elderly
3	19	The youth of the community need training and motivation
4	18	Eliminate the "us" and "them" mentality
5	17	People need to be willing to help their neighbours
6	16	Continuing education and retraining programs are needed
7	11	More church/faith organisations should be involved with helping the community, through sponsorships and contributions
8=	10	A housing facility for the elderly is needed
8=	10	The existing social diversity is the strength of the community
9=	8	Returning overseas families should be warmly welcomed
9=	8	Resolve the problems with the Land Law pertaining to the powers of estate administrators
9=	8	The “haves” should help the “have nots”
10	5	A National Retirement Plan and National Health Care Plan are needed
11=	4	Need more harmony and interaction between seasonal workers/expats and local Caymanian residents
11=	4	A multi-purpose community centre built by the community (recreation, seniors, arts and crafts after school programs, and sports) is needed
12	3	More institutionally zoned land is needed to assist in providing social facilities
13=	0	People are feeling squeezed by development and they need places for themselves to visit and enjoy
13=	0	More public right of ways to the sea are needed
13=	0	The Development Plan has no role in the social development of Island and should not have a role

PUBLIC SAFETY

Rank	Points	
1	44	Reduce drugs and crime in the community
2	33	There should be strict regulation on the use and disposal of agricultural and horticultural chemicals
3	28	Encourage leadership and role models
4	26	There should be a community based "watchdog" for dangerous and offensive development and activity
5	24	There needs to be more activities and alternatives for young people and these should be provided through joint ventures between the private and public sectors
6	22	School zones should be safe with traffic speeding controlled and sidewalks provided
7	18	Road cameras are needed to monitor for traffic and speeding and the safety of the community neighbourhoods
8	15	There should be community based enforcement of marine parks
9	9	Initiate a Neighbourhood Watch program
10	6	Proper sidewalks and bike paths are needed
11	4	Large development should comply with Health and Safety regulations (e.g. clearly mark large holes etc.)
12	3	Construction of buildings must comply with the Building Code
13=	0	There should be a 24 hour police presence
13=	0	Stiffer penalties for drug offences are required
13=	0	Stiffer penalties for traffic offences are required

CIVIC BUILDINGS AND SERVICES

Rank	Points	
1	46	The Civic Centre is under-utilised and should be used for seniors and youth programs, however this would require some reorganisation
2	28	Continuing education and retraining programs are needed
3=	17	Government needs to formalise and develop an open space system with public access to the sea, including traditional footpaths
3=	17	Existing services should be used more efficiently
4	16	School needs must be addressed
5	15	The existing facilities are adequate, but may require expansion if population growth occurs
6	14	Ensure that the community has adequate cemetery facilities
7	10	A home for the elderly is not needed
8	9	A home for the elderly is needed.
9	8	Full-time medical care, including a doctor, is required
10=	0	There should be better and wider Fire services
10=	0	Determine whether a landfill site is needed
10=	0	A multi-purpose community centre is needed
10=	0	More playing fields are not needed
10=	0	Public washroom facilities are needed

CULTURAL AMENITIES/HISTORIC SITES

Rank	Points	
1	45	Identify and preserve older homes in the District, using the Historic Buildings Register
2	36	Use civic centre to promote programs teaching historic culture skills to youth (e.g. thatch, turtling, fishing, )
3	30	The Botanic Park should be enlarged and improved
4	23	Caves in North Side should be preserved
5	22	The Mastic Trail needs proper signage and promotion
6	17	Woodlands trails should be shown on a map
7	15	Restore traditional North Side names and put them on a map
8	14	Initiate a community based and funded historic building preservation program
9	8	Similar to the entrance to the Botanic Park, development should be encouraged to create a "sense of place"
10	5	Utilise the National Trust and the C.I. Museum to help guide heritage building preservation
11	3	North Side should have an Historic Overlay zone and historic sites should be designated
12	1	The existing agricultural fields should be protected

RECREATION FACILITIES

Rank	Points	
1	35	Need to develop and promote adequate open space and public beaches with appropriate amenities and this could involve public/private partnerships
2	27	Public picnic areas, parks and shade trees are needed
3	26	Need bike paths and walking nature trails
4	20	Develop and promote eco-tourism amenities for residents and tourists (e.g. Mastic Trail and other interior woodland trails)
5	18	Promote and properly sign the Mastic Trail
6	17	Need roadside rest stops
7	15	Existing public pedestrian access to the sea are being used as public beaches and this has to be controlled
8	12	Proper signage for public access to sea is required
9	9	Maintain and promote existing facilities
10	2	Proper sidewalks are required
11=	0	LPP should be usable space and parks should be required as part of subdivision approvals
11=	0	Historic public access to the sea should be identified
11=	0	Playgrounds are needed

HOUSING

Rank	Points	
1	35	Aesthetics should be just as important as other facets of the Building Code, such as plumbing and electrical
2	27	Retain as much existing vegetation as possible when developing
3	25	Promote a “Cottage” retirement community for the elderly
4	20	Envisage predominately single family housing in the District
5	19	Affordable housing and house lots are needed
6	17	Should encourage a land lease program so Caymanians do not have to sell their land to developers
7	16	Encourage use of the Habitat for Humanity Organisation
7	16	There are sufficient lots for required housing needs
8	12	Strengthen the enforcement of the existing Building Code
9	10	A seniors housing facility is needed (e.g. retirement home, nursing/caring facility)
9	10	Regulations need to be supportive of private ventures for affordable housing
10	9	There are not sufficient lots for required housing needs
11	0	A seniors housing facility is not required

## OTHER DEVELOPMENT

Rank	Points	
1	45	Encourage the development of eco-tourism (e.g. nature paths)
2	39	Government needs to formalise and develop an open space system
3	32	Encourage Cayman cottage industries (e.g. thatch and craft shops, food booths) and these should be properly housed and not in roadside tents and tables
4	28	Home based occupations should be encouraged (e.g. e-commerce, arts and crafts)
5	25	North Side is predominately a residential district
6	20	No industrial, commercial, outside existing designated areas
7	19	Encourage small scale, light commercial development
7	19	Encourage small scale, tourism development
8	13	The aesthetic impacts of utility buildings (e.g. C.U.C. and Cable and Wireless) need to be carefully considered
9	12	Encourage the decentralisation of government services, with satellite offices that offer one stop shopping (e.g. post office, vehicle licensing, and application forms that can be done electronically)
10	9	Mixed use development should be promoted, but there should not be areas of intense commercial activity

## TRANSPORTATION

Rank	Points	
1	24	Encourage reliable public transport
1	24	There should be no roads through the Central Mangrove Wetland
2	19	Limit traffic impacts associated with economic development
3	15	Better road network planning is needed
4	13	Road cameras are required to monitor speeding etc.
5	12	An alternate route to George Town is required
6	11	Transportation (e.g. poor road network) has been a barrier to economic development and must be addressed
7	9	The triangle of roads in Cayman Kai, near Rum Point, needs to be gazetted as public roads
8	7	More sidewalks are needed
8	7	There should be a minimum of 2 people in cars going into George Town during a.m. rush and coming from George Town in p.m. rush
9	6	A government owned public transit system with fixed schedules and fixed rates is required
10	0	The majority of traffic should be kept at the bottom of Frank Sound Rd

TRENDS AFFECTING NORTH SIDE'S FUTURE

Rank	Points	
1	36	Need to be more aware of the changing world and prepare for it
2=	29	The community is too dependent on Government to provide services and facilities and there should be an initiative to encourage independent action and thought
2=	29	Need to minimise road side sale of vehicles
3	22	The ability to get land for roads and costs of same
4	21	Transparency of Government has to happen
5=	17	Need to control clear-cutting of land
5=	17	The increase in channel cuts and marine environmental impacts need to be addressed with a consistent policy
6	14	The proliferation of "for sale" signs should be controlled
7	8	People should not work on Sundays if it is a nuisance to the tranquillity of the community
8=	7	Global economy
8=	7	Greed -Vitamin G
9	0	Local banking laws

COMMUNITY GOALS

Rank	Points	
1	43	Nurture our natural environment
2	39	Keep it small, keep it clean, keep it safe, keep it profitable
3=	28	There should be more opportunities for the young people of North Side
3=	28	Provide excellence in education
4	24	A permanent community planning commission for North Side should be formed
5	23	Master good and open Government
6=	18	Existing facilities should be better utilised
6=	18	Secure public open space using donations (e.g. cash in lieu etc.)
6=	18	Preserve and protect 15% of land mass in its natural state
7	14	Implement a protected park system (land /terrestrial)
8	12	Infrastructure should be provided to support agriculture in North Side (e.g. an interior road)
9=	6	Build the necessary infrastructure for development
9=	6	Global and local promotion of Cayman agricultural products
9=	6	Global and local promotion of Cayman agricultural products
10=	0	Contractors should be North Side residents
10=	0	As supply decreases and demand increases, value stays

