

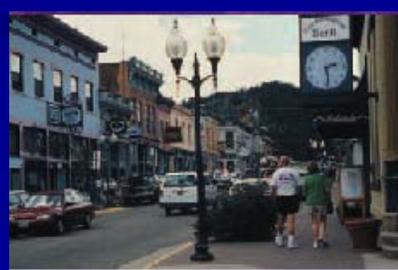
## **Session Two**

# **Perspectives on Smart Growth**

# American Planning Association

## Core Principles of Smart Growth

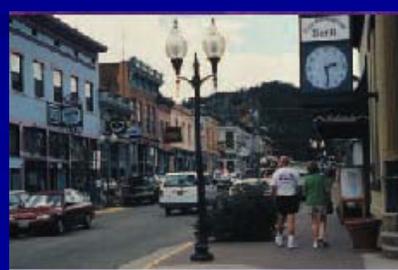
- A. Recognition that all levels of government, and the non-profit and private sectors, play an important role in creating and implementing policies that support **SMART GROWTH**
- B. State & federal policies and programs should support urban investment, compact development, and land conservation
- C. Planning processes and regulations at multiple levels should promote diversity, equity and **SMART GROWTH** principles



# American Planning Association

## Core Principles of Smart Growth

- D. Increased citizen participation in all aspects of the planning process should occur at every level of government
- E. A balanced, multi-modal transportation system that plans for increased transportation choice
- F. A regional view of community
- G. One size doesn't fit all – a wide variety of approaches to accomplish SMART GROWTH**



# American Planning Association Core Principles of Smart Growth

H. Efficient use of land and infrastructure

I. **Central city vitality**

J. **Vital small towns and rural places**

K. A greater mix of uses and housing choices in neighborhoods and communities focused around human-scale, mixed use centers accessible by multiple transportation modes

L. Conservation and enhancement of environmental and cultural resources

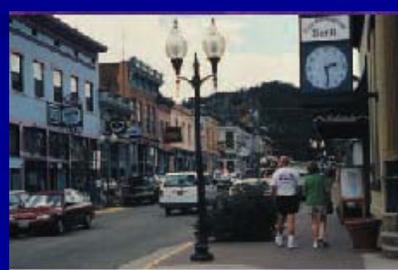
M. Creation or preservation of a “sense of place”



# National Board of Realtors

## 5 Guiding Principles for REALTORS® and SMART GROWTH

1. Provide Housing Opportunity & Choice
2. Build Better Communities
3. Protect the Environment
4. Protect Private Property Rights
5. Implement Fair and Reasonable Public Sector Fiscal Measures



# Summary of Public Opinions

- Most people are not anti-growth.
- But people do have serious concerns: traffic, open space, “visual pollution,” taxation.
- People are looking for better models of growth.

# Perceived Growth Related Problems

- More traffic congestion
- Loss of farmland
- Overload on schools and other facilities
- Loss of nearby open space
- Higher tax burdens
- More air pollution/water shortages
- Destruction of environmentally sensitive areas

# 2004 American Community Survey

## Community A

Houses are built far apart on lots of one acre or more and you have to drive to get to stores and restaurants

70%

## Community B

Houses are built close together in lots of  $\frac{1}{4}$  acre or less and you can walk to stores and restaurants

30%

Source: National Association of Realtors

# 2004 American Community Survey

## Community A

Houses are built far apart on lots of one acre or more and your drive to work is 45 minutes or longer

51%

## Community B

Houses are built close together in lots of  $\frac{1}{4}$  acre or less and you can drive to work in just a few minutes

48%

Source: National Association of Realtors

## Community A

- There are only single family houses on one acre lots
- There are no sidewalks
- Places such as shopping, restaurants, library and a school are within a few miles and you have to drive to most
- Your one-way commute is 45 minutes or longer
- Public transportation, such as train, bus or light rail, is distant or unavailable

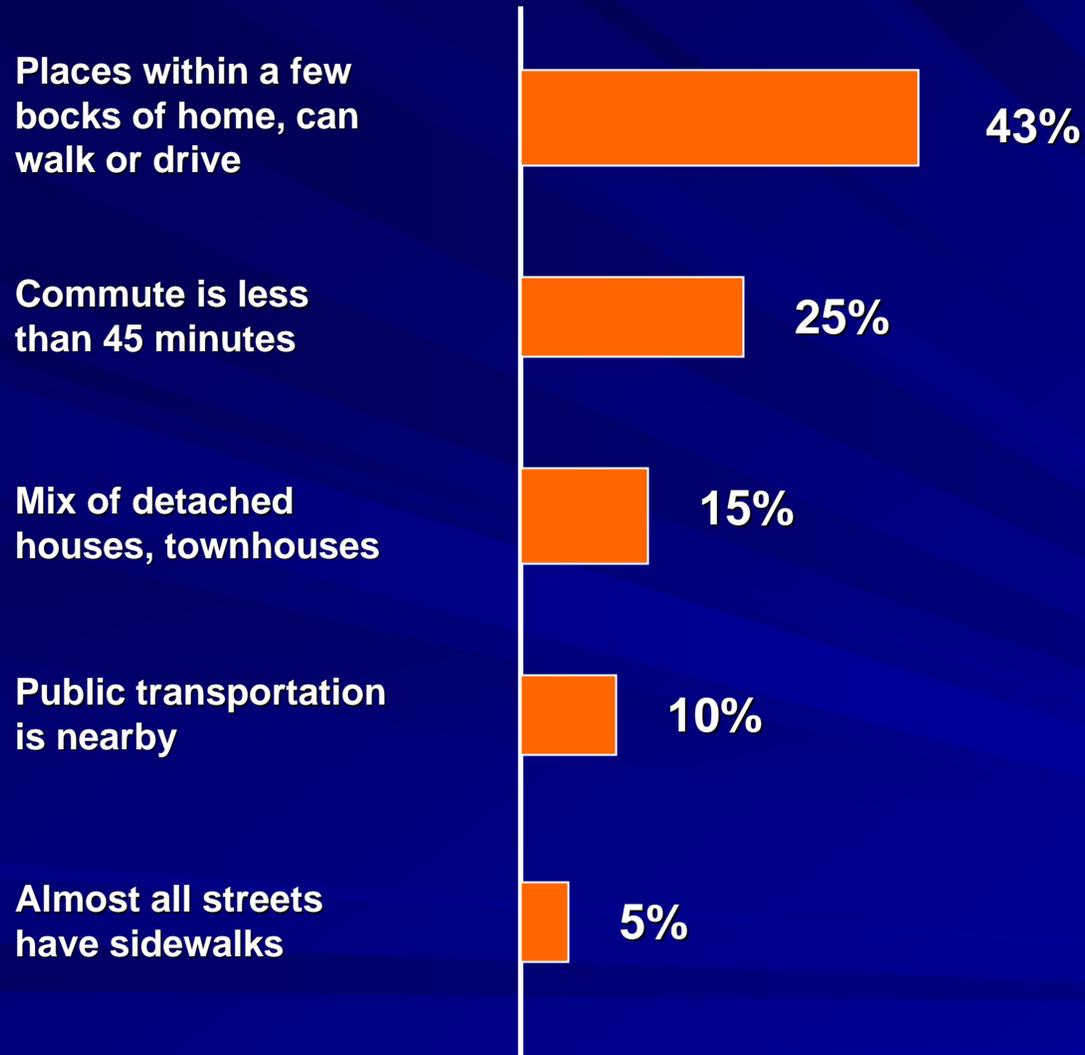
45%

## Community B

- There is a mix of single family detached houses, townhouses, apartments and condominiums on various sized lots
- Almost all the streets have sidewalks
- Places such as shopping, restaurants, library, and a school are within a few blocks of your home and you can either walk or drive
- Your one-way commute is less than 45 minutes
- Public transportation, such as train, bus or light rail, is nearby

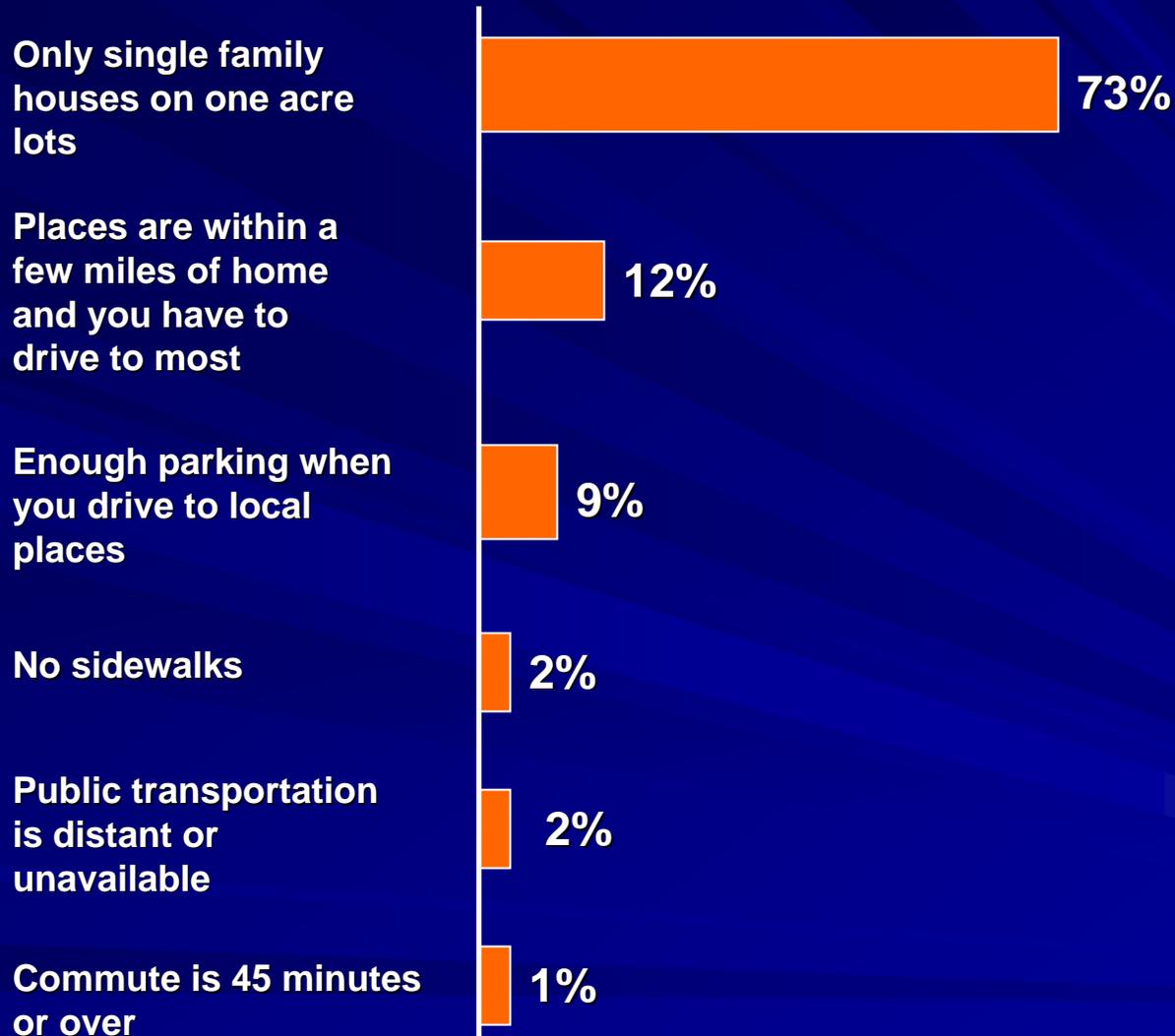
55%

# Attractions of the Smart Growth Community



Source: National Association of Realtors

# Attractions of the Sprawl Community



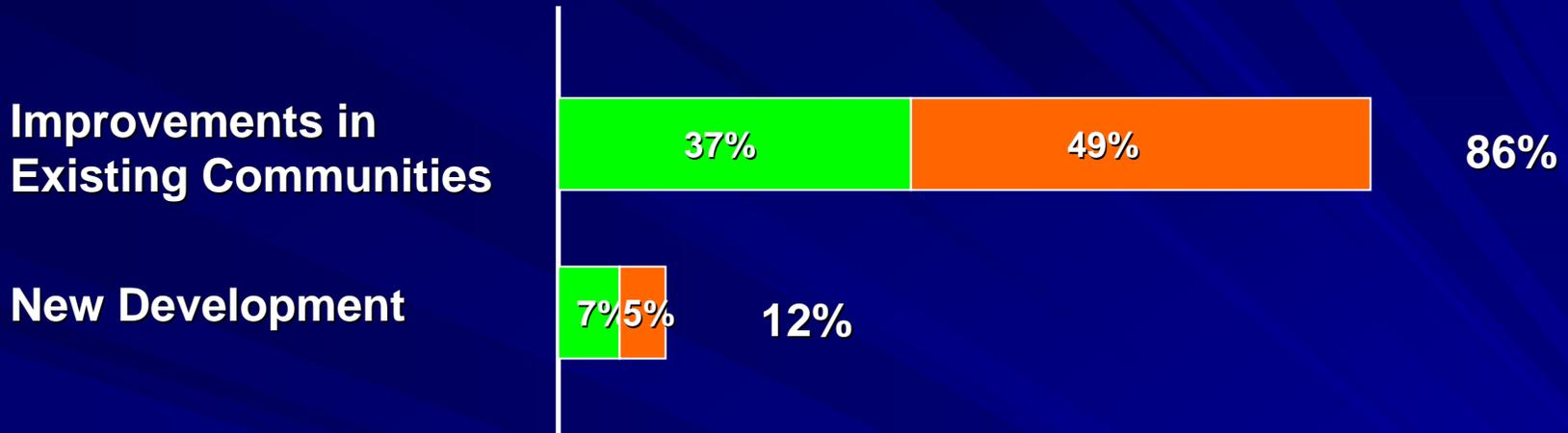
Source: National Association of Realtors

# Factors in Deciding Where to Live



Source: National Association of Realtors

# Improvements in Existing Communities v. New Development

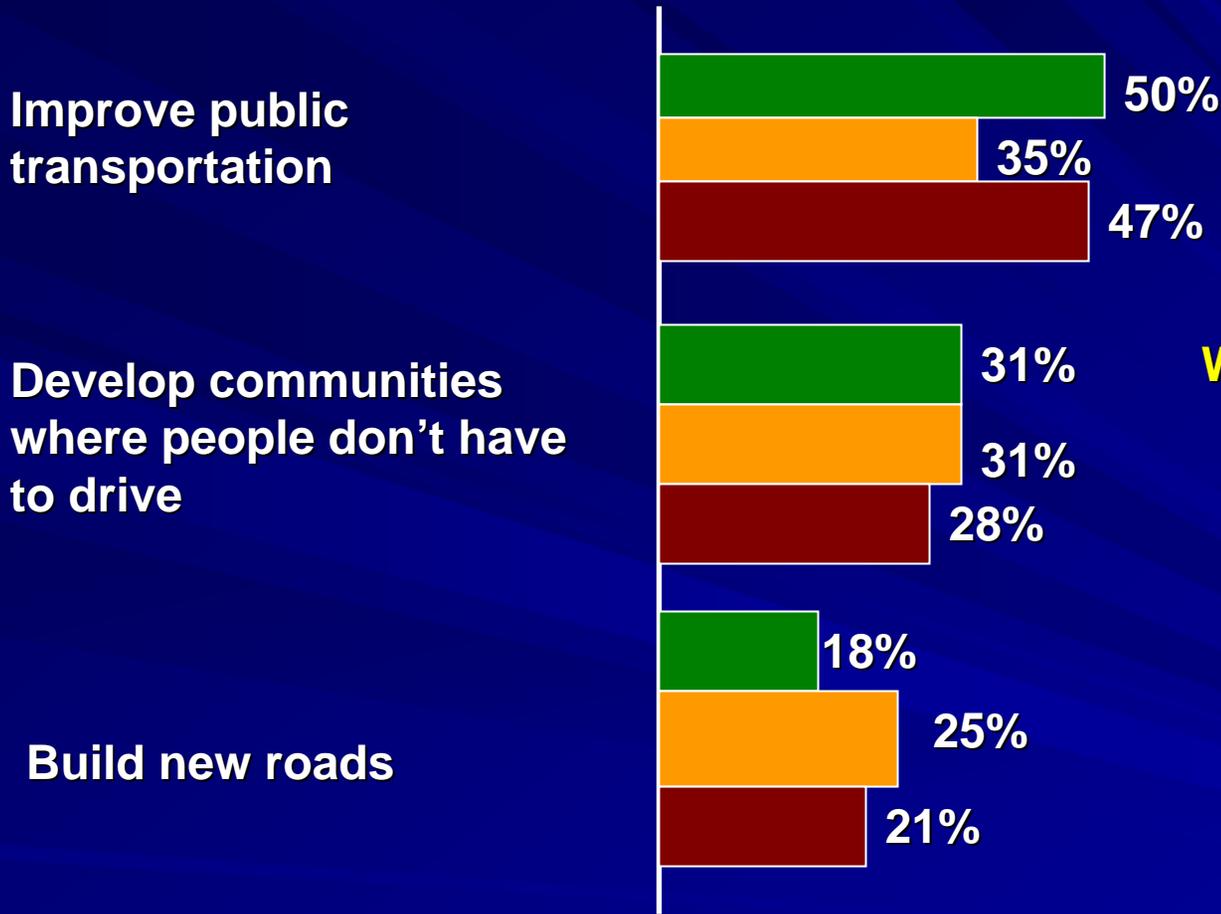


**Which should receive funding priority: Improvements to existing communities or incentives for new development in the countryside?**



Source: National Association of Realtors

# Answers to Traffic Problems



**Which is the best long term solution to reducing traffic?**



Source: National Association of Realtors

# So, What Kind of Growth is “Smart Growth?”

- More efficient land use
- Preservation of open space and the environment
- More attractive development
- Transportation options (roads, transit, sidewalks)
- Building new neighborhoods that are more walkable and more compact.

# Smart Growth Plans, Legislation and Regulations

- New Comprehensive Plans – Emphasis on Directing Growth to Targeted Areas
- Zoning Changes to
  - Promote higher density, “infill” development
  - Permit uses to support walkable neighborhoods
  - Impose design controls to improve appearances
- Open Space Preservation

# The Emerging Model for Community Planning

- Higher density development in some places, preserved open space in other places.
- Mixed use areas
- Mixed income neighborhoods
- Compact pedestrian orientation

# New Suburban Model



*Mix of office and residential, with pedestrian orientation*

# New Suburban Model



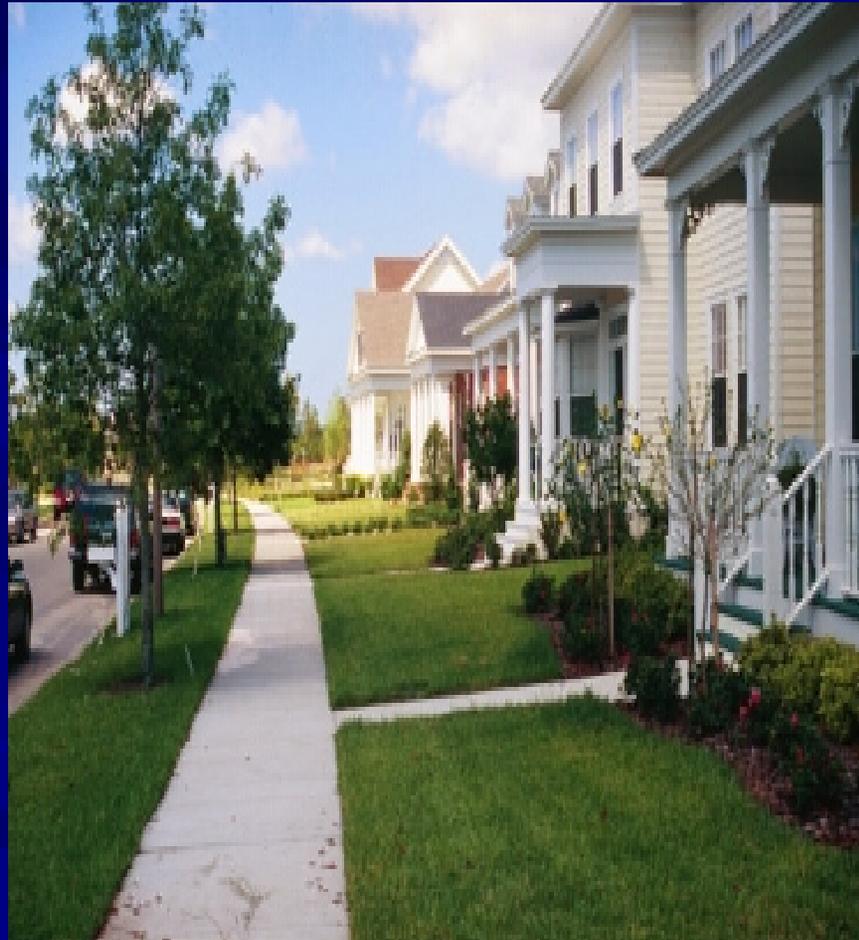
*Mix of housing types and prices*

# New Suburban Model



*New Main Streets*

# New Focus on Aesthetics and Design Details



*Front Porches and Sidewalks*

# “Smart Growth” Development: Traditional Neighborhoods



*I'On, Mt. Pleasant, S.C.*

# “Smart Growth” Development: Traditional Neighborhoods



*Kentlands, Gaithersburg, Maryland*