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
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

<table>
<thead>
<tr>
<th>Community A</th>
<th>Community B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses are built far apart on lots of one acre or more and you have to drive to get to stores and restaurants</td>
<td>Houses are built close together in lots of (\frac{1}{4}) acre or less and you can walk to stores and restaurants</td>
</tr>
</tbody>
</table>

| 70% | 30% |

Source: National Association of Realtors
## 2004 American Community Survey

<table>
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<th>Community A</th>
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<tbody>
<tr>
<td>Houses are built far apart on lots of one acre or more and your drive to work is 45 minutes or longer</td>
<td>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</td>
</tr>
</tbody>
</table>

- **Community A**: 51%
- **Community B**: 48%

Source: National Association of Realtors
<table>
<thead>
<tr>
<th>Community A</th>
<th>Community B</th>
</tr>
</thead>
<tbody>
<tr>
<td>• There are only single family houses on one acre lots</td>
<td>• There is a mix of single family detached houses, townhouses, apartments and condominiums on various sized lots</td>
</tr>
<tr>
<td>• There are no sidewalks</td>
<td>• Almost all the streets have sidewalks</td>
</tr>
<tr>
<td>• Places such as shopping, restaurants, library and a school are within a few miles and you have to drive to most</td>
<td>• Places such as shopping, restaurants, library, and a school are within a few blocks of your home and you can either walk or drive</td>
</tr>
<tr>
<td>• Your one-way commute is 45 minutes or longer</td>
<td>• Your one-way commute is less than 45 minutes</td>
</tr>
<tr>
<td>• Public transportation, such as train, bus or light rail, is distant or unavailable</td>
<td>• Public transportation, such as train, bus or light rail, is nearby</td>
</tr>
</tbody>
</table>

Source: National Association of Realtors

| 45%                          | 55%                          |
Attractions of the Smart Growth Community

- Places within a few bocks of home, can walk or drive: 43%
- Commute is less than 45 minutes: 25%
- Mix of detached houses, townhouses: 15%
- Public transportation is nearby: 10%
- Almost all streets have sidewalks: 5%

Source: National Association of Realtors
Attractions of the Sprawl Community

- Only single family houses on one acre lots: 73%
- Places are within a few miles of home and you have to drive to most: 12%
- Enough parking when you drive to local places: 9%
- No sidewalks: 2%
- Public transportation is distant or unavailable: 2%
- Commute is 45 minutes or over: 1%

Source: National Association of Realtors
<table>
<thead>
<tr>
<th>Factor</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Being within a 45 minute commute to work</td>
<td>79%</td>
</tr>
<tr>
<td>Easy access to the highway</td>
<td>75%</td>
</tr>
<tr>
<td>Sidewalks and places to take walks</td>
<td>72%</td>
</tr>
<tr>
<td>Living in a community with people at all stages of life</td>
<td>65%</td>
</tr>
<tr>
<td>Living in a place that’s away from it all</td>
<td>60%</td>
</tr>
<tr>
<td>Having a large house on more than one acre of land</td>
<td>57%</td>
</tr>
<tr>
<td>Being within walking distance to stores and restaurants</td>
<td>51%</td>
</tr>
<tr>
<td>Being within walking distance to schools</td>
<td>46%</td>
</tr>
<tr>
<td>Being within walking distance of public transportation</td>
<td>46%</td>
</tr>
<tr>
<td>Church, synagogue or religious place of worship within walking distance</td>
<td>40%</td>
</tr>
<tr>
<td>Living in a place that’s at the center of it all</td>
<td>26%</td>
</tr>
</tbody>
</table>

*Source: National Association of Realtors*
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

Improve public transportation
- 2000: 18% (18%)
- 2002: 25% (25%)
- 2004: 50% (50%)

Develop communities where people don’t have to drive
- 2000: 28% (28%)
- 2002: 31% (31%)
- 2004: 31% (31%)

Build new roads
- 2000: 47% (47%)
- 2002: 35% (35%)
- 2004: 18% (18%)

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