

SMART GROWTH VS CONVENTIONAL DEVELOPMENT: COMPARISON OF OUTCOMES			
Smart Growth Topic	Specific Consideration	Comparison	
		Smart Growth	Conventional (Sprawl)
Land supply, land use & urban form	Land consumption	Efficient use of land as a limited resource	Inefficient and excessive land consumption
	Directional focus of growth	IN: Infill & redevelopment (maximum use of existing developed areas)	OUT: "Greenfield" development (expansion into new/ undeveloped areas)
	Density / Intensity	Higher	Lower
	Urban form	Compact & contiguous	Scattered, dispersed & leapfrogged
	Land use	Mixed; jobs-housing balance	Single-function & separated
Natural resources & the environment	Values/ ethics	Land as a resource; sustainability	Land as a commodity; satisfy market preferences
	Open space provision	Maintain, enhance & expand	Provide when supported by market forces
	Open space locations	Proximate to all users; connected	Inaccessible; unconnected; includes remnant parcels or left-over pieces from plats
	"Brownfields"	Clean up and reuse	Abandon
	Energy	Conservation	Consumption
Housing	Values/ Ethics	Choice; diversity; affordability	Provide what the market will bear
	Location	Disperse in all locations, especially in city / activity centers	Predominantly in exclusive residential areas (subdivisions)
	Type of unit; mixes	Wider variety; mixtures of types	Predominantly detached, single-family; rigid separation of types and price
	Cost	Sufficient for all incomes (i.e. "mixed income" housing)	Market fails to provide affordable units for all incomes
Transportation	Modes	Multiple modes	Automobile-dominant
	Road system & network pattern	Grid or network of streets	Hierarchy of arterials, collectors and local streets
	Accessibility	Interconnectivity encouraged	Separation encouraged
	Predominant streets	Through streets with alleys encouraged	Cul-de-sacs & collectors
	Street pavement widths	Skinny; concept street "diets"	Wide/ Excessive
	Pedestrian facilities	Routinely provided; walkability encouraged	Generally not provided; walking not encouraged
	Transit	Provide choices for use of transit	Densities are too low and patterns too spread out to provide transit
Other Infrastructure	Water & sewer	Timely & concurrent provision of services	Use lowest cost means (e.g. wells & septic tanks where permitted)
	Funding considerations	Concern with unfair development costs; maximize existing investments	Public subsidies; extension of facilities without efficiency and equity considerations
Permitting Processes	Modes	Focus on reforming procedures for greater timeliness, efficiency and fairness	Multiple, uncoordinated processes; time-consuming
	Goals	To facilitate new objectives	To frustrate unwanted uses
Other	Values/ Ethics	Concern for social equity & environmental justice	Not-in-my-backyard (NIMBY); Citizens Against Virtually Everything (CAVE)
		Regionalism	Parochialism

Adapted from "Smart Growth Audits" PAS Report #512, American Planning Association