## Smart Growth: Making It Work

William Fulton New Partners for Smart Growth Denver January 28, 2006

#### **Your Sprawl**



#### My Sprawl



#### **Your Density**



#### **My Density**



#### **Three Rules**

- 1. You town is not unique
- 2. There is no other town absolutely identical to yours that has faced exactly the same problems and solved them all
- 3. You can't political will on eBay

### What Creates Political Will A set of underlying community values A willingness to invest in a common vision – so there's always something to point to or fall back on. Pressure from voters or organized constituencies A true belief in your community Elected officials who are willing to nurture all these things. **What Creates Implementation Success?** Talk to your constituents about realistic choices for the future · Draw a clear line from vision to policy to code to · Tie to your economic development strategy • Find partners - major institutions Find just the right opportunities & road-test the policies · Creating achievable short-term successes and building on them. **Finding Just the Right Opportunities**

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