The Right Tool For the Job: Information for better smart growth decisions

New Partners for Smart Growth

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Information for Better Decisions

- Topics:
  - Why EPA?
  - Why measure?
  - Why so many tools?
  - Tools and examples.

Smart Growth and EPA

- EPA's mission is to protect our air, water, and public health.
- How and where grow has a significant impact on public health and the environment.
- Development decisions made by many players outside EPA's regulatory structure.
  - State and Local Governments
  - Developers
  - Consumers
- The environment wins with Smart Growth

Smart Growth Principles

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.

- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost-effective.
- Encourage community and stakeholder collaboration in development decisions.
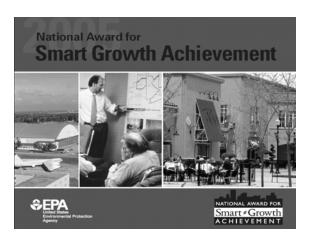
Smart Growth Network

Why Measure?

- If you don't know where your going, you will probably get there.
  - Set goals
  - Develop a program
  - Receive feedback
  - Revise program

Why so Many Tools?

Why so Many Tools?

National Award for
Smart Growth Achievement

National Award For Smart Growth Achievement Review

- 5 Categories
  - Built Projects
  - Policy and Regulations
  - Small Communities
  - Overall Excellence
  - Rotating Category—Equitable Communities
- Reviewed by 13 outside experts
- EPA review
- Standards
  - Use of Smart Growth Principles
  - Effectiveness
  - Innovation
  - Outreach/Community and Stakeholder Involvement
  - Environmental and Community Impact

www.epa.gov/smartgrowth/awards

Overall Excellence Winner:
Highlands' Garden Village - CO
Transforming a former amusement park into a mixed income/use neighborhood

Overall Excellence Winner:
Highlands' Garden Village - CO

- Public/Private brownfield redevelopment

- Regulatory flexibility needed for mixed-use, higher density, mixed housing types and narrow streets

- Model for mixed-use neighborhoods in Denver

- Fast home sales and high appreciation rates demonstrate robust market for smart growth in Denver

- Intensive public participation process to engage surrounding neighborhoods

- Compact Walkable neighborhood with transit service

- Green features include: Concrete recycling, Green materials in housing, Xeriscaping, houses meet Colorado Greenbuild standards

Built Projects Winner: Belmar

From Mall To Main Street

Built Projects Winner: Belmar

- Model for redevelopment of underutilized shopping centers and office parks
- Large impervious surfaces reused
  - Reduce demand for greenfield development
  - Less storm water runoff
- Regulatory flexibility needed for narrow street design, loft apartments above retail
- High rents, fully leased office space, job creation

- Good partnership between City and developer
- Public participation increased public support for the change
- Compact blocks, grid of streets, wide sidewalks and transit
- Green Building including USGBC LEED Silver Office building
- Urban wind farm
- Civic pride in new downtown

Smart Growth Leadership Institute Technical Assistance

SMART GROWTH
LEADERSHIP INSTITUTE

- 13 Communities Receiving Direct Technical Assistance On Local Regulation
  - Zoning and Code Audit tool
  - Policy Audit tool
  - Project Scorecard
  - Strategic Growth Assessment

SGLI Tech Assistance: Mount Joy Borough, PA

- Small Main Street Community in fast growing Lancaster County. Pop. 6,765
- Evaluation of Subdivision and zoning ordinances in support of traditional community design
- SGLI recommendations adopted by Borough
- New high-density, mixed-use neighborhood approved near downtown.

www.sgli.org
Contact: Ilana Preuss, preuss.ilana@epa.gov

Smart Growth Index

- Commercial GIS Sketch modeling tool
- EPA enhanced environmental outcomes
- Technical Assistance to Communities
- Allows Communities to set goal an measure relative outcomes of their decisions

Smart Growth Index
Application: South Weymouth

- Former Naval Air Station South East of Boston
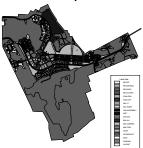- Three different jurisdictions need to approve plan

South Weymouth Goals

- Our Smart Growth goals are to:
  - conserve energy
  - conserve water
  - reduce and recycle waste
  - manage natural resources
  - improve transportation efficiency
  - maximize multi-modal and water management design
  - promote energy efficiency in designs
  - Insure adequate infrastructure - traffic, water, wastewater

South Weymouth Development

Contact: Ilana Preuss, preuss.ilana@epa.gov

National Recognition Program

Building Healthy Communities for Active Aging

Contact: Kathy Sykes, sykes.kathy@epa.gov

NATIONAL BLUEPRINT: Increasing Physical Activity Among Adults Aged 50 and Older

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LEED-ND

- **A LEED rating system being developed by the US Green Building Council through a partnership with**
  - **Natural Resources Defense Council (Smart Growth)**
  - **Congress for the New Urbanism**

- **A rating system that combines elements of smart growth, urbanism, and green building**

LEED Draft Criteria

Category	Prereqs	Credits	Points	Percent
Location	2	7	28	25
Preserve	5	11	13	11
Design	3	22	42	37
Efficiency	0	17	25	22

Pilots in 2006, Final approval scheduled for 2007

www.usgbc.org

Smart Growth Alliance Recognition Program

- A Regional Smart Growth Endorsement program
- Alliance members
  - Urban Land Institute Washington Chapter
  - Chesapeake Bay Foundation
  - Greater Washington Board of Trade
  - Coalition for Smarter Growth
  - Metropolitan Washington Builders Council
- A pre-entitlement endorsement program to promote regulatory approval of smart growth development
  - Includes endorsement letters and
  - support in regulatory hearings

www.sgalliance.org

Smart Growth Alliance Recognition Program:
Prerequisites and Criteria

- Team representing each of the partners evaluate proposals for
  - Location
  - Density Design and Diversity
  - Transportation/Mobility/Accessibility
  - Environment
  - Mixed-Income
  - Community Assets

www.sgalliance.org
Contact John Bailey, sga@uli.org

EPA Smart Growth Scorecard Web Page

For more information

www.epa.gov/smartgrowth
www.sgli.org
www.sgallaince.org
www.usgbc.org

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