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

New Partners for Smart Growth

Brett Van Akkeren January 28, 2006 U.S. Environmental Protection Agency Development, Community and Environment Division



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 costeffective.
- Encourage community and stakeholder collaboration in development decisions.

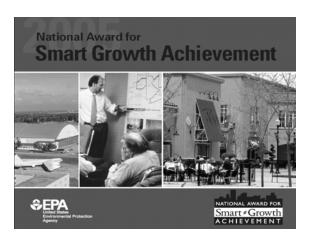
Smart Growth Network

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?





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 InvolvementEnvironmental 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 <u>public participation</u> 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



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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
- 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

- 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

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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



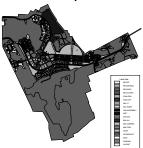
South Weymouth Goals

- 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





THE NATIONAL COUNCIL ON THE AGING

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

NATIONAL BLUEPRINT: Increasing Physical Activity Among Adults Age



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 Urhanism



 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

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Irowse Smart Growth	Smart growth scorecards: Municipal Level Assessments
Topics	httpduction Municipal Level Assessments Project Specific Assessments Detailed/Component Assessment Tools Additional
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Smart Growth Policies Shout Smart Growth	Project specific assessments: 1. Smart Scorecard for Development Projects
Assout Smart Growth Smart Growth Network	2 Mobile, Ala Smart Growth Criteria Matrix
inės.	3. New Jersey Future Smart Growth Scorecard. Proposed Development 4. Maryland Smart Growth Scorecard
	5. Austin, Texas Smart Growth Matrix
	6. TND Design Rating System 7. City of New Westminster, British Columbia
	8 Charlotte, N.C. Sustanability Index
	1. Smart Scorecard for Development Projects (POF, 27 pp. 7943)
	Year: 2002 Will Fleissig and Vickie Jacobsen
	Contact: Will Fleissig and Vicki Jacobsen
	This is a tool that helps decision makers, municipal planners and staff, neighborhood organizations, and developers determine whether or
	not a specific project is fulfilling a community's smart growth goals. It is comprehensive, thorough, and technical, yet also feeible enough to be adapted and revised according to the specific needs of a community. It is also a quality-learning tool and should help communities
	begin to use concepts that add to positive discussions about how and where to grow next.
	What to expect in this scorecard?
	have categories covered:

For more information

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

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