

Smart Growth 101

New Partners for Smart Growth Conference Denver, CO

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January 26, 2006



Smart Growth 101: Overview and Background

Paul Zykofsky, AICP Local Government Commission

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Local Government Commission

- Nonprofit membership organization based in Sacramento, CA of local government officials – elected and staff
- Founded in 1979 to work on energy issues
- During 1980s expanded to work on pollution prevention, waste management, hazardous waste
- 1991: Started working on land use issues

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The Ahwahnee Principles, 1991

- Revitalize existing parts of our communities through infill development
- Plan complete and integrated communities with mix of uses
 - Within walking distance of one another
 - Within walking distance of transit stops
 - With a diversity of housing types

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With a center focus



The Ahwahnee Principles for More Livable Communities

- Embraced by local government officials in California and other states
- LGC initiated programs on land use and transportation planning
- 1993 created Center for Livable Communities
- Over 180 cities and counties in California adopted all or part into their planning documents
- Since 2001 have organized National New Partners for Smart Growth Conference

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Implementation Strategy

 Plans should be developed through an open process and participants in the process should be provided visual models of all planning proposals.

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A Project of The Local Government Commission June 1997



The Ahwahnee Principles for Smart Economic Development

- Why a New Approach?
 - The new pace of economic change, the new shape of the economy and the new scope of competition all require a new approach to the pursuit of jobs, revenues and long term prosperity.



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Traditions of Urban Design — Background

- No single set of urban design theories
- Three principal traditions
 - Monumental City Design
 - Garden Suburb
 - Modernist City Design





Examples of organic town evolution Lucca, Italy

Monumental City Design — Renaissance roots

Evolved as response to new concepts of space created by rediscovery of perspective during the Renaissance

> Il Campidoglio (The Capitol) designed by Michelangelo, 1536



Monumental City Design in Europe



Hogenberg's Map of London, 1572 Before the fire of 1666

Monumental City Design in Europe



Paris, France

Monumental City Design in Europe

- Christopher Wren's Plan for rebuilding London after the 1666 fire
 - Most ambitious urban plan up to that time
 Plan for a complete Renaissance city



Monumental City Design in the U.S.



Monumental City Design in the U.S.

1893 World's Columbian Exposition in Chicago Seen by moonlight

Designed by Daniel Burnham, Charles F. McKim and Frederick Law Olmsted, Jr.



Monumental City Design in the U.S.

 1893 World's Columbian Exposition in Chicago
 Over 25 million attendees, more than half the U.S. population at that time





Designed by Daniel Burnham, Charles F. McKim and Frederick Law Olmsted, Jr. "Make no little plans. They have no magic to strike man's blood and probably will themselves not be realized." — Daniel Burnham

Monumental City Design in the U.S.



Plan for Washington, DC, 1901 By Daniel Burnham, Charles F. McKim and Frederick Law Olmsted, Jr.

City Design Based on the Law of the Indies



Sonoma – 1877 plan



Traditional Town Planning



Savannah, Georgia

Garden Suburbs - Riverside, IL

- Early examples in U.S.
- Parks and greenways
- Curving streets inspired by path system of English gardens
- Parklike setting for houses
- Designed by Frederick Law Olmsted, 1869
 Railroad suburb of Chicago



Garden Cities — Ebenezer Howard's plan

Response to crowded, chaotic cities



London, looking up Fleet Street Drawing by Gustave Doré, 1872

Garden Cities — Ebenezer Howard's plan

- 1898 published book Tomorrow a Peaceful Path to Real Reform (later republished as Garden Cities of Tomorrow)
 - Self-contained, self-sufficient communities surrounded by greenbelts Linked in clusters
 - Community for 30,000 ■6,000 acres

 - 5,000 in agriculture
 1,000 for urban area
- Very influential in establishing model for suburban development



Garden Cities in England



Garden cities in the U.S. -Radburn, NJ, 1926

- Planned in consultation with designers of British garden cities (Unwin and Parker)
- Designed by Clarence Stein and Henry Wright
- Greenway system



Garden cities in the U.S. — Radburn, NJ, 1926

- Separation of road traffic and pedestrian greenways
 Children walk to grade school on
- paths that never cross a street
 Planned as self-contained community
- Great Depression prevented all of it from being built
- Garden City concept adopted after World War II in Europe and to lesser extent in U.S.
 - Columbia, MD, Reston, VA, Irvine, CA



Modernist City Design — Le Corbusier

1922 Plan for La Ville Contemporaine

- Free of past traditionsModern Age city
- Emphasis on cars and tall buildings
 Limited access highways
- La Ville Contemporaine
 City for 3 million
 - Rectangular grid
 - Transportation terminal for cars, trains, planes and underground transit at intersection of two highways
 - 16 office towers, 60 stories high, separated by parkland
 - Greenbelt around city
 Envisioned limited access highways



Modernist City Design — Le Corbusier



Modernist City Design — Le Corbusier

- Voisin Plan for Paris, 1925
 - Replace business center of Paris Central Paris

 - Central Paris obliterated Ignored different districts and neighborhoods Eighteen 60-story skyscrapers Three clusters of luxury, apartments
 - luxury apartments
 - Luxury apartments Limited-access highway through heart of the city Contempt for existing city City design required autocratic government



Modernist City Design in the U.S.

- Regional Plan for New York City, 1929
 - Large office towers
 - Set within complex city
 - Designed by different architects
 - Multilevel transportation system



Modernist City Design in the U.S.

- The vision becomes reality
 - Urban renewal in Brooklyn, NY



Modernist City Design in the U.S.

- The vision becomes reality
 Instead of "towers in the park" end up with "towers in
 - the parking lot" Houston, TX in 1980s



Modernist City Design in the U.S.

The vision becomes reality



City Hall Plaza, 1978 Boston, MA

The origin of current zoning practice



The new landscape — The birth of sprawl

- Low density (too low to support transit)
- Land and resource intensive
- Single purpose, isolated districts
- Segregation of housing types by incomes
- Residential garagescape
- Wide arterial and collector streets
 Surface parking
- Surrace parking
 Discontinuous street pattern
- Limited public gathering spaces



Levittown, NY

The new landscape

The birth of sprawl



Alternative Patterns of Development



Traditional

Conventional































Traditional vs. Conventional

Central Business Districts at the same scale





Irvine, California







U.S. Population Growth and Transportation – 1970-2000



Walk and Bicycle Trips 1977-1995









Projected Population Growth Rate Selected States (1995-2025)





Growth: Good, bad, or...

- Human beings experience rapid physical growth which levels off at maturity
 - After reaching physical maturity humans continue to "develop" and "grow" in many beneficial ways
 Learn new skills, discover new interests, gain wisdom
 - Rapid cell growth after maturity is <u>cancer</u>
- Different rates of physical growth appropriate at different stages in life

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Stages of Community Growth



environment



Stages of Community Growth

- Teenage crisis years
 - Congestion
 - Land use conflicts
 - Identity crisis



Stages of Community Growth

- Mature, adult phase
 - Development with low rate of physical expansion



Smart Growth/Livable Communities

- Different authors/supporters
 - States of Colorado and Maryland
 - Local Government Commission
 - Congress for the New Urbanism
 - Smart Growth Network
 - National Governors Association
 - American Planning Association
 - League of California Cities

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Smart Growth/Livable Communities

Common Themes

- Efficient use of land
 - Fill in older parts of communities before spreading out
- Build new communities in more compact way
- Mix of uses
 - Mix commercial and retail uses with residential
 - Support/create town and neighborhood centers
 Mass destinations in wolking (biovaling distance)
- More destinations in walking/bicycling distance
 Support walking, bicycling and transit use
- Support waiking, bicycling and transit use
 Create strong local and regional economies
- Involve residents in planning process
- Local Government Commission

Economic Benefits of Smart Growth

"Just as companies now compete on quality, communities will too."

— Collaborative Economics, Linking the New Economy to the Livable Community

"Livability isn't some middle class luxury. It is an economic imperative."

- Robert Solow, Nobel Prize-winning Economist



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"Smart Growth 101"

John W. Frece Associate Director National Center for Smart Growth Research and Education University of Maryland

5th Annual New Partners for Smart Growth Conference Denver, Colorado January 26, 2006



"All I want you to do is change the culture."

... Gov. Parris N. Glendening

Jennifer Granholm

National Interest in Smart Growth







Mitt Romney

The Three Ages of Environmentalism

- Preserving our wilderness: Creating the National Park System. [Early 1900s]
- Protection from polluters: Addressing the environment as a public health crisis. [Mid-1900s]
- Livability: Linking the environment with quality of life. [Late 1900s and forward]

What is Sprawl?

Sprawl is defined as "a form of urbanization distinguished by leapfrog patterns of development, commercial strips, low density, separated land uses, automobile dominance and a minimum of public open space."

- Oliver Gillham, *The Limitless City* (Washington, DC: Island Press, 2002)

What are the Impacts of Sprawl?

 Environmental (land consumption, impacts of auto dependency on air and water)

Fiscal (expensive to service)

 Social (race and class segregation; no public realm)

 Health (contributes to high rates of obesity)



Factors Contributing to Sprawl

- trends in land use planning and law
- the automobile-oriented culture
- > concerns about quality schools and public safety
- $\succ\,$ racism and racial tension
- inadequate ecological awareness
- global economic change
- $\succ\,$ national tax policy and spending programs
- method of local government revenue generation
- > owners' concerns over property values

Balance

- Development Playing Field
 - Tilted Toward Urban Fringe
 - Away From Center Cities and Older Suburbs
- Powerful Thesis Behind Smart Growth -- If we can shift toward a more balanced development pattern, it will have tremendous environmental and economic benefits.

Ten Principles of Smart Growth 1. Mix land uses



- Provide retail or personal services near housing
- Incorporate parks, schools, and other public facilities.



2. Take advantage of compact building design

 Grow vertically rather than horizontally to preserve green spaces and reduce cost of providing public facilities and services





3. Provide housing opportunities and choices

 Provide quality housing for people of all income levels, household sizes, and stages in the life cycle.





4. Create walkable communities

 Mix land uses, build compactly, and provide safe and inviting pedestrian corridors







6. Provide a variety of transportation choices

- Coordinate land use and transportation investment
- Increase highquality transit service
- Connect pedestrian, bike, transit, and road facilities





- 7. Preserve open space, farmland, natural beauty and critical environmental areas
- Identify areas with highest priority for preservation
- Use a variety of preservation tools, including purchase, regulatory, and incentive programs



8. Strengthen, and direct development towards, existing communities

- Use incentives to achieve clean-up and re-use of "brownfield" and "grayfield" sites
- Preserve and repair historic buildings as part of redevelopment plans
 Build on the
- Build on the resources and amenities of existing communities



9. Make development decisions predictable, fair and cost-effective

 Update comprehensive plan and implementing regulations to incorporate smart growth, and apply regulations consistently



10. Encourage community and stakeholder collaboration in development decisions

 The private sector does most of the development, but citizens and other stakeholders collaborate in this development to ensure it is consistent with community needs and concerns.



<u>Reasons for Variation in State and Local</u> <u>Growth Management Practices</u>

- > the political culture of the state
- > local notions of property rights
- growth trends, growth-related conditions and the nature and location of threatened environmental resources within the jurisdiction
- the existence of charismatic leaders favoring smarter growth

How the State of Maryland Created Its Smart Growth Initiative

- 1. Demonstrate the problem.
- 2. Alert stakeholders that change is coming and invited their input.
- 3. Understand the political parameters and package the program for public consumption.

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- Growth 101 5
- Demonstrate what's at stake.
 Get agencies to work together.
 - 6. Show examples -- the good, the bad and the ugly.
 - 7. Celebrate small victories and praise champions.
 - 8. Institutionalize your changes.

1. Demonstrate the problem.

















Abandoned Cities and Suburbs









Traffic Congestion



2. Alert stakeholders that change is coming and invite their input.

•	Help constituents identify the
	problem.

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- Demonstrate to stakeholders that you value their input ("We Asked, You Proposed").
- Bring together diverse groups affected by the problem.
- Seek common ground work on what you agree on rather than fight over what you don't.

3. Understand your political parameters and package the program strategically.

- · Must preserve local decisionmaking authority
- Parameters for Maryland's Smart Growth Initiative
 - Must not be a big new spending program
 - Must be incentive-based, not regulatory
 - Must be pro-growth, not nogrowth or slow-growth



Describe the Goals of your Program

- Support and enhance existing communities
- Preserve natural resources and agricultural areas
- Save on the cost of new infrastructure

Brand Your Program with a Name People Will Recognize



4. Demonstrate what's at stake -- talk about "choices"



Appeal to People's Love of Beauty and Nature

Retail Experiences



Housing







Community Character



Farming



5. Get all your agencies to work together





Maryland Smart Growth Sub- Cabinet	 Secretary of Planning Secretary of Agriculture Secretary of Budget and Management Secretary of Business and Economic Development Secretary of General Services Secretary of Health and Mental Hygiene* Secretary of Higher Education Secretary of Housing and Community Development Assistant Secretary of the Office of Neighborhood Revitalization Secretary of Natural Resources Secretary of Natural Resources 	
Cabinel	 Secretary of Natural Resources 	
	 Secretary of Transportation 	
	 Executive Director, National Center for Smart Growth Research & Education, University of Maryland 	



6. Show examples – the good, the bad and the ugly

Sprawl Greets Visitors to Hagerstown, Maryland





Loss of Farmland Continues





Brownfield Cleanup at the Can Company, Baltimore, Md. ---Before & After







Towson Business District - Before

Commercial Area Revitalization



Roundabout in Towson - After

7. Celebrate small victories and praise all champions.



Site Selection for Social Services Building in Easton

 \bigtriangleup Existing Site

 \bigtriangleup Proposed Site

 \bigtriangleup Selected Site

Governor's Youth Environmental Summit





Support ---"Smart Growth Champs"

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8. To the extent possible, institute the changes you make.

- · Put your changes in law as much as possible.
- Institutionalize cross-departmental collaboration.
- If you can't do it by law, do it by executive order.
- · Create government structures such as an Office of Smart Growth to monitor progress and focus attention.

New Regime; New Direction; New Priorities.



- · Skepticism Because it had been such a big political issue for Glendening. (Thought all PNG did was buy up farmland.)
- . No experience with land use - Ehrlich had been a lawyer/congressman.
- Philosophical difference: Believed the state should not tell • local governments what to do. <u>Reorganization</u>: OSG disbanded, remnants moved to
- Administration . MDP. Historic Trust moved to MDP; 18 months before

Reaction to Smart Growth

Ehrlich

- http://instance.in •
- •
- taxes; inability to get revenue through slot machine gambling. – An incentive based program without incentives is no
 - program at all.





- Institutionalizing SG helped raise the level of dialogue; made it difficult to go in a new direction; gave proponents something to cling to.
- The Future
- Understand that momentum will always be lost with a change of administration.
 Huge level of development hitting the
- state, gridlock, air and water quality problems, affordable housing shortages, loss of farmland, etc.
- These issues are not going away. Ultimately, they are so large no governor can ignore them for long.



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