Governments & GROWTH

a hands on training session on attracting and implementing quality growth

November 17-19, 2004
Atlanta, Georgia
Smart Growth
Principles and Reasons

Growing by Choice . . . Not by Chance
Urban Land Institute

Mission: To provide responsible leadership in the use of land in order to enhance the total environment.
Atlanta Regional Growth

- **Population**: 1980 to 2000, doubled to 4.1 million
- **Jobs**: 1990s, led the nation in new jobs (671,000)
- **Housing**: 1990s, led the nation in new housing units (457,557)
- **Income**: 1990s, income increased by 50%

ULI Atlanta
Impacts of Growth

Downtown Atlanta

Atlanta Airport
Impacts of Growth
Impacts of Growth

Number of Days Above Standard

Number of Violations in Metro Atlanta
- 1-Hour Standard
- 8-Hour Standard

Impacts of Growth

Time Spent in Atlanta Congestion
annual hours per capita

11 hours 1982
20 hours 1985
25 hours 1990
43 hours 1995
53 hours 1999
“We have in a short time become a nation in which 30% of adults are sedentary and more than half are overweight.”

Schmid

“We shape our buildings, and afterwards our buildings shape us.”

Winston Churchill

Georgia's Obesity Trends
By Body Mass Index*

Source: CDC, National Center for Chronic Disease Prevention & Health Promotion
Impacts of Growth

- Infrastructure
- Services
Impacts of Growth

The cost of moving up
Census: Bigger homes, longer commutes and higher mortgages

How your state ranks, 2A
Growing by choice, not by chance

• Growth means development

• Smart growth means development that accommodates growth in smart ways

• “Smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and others can all find acceptable ways to accommodate growth.”**

**“What is Smart Growth?” Urban Land, June 1998
1. Conservation of resources

2. Wider choices

3. Inclusive, public/private, multijurisdictional decision making
Smart Growth: Key Principles

1. Compact, multi-use development
   - Concerned with physical patterns of development that shape the built environment

2. Open space conservation

3. Expanded mobility
   - Concerned with how the built environment affects, relates to, and meets the needs of people

4. Enhanced livability
Compact, Multi-Use Development

- **Benefits:**
  - Open space; “place-making”; accessibility; transportation options; infrastructure and public services costs

- **Compactness Considerations:**
  - Scale; appropriate density; incremental

- **Mixed Use Considerations:**
  - Mix within buildings; mix at centers

- **Quality of Design:**
  - Cannot be overemphasized
...or this
Compact, Multi-Use Development

- Reduce lane widths for sidewalks, add crosswalks, and street trees and lamps
- Sidewalk dining
- Additional mixed-use development

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1 Compact, Multi-Use Development

Reduce lane width for sidewalks, add street trees, and lamps.

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1 Compact, Multi-Use Development

Before After

Urban Advantage

Before

After

Urban Advantage

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Smart Growth: Key Principles

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4. **Enhanced livability**
2 Open Space Conservation

- **Types and uses of open space:**
  - Wetlands, floodplains, woodlands, farmland, urban open space

- **Benefits of conservation:**
  - Energy savings, stormwater, property values, recreation

- **Qualities of conservation:**
  - Balance development with conservation; integrate open space into development; begin with existing assets; look beyond acquisition; think “infrastructure”
Smart Growth: Key Principles

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4. **Enhanced livability**
• Must have a coordinated, multi-modal approach
  • Highways, local roads, parking, public and private transit, pedestrian and bicycle pathways
  • Carefully select highway improvements
  • Use highway capacity more efficiently
3 Expanded Mobility

• Must have a coordinated, multi-modal approach
  
  • Shift a significant share of travel to transit
  
  • Make it possible, desirable to walk and bike
  
  • Land use and connections are the keys
Expanded Mobility

“Roads” vs. “Streets”
3 Expanded Mobility

Add street trees
Add buildings at the edge of the sidewalk
Add rail line

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3 Expanded Mobility

Before

Urban Advantage

After

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4. Enhanced livability
Enhanced Livability

Key Qualities of Livability

- Housing choices
- Educational and employment opportunities
- Community services and amenities
- Recognizes social and economic diversity
- Infrastructure investments in existing and developing areas
- Distinctive places for people
Enhanced Livability

Building facelifts, restoration of green space, infill development.
Enhanced Livability

Add street trees, lampposts, crosswalks, traffic calming measures, quality infill housing with a mix of types.
Enhanced Livability
It works in the urban environment...

Infill development, multiple building entrances and windows, add street trees and lamps
It works in the urban environment...

Add intersection, infill development, street trees
Add infill mixed use development, create interior streets
Add crosswalks and a landscaped median
It works in the urban environment...
It works in the urban environment...

Creek restoration, bike path, infill development with creek as amenity
...as well as in suburban greenfields
...as well as in suburban greenfields

Add “TND” development on left to be placed right side of street.
...as well as in suburban greenfields
Smart Growth Summary

**Three Core Themes:**
1. Conservation of resources
2. Wider choices
3. Inclusive, multijurisdictional decision making

**Four Principles:**
1. Compact, multi-use development
2. Open space conservation
3. Expanded mobility
4. Enhanced livability
10 Principles: Smart Growth on “Fringe”

1. Collaborate on vision
2. Make it happen, don’t let it happen
3. Begin with green infrastructure
4. Protect environment / conserve resources
5. Provide diverse housing types and opportunities
6. Build centers of mixed use
7. Think long-term about transportation
8. Use multiple connections
9. Foster culture of community
10. Make it easy to do the right thing
Smart Growth in the Metro Atlanta Region
Principles and Reasons

Growing by Choice .... Not by Chance