

EPA

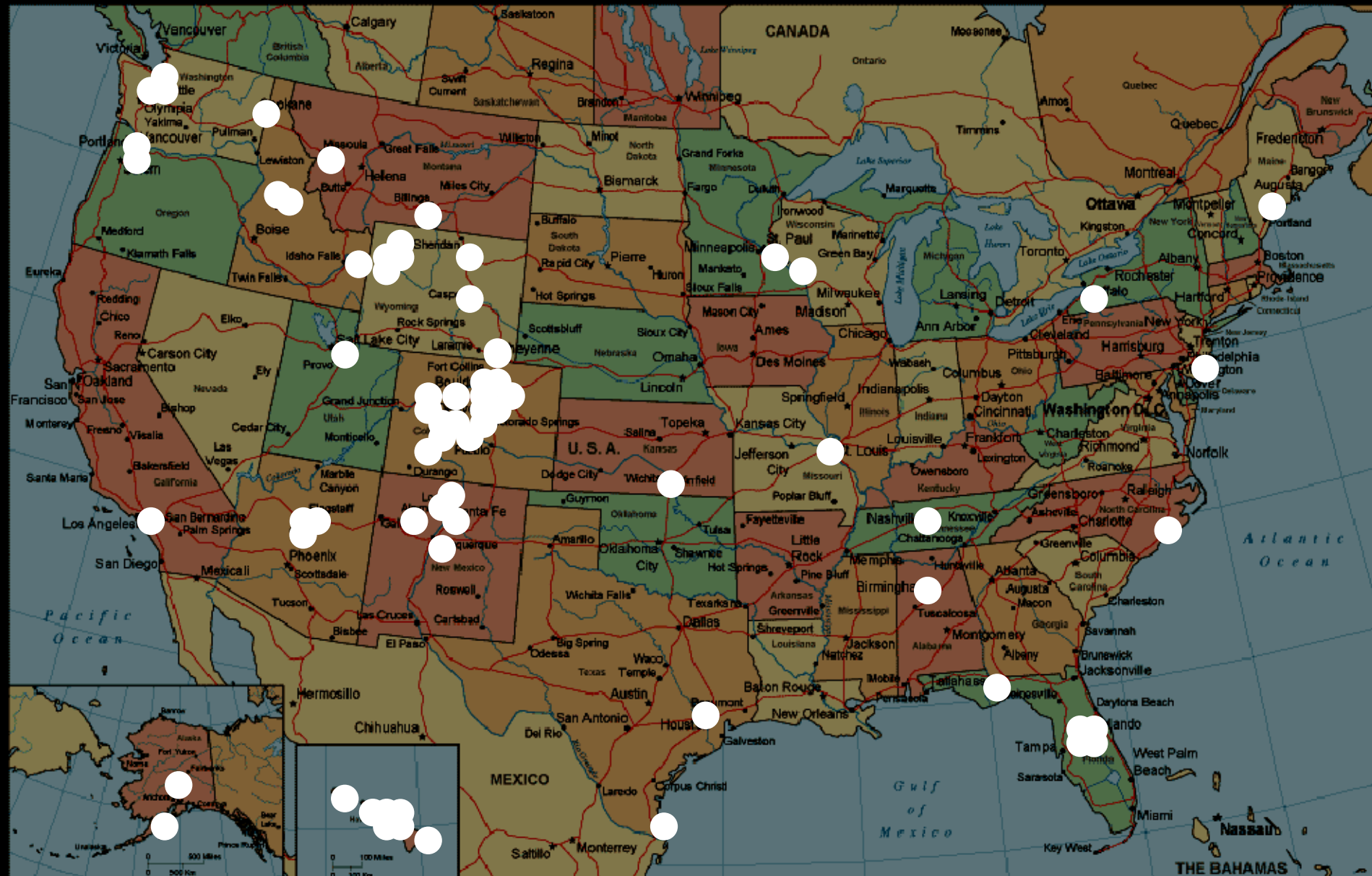
Smart Growth Implementation Assistance

Transportation

Learning About Smart Growth

Transportation

Our Projects



EPA SGIA Locations

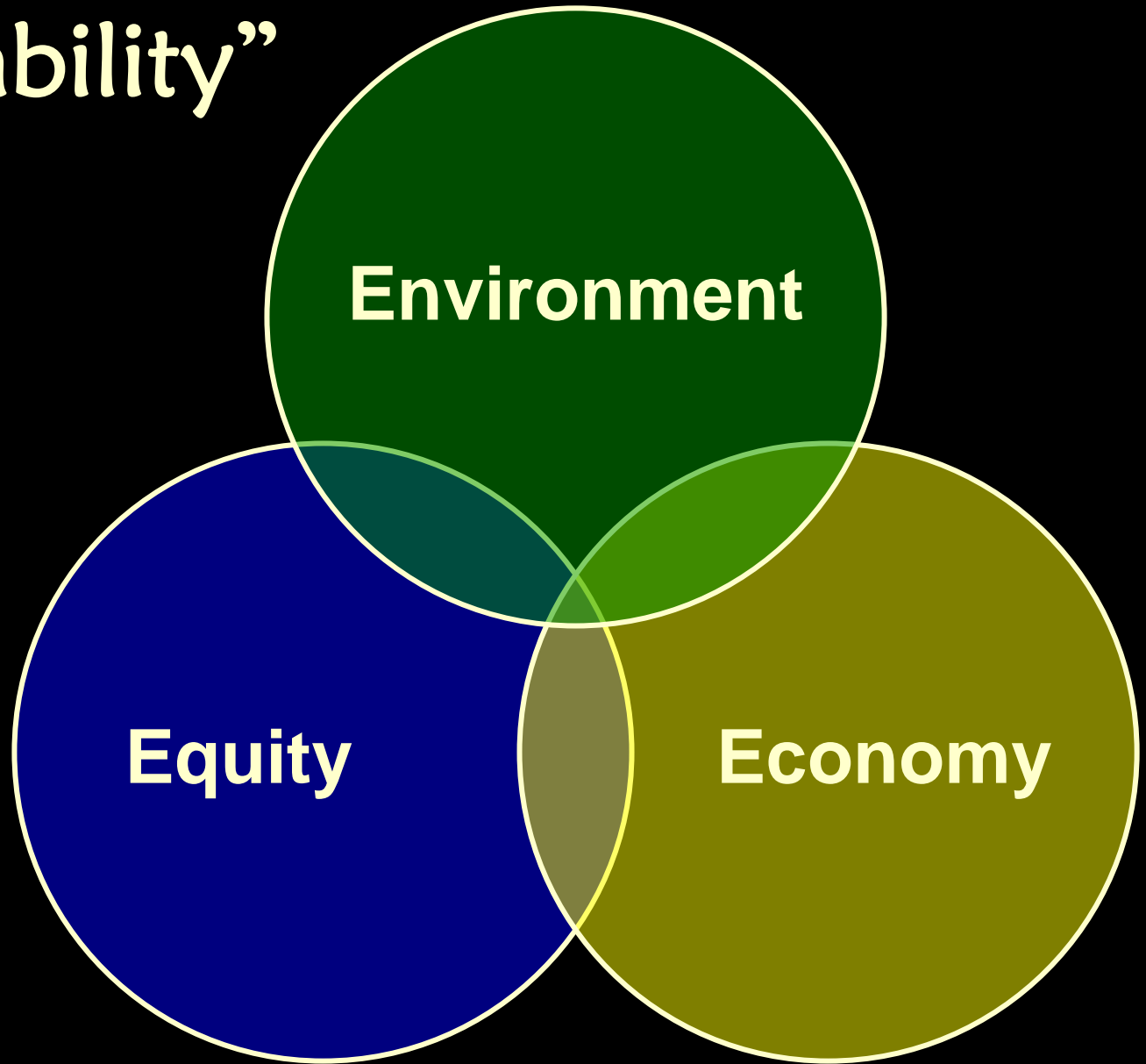


Three Questions

1. Is “smart growth” a mature practice?
2. How does our learned approach to growth affect our choices?
3. What do we mean by smart growth implementation?

1. Is “Smart Growth” a
Mature Practice?

“Sustainability”



Smart Growth Is...

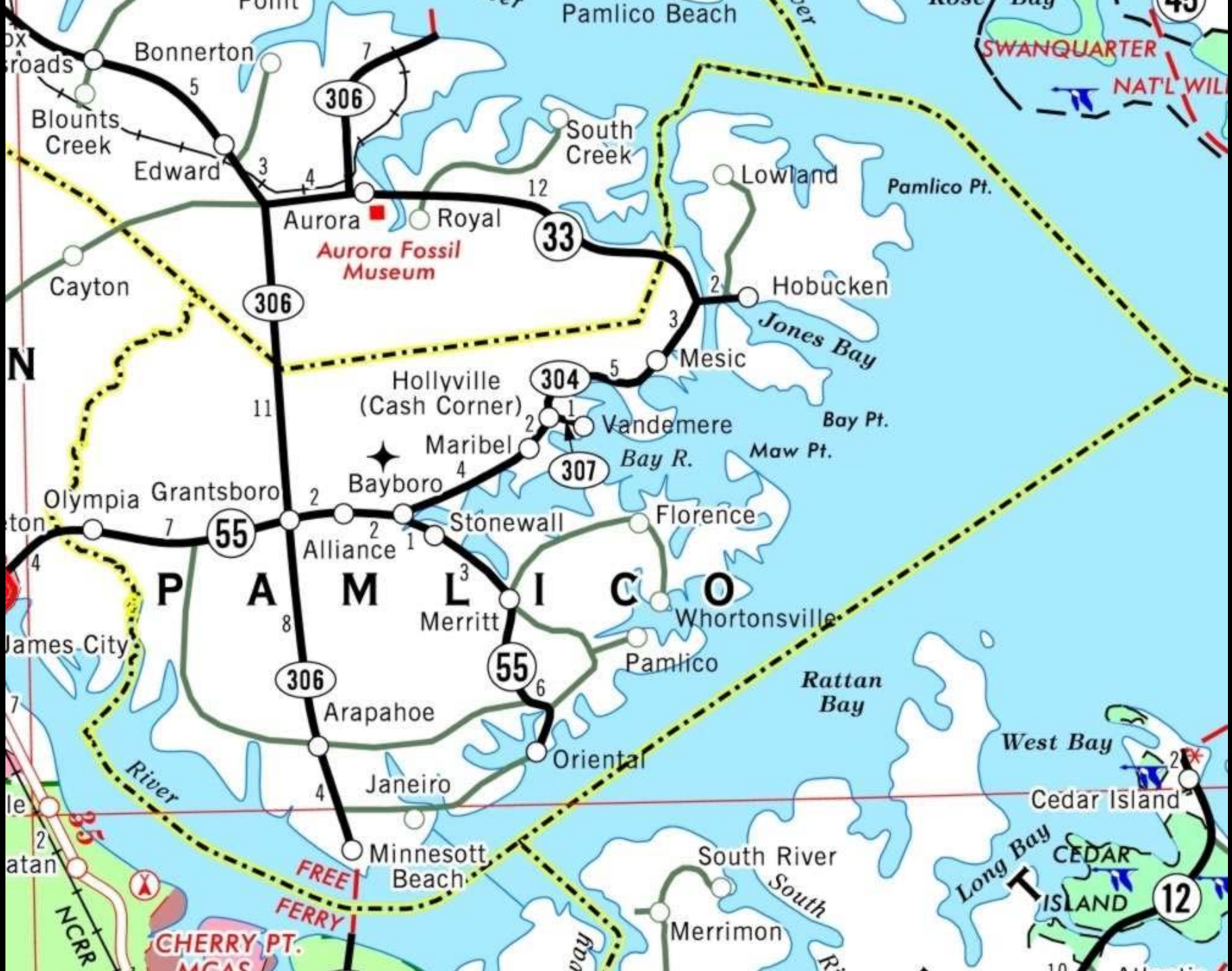
- Sustainable
- Livable
- Walkable
- Marketable

But, Is It Also...

- Adaptable?
- Affordable?
- Portable?
- Improvable?

Pamlico County, NC









Alliance

Bayboro

Image © 2006 DigitalGlobe
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Pointer 35°08'28.89" N 76°48'21.11" W elev 4 ft

Streaming ||||| 100%

Eye alt 25066 ft



Houston, TX





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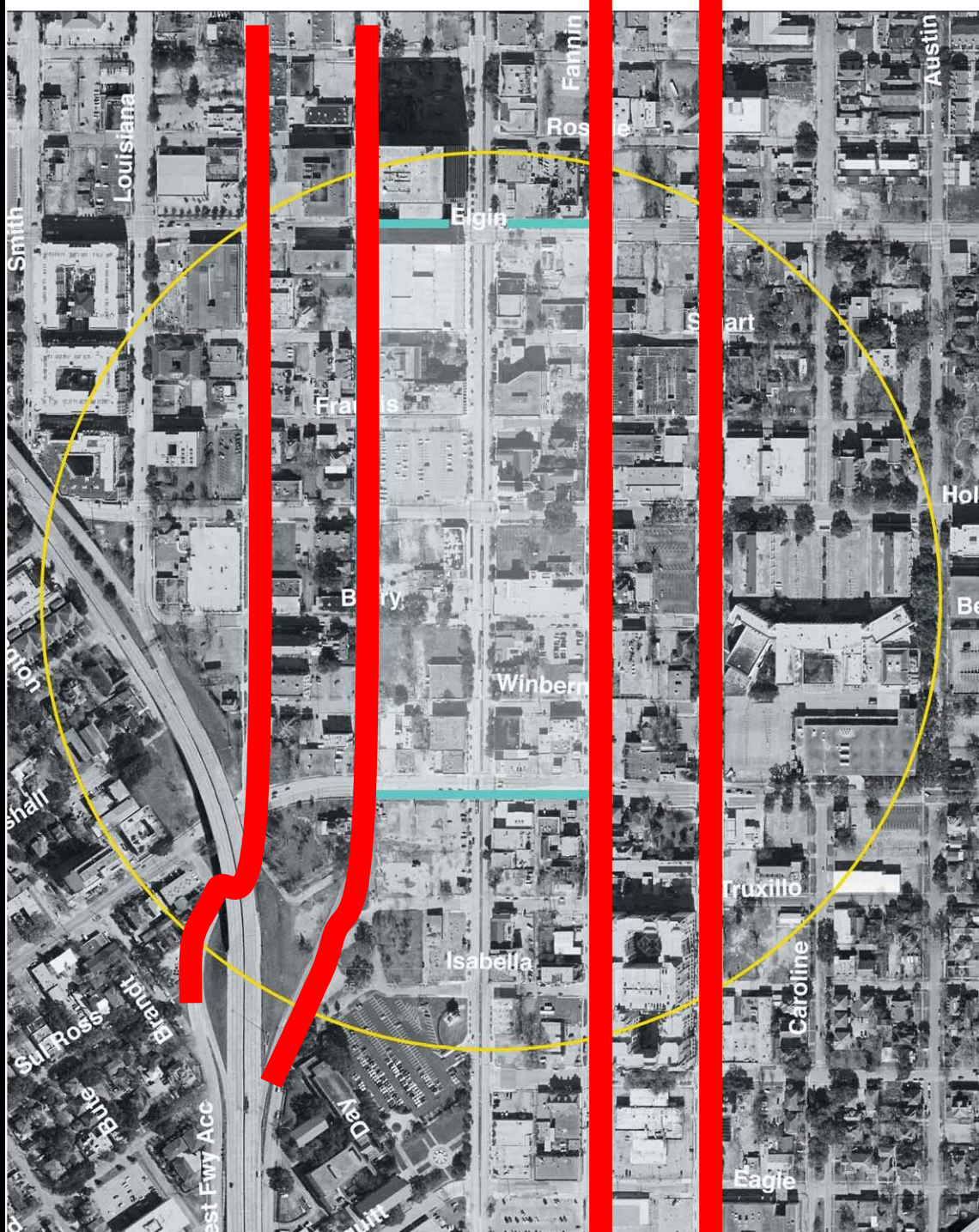
RECORD SHOP

NOW OPEN

The Continental Club

ONE WAY

CROSS ONLY
AT
CROSS
WALKS





McCall, ID

PAYETTE LAKE

LARDO
CONCEPT
PLAN

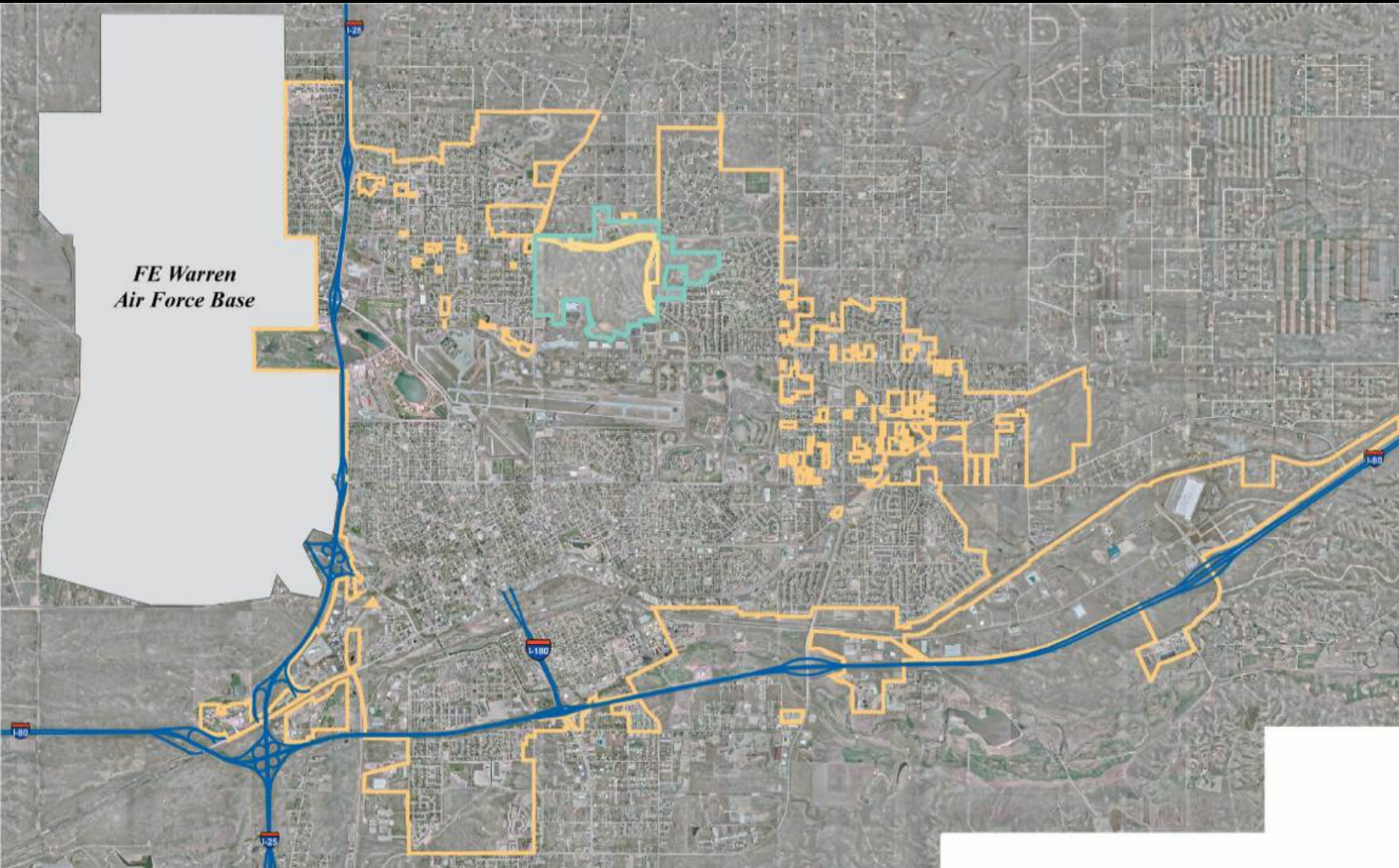
WEST VALLEY
CONCEPT
PLAN

AIRPORT



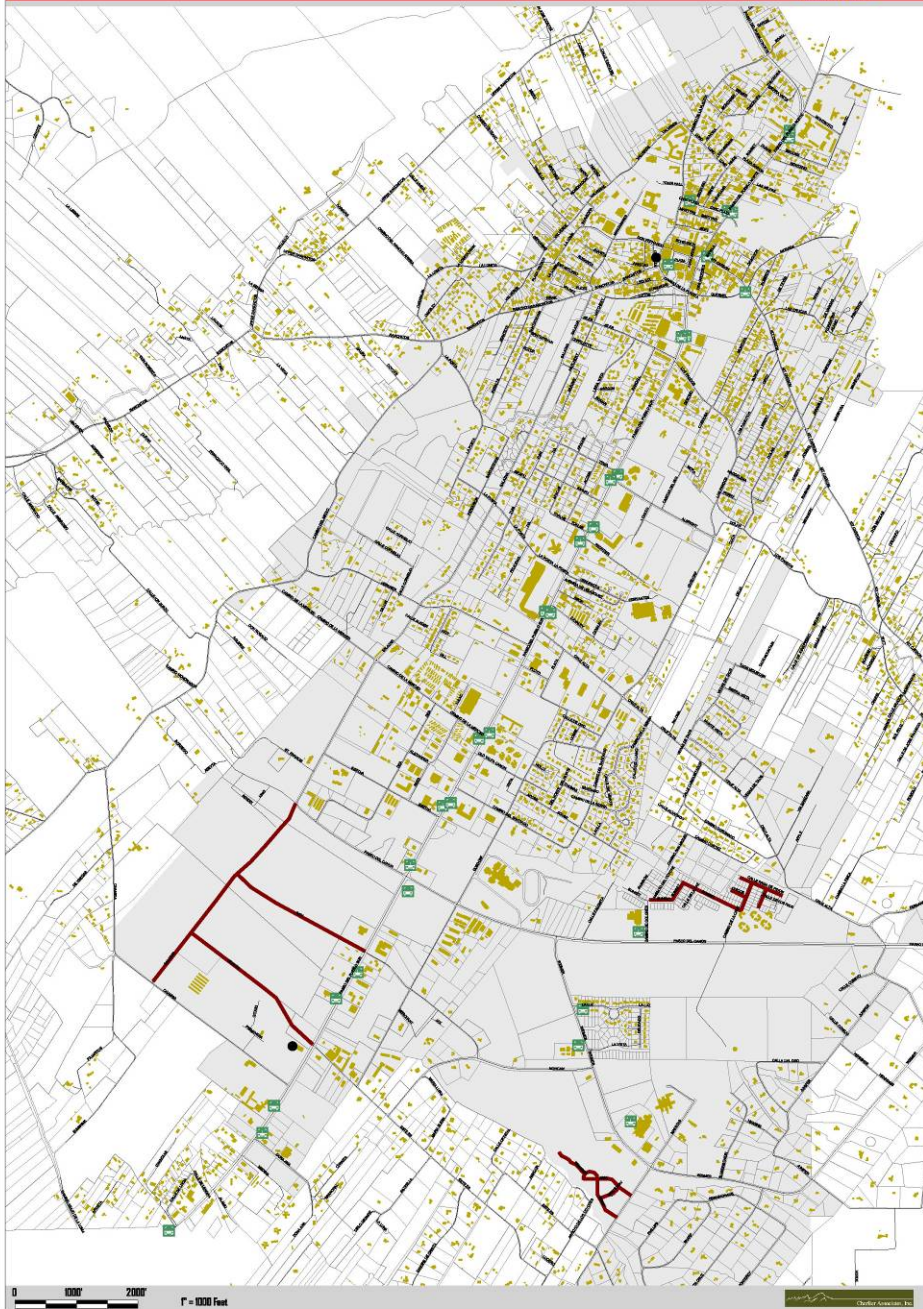
Cheyenne, WY

*FE Warren
Air Force Base*



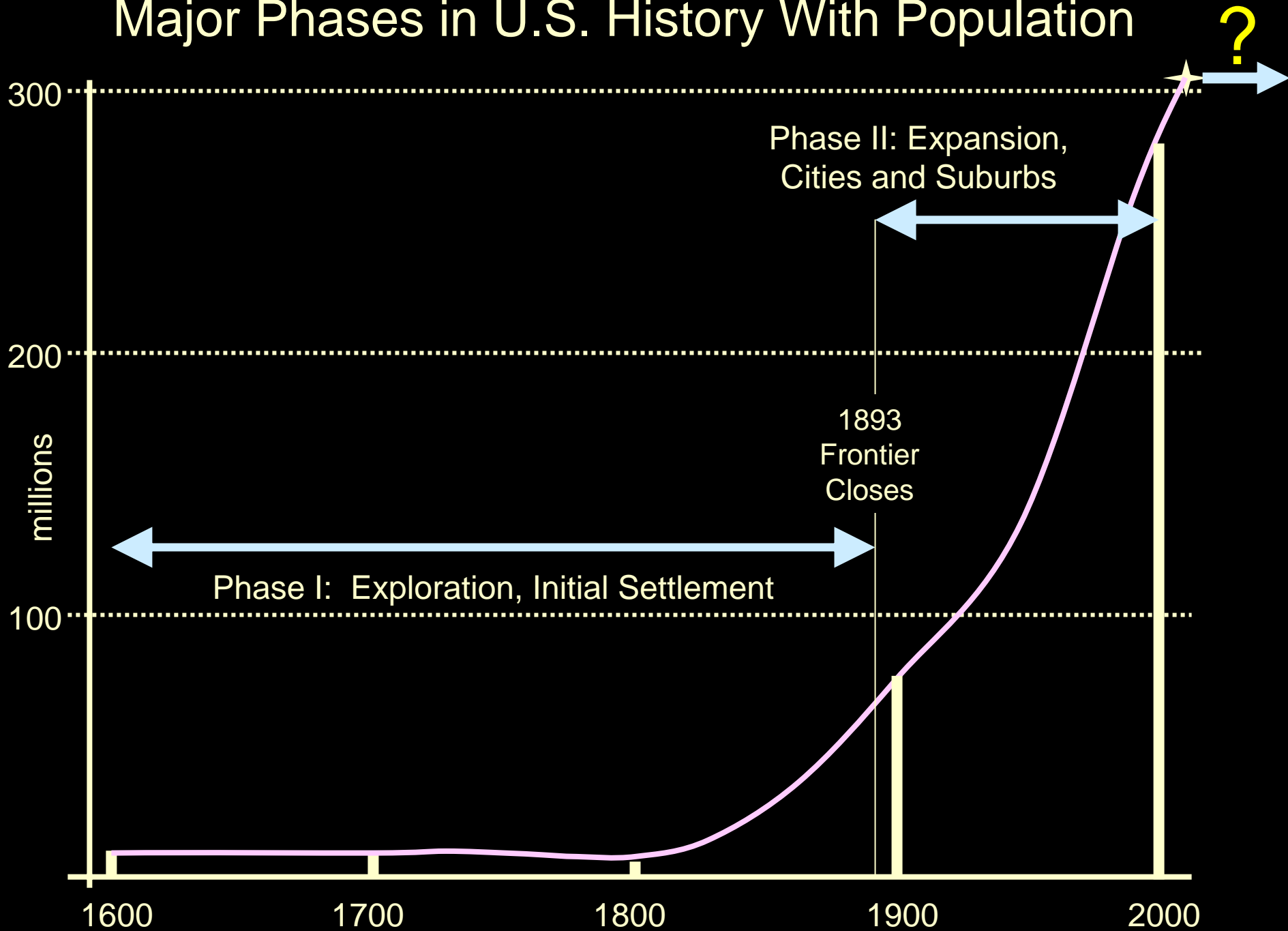
Taos, NM





2. How does our learned approach to growth affect our choices?

Major Phases in U.S. History With Population





Our Learned Approach to Growth

- Build it fast, build it cheap
- Faster, straighter, wider = better
- Don't worry about abutting property
- Just get 'er done

**Predict
Growth**

```
graph TD; A[Predict Growth] --> B[Forecast Traffic]; B --> C[Widen Streets]; C --> A;
```

**Forecast
Traffic**

Widen Streets





Portland

You cannot build a street like this...



Oahu

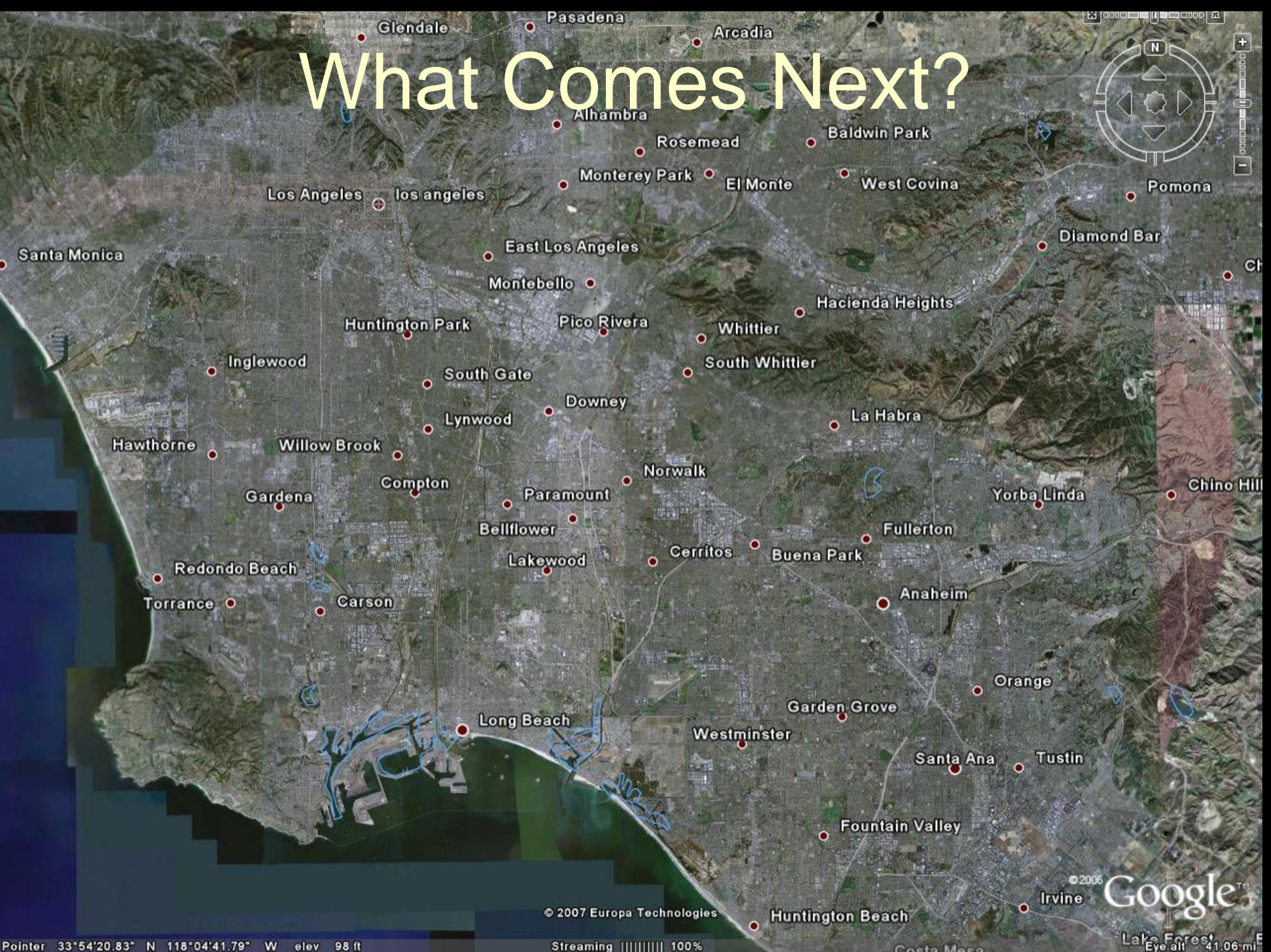
...and expect this to result.



Boulder

The design of transportation corridors has a profound effect on the character of abutting land uses

What Comes Next?



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Streaming 100%

Google

Eye alt 41.06 mi

3. What Do We Mean By Smart Growth Implementation?

Current Directions In Smart Growth Implementation

- It's all about design
- Good design is “better” than bad design
- OK, give me some smart growth standards

It's All About Design

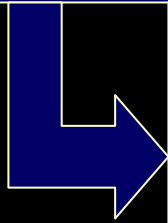
Is It All About Design?



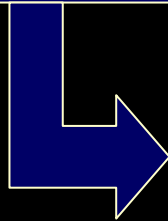
Guiding Development...

...the evolution of local governance

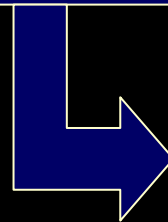
1. Little or no
governance



2. Local
Planning



3. Growth
Management



4. Sustainable
Design

Guiding Development...

...the evolution of local governance

1. Little or no
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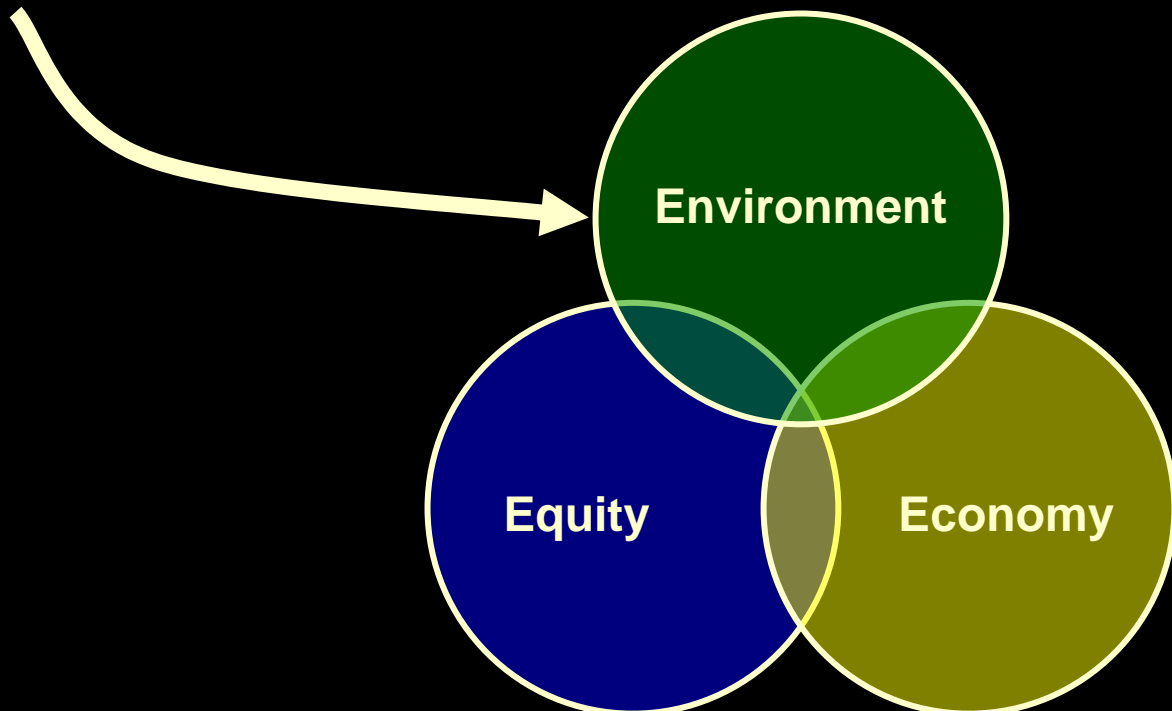


Growth Management

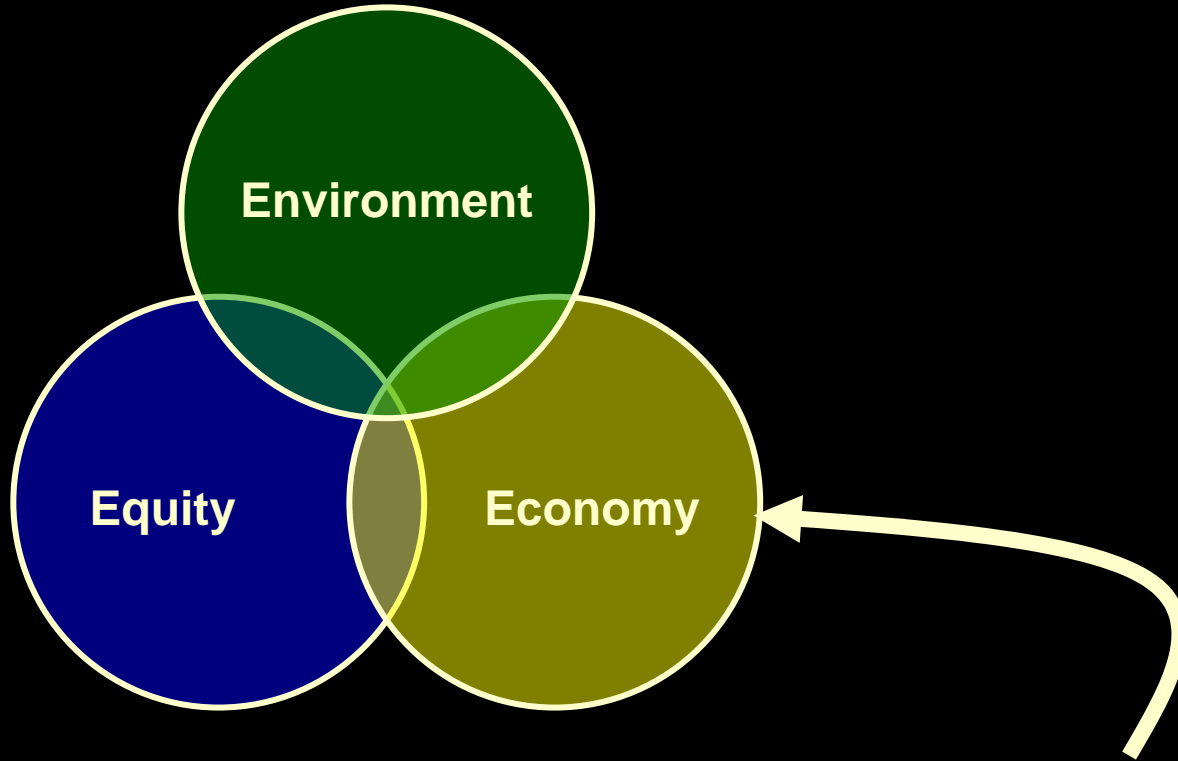
- Where should growth occur?
 - Locational efficiency/leapfrogging
 - Consumption/conversion of lands
 - Transitions – the transect
- When should growth occur?
 - Concurrency/adequate public facilities
 - Competition among jurisdictions
- How should we fund growth?
 - Exactions, impact fees, special districts
 - General taxation

Growth Management

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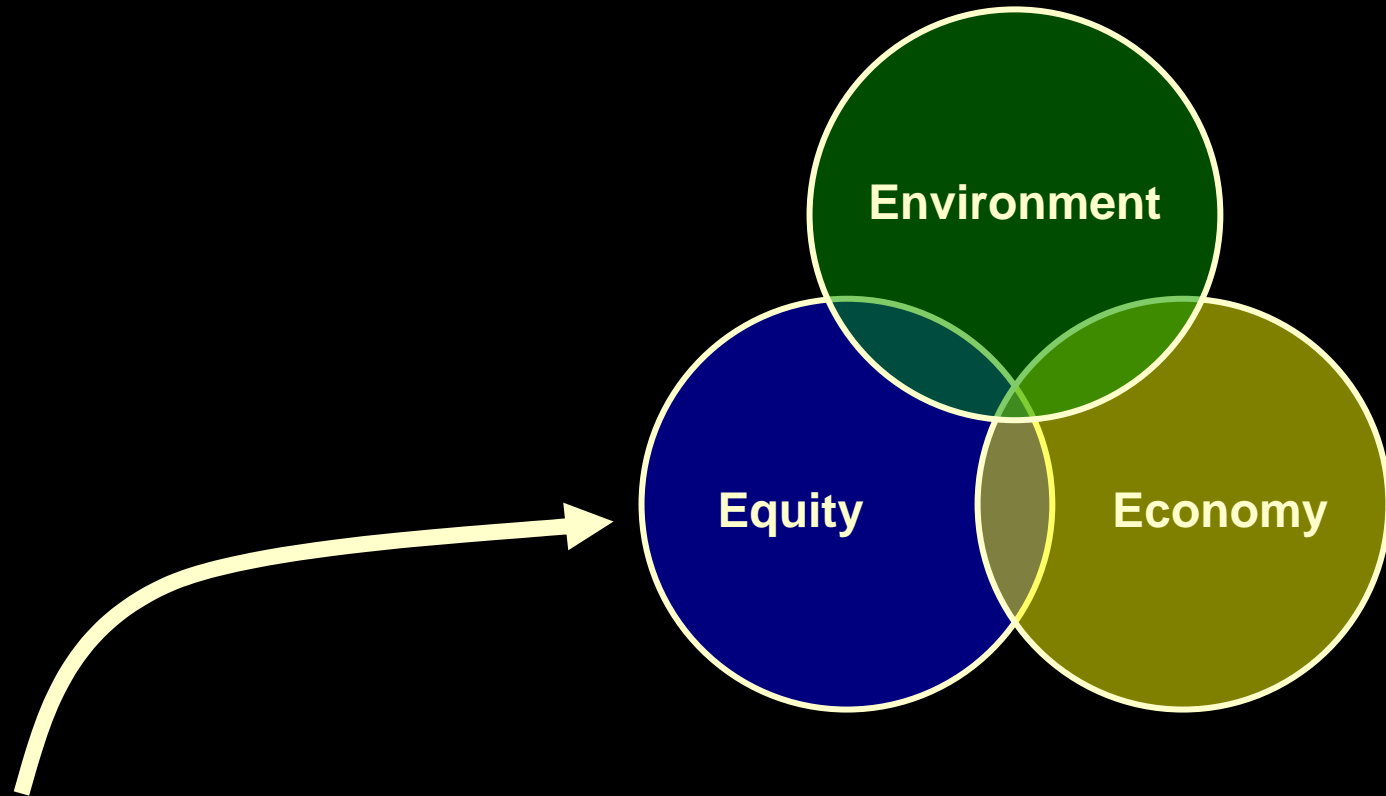


Growth Management



- When should growth occur?
 - Concurrency/adequate public facilities
 - Competition among jurisdictions

Growth Management



- How should we fund growth?
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Good Design Is Better Than
Bad Design

Why Is Good Design Better Than Bad Design?





ups

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Why Build Great Streets?

- Add value to abutting land rather than subtracting value (increase tax base)
- Encourage infill/redevelopment, slowing suburban & rural growth
- Save taxpayers money
- Reduce ambient heat in summer
- Reduce storm water runoff
- Improve air quality
- Re-enable walking & bicycling
- Build community
- Strengthen the local economy





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OK, Give Me Some Smart Growth
Standards

Will New Standards Help?



An ITE Proposed Recommended Practice

Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities



Institute of Transportation Engineers

● 32 Vel
□ 16 Pec



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Foundation
ART & ANTIQUE EMPORIUM

El Comadres

El Comadres



id. Pacific
urant & Lounge

AMA
COF
PANINI - VINI





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