Joint Corporations Committee

Workforce Housing
June 30, 2022

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Smart Growth

An approach to development and redevelopment that makes it possible for communities to grow in ways that:

- respond to current market demand;
- support economic development and jobs;
- achieve healthy communities that provide families with a clean environment; and
- create strong neighborhoods with a range of housing, commercial, and transportation options.

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1. Consumer preferences for walkable, connected neighborhoods are behind the popularity of smart growth;

2. Our laws and investment policies make it hard to deliver the places we need and want.

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People Want Walkability

Charlevoix, Michigan

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People Want Convenient Access

King Farms, Rockville, Maryland

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People Want a Sense of Place

Missoula, Montana

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People Want Social Connection

Seattle, WA

Alexandria, VA

Madison, WI

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People Want Housing Choices

Hatteras, NC

Kentlands, MD

Orenco, OR

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The Bottom Line

- The way we have been growing has created some expensive problems;
- Laws and policies have made it difficult to grow any other way;
- Demand forces are also pushing us to rethink business-as-usual.

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Smart growth is local

Smart growth — and the process of getting there — **must be designed to suit the circumstances of each community.**

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Design

The 20th Century Way
Anonymous, disconnected

The 21st Century Way
Engaging, connected

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Ten Smart Growth Principles

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1. Create walkable neighborhoods
2. Take advantage of compact building design
3. Mix land uses
4. Create a range of housing opportunities and choices
5. Strengthen and direct development towards existing communities
6. Foster a strong sense of place
7. Preserve open space and critical environmental areas
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder engagement

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Create Walkable Neighborhoods

Del Ray, Alexandria, Virginia

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Take advantage of compact building design

Ladera Ranch, Irvine, CA

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Mix land uses

Atlantic Station, Atlanta, GA

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Create a range of housing opportunities

Glenwood Park, Atlanta, Georgia

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Strengthen and direct development towards existing communities

Carroll Creek, Frederick, MD

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Foster distinctive attractive communities with a strong sense of place

River Walk, San Antonio, Texas

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Preserve open space, farmland, natural beauty and critical environmental areas

San Francisco, California

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Provide a variety of transportation choices

Missoula, Montana

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Make development decisions predictable, fair, and cost-effective

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Encourage community and stakeholder engagement in development decisions

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The Bottom Line

The ten smart growth principles help explain how different elements of a community can be planned, designed and built to create great places.

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The Value of Great Places

Gardiner, ME

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The Bottom Line

Smart growth strategies reduce costs and increase benefits – including revenue – to businesses, individuals, households, and governments.

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Overview

- Build it from scratch
- Energize business districts
- Improve walkability
- Move toward sustainability and health
- Adopt new land use planning and policies
- Build partnerships

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The goal of smart growth is movement…

…away from the status quo and toward

- more efficient regional growth patterns,
- more walkable, mixed-use neighborhoods,
- a better mix of housing types and prices,
- enhanced preservation of open spaces,
- an end to uncoordinated, counter-productive development.

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Invest in Main Streets

Whitefish, Montana

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Placemaking

Berlin, MD

Berlin, MD

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Land Use Planning and Redevelopment regulation

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Community Visioning

Burtonsville, CA Master Planning Charette

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Infill Development

What is infill?

- New development on vacant or underutilized land that is surrounded by or next to existing development.
- Can be one house lot, one block, or an entire mothballed military base.

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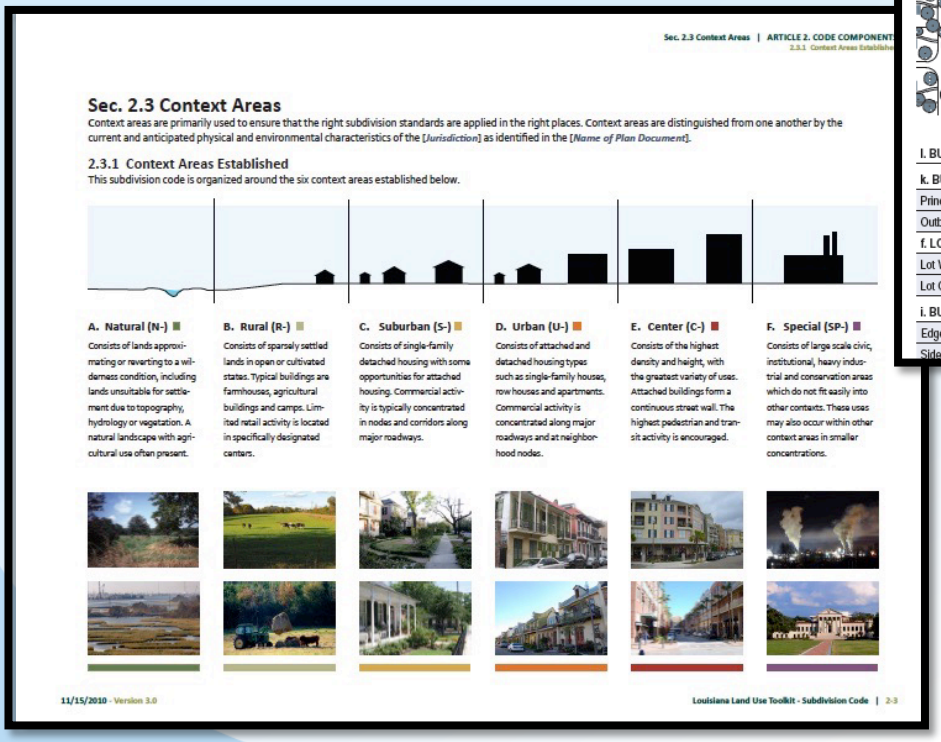
Updated Land Use Codes

Louisiana Land Use Toolkit



Sec. 2.3 Context Areas | ARTICLE 2. CODE COMPONENTS

Sec. 2.3 Context Areas

Context areas are primarily used to ensure that the right subdivision standards are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of the [*Jurisdiction*] as identified in the [*Name of Plan Document*].

2.3.1 Context Areas Established

This subdivision code is organized around the six context areas established below.

A. Natural (N-)
Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with agricultural use often present.

B. Rural (R-)
Consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers.

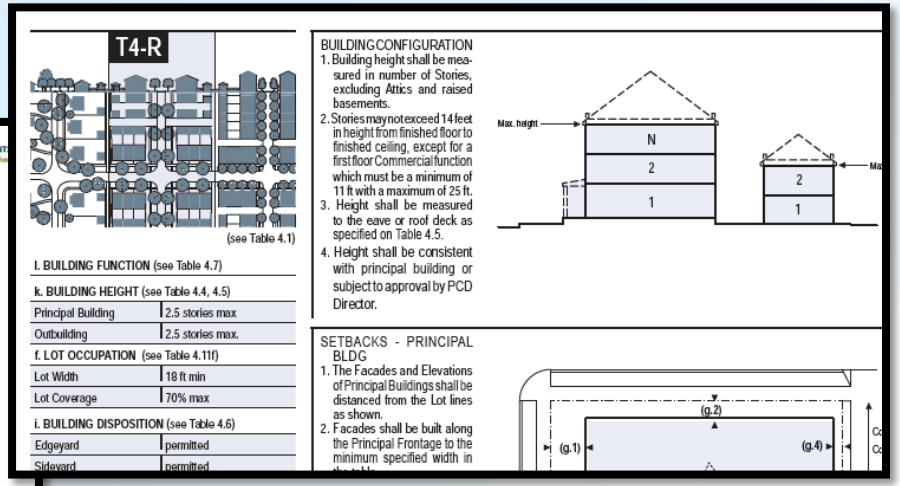
C. Suburban (S-)
Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.

D. Urban (U-)
Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.

E. Center (C-)
Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.

F. Special (SP-)
Consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.

11/15/2010 - Version 3.0 | Louisiana Land Use Toolkit - Subdivision Code | 2-3



T4-R

(see Table 4.1)

I. BUILDING FUNCTION (see Table 4.7)	
k. BUILDING HEIGHT (see Table 4.4, 4.5)	
Principal Building	2.5 stories max
Outbuilding	2.5 stories max.
f. LOT OCCUPATION (see Table 4.11f)	
Lot Width	18 ft min
Lot Coverage	70% max
i. BUILDING DISPOSITION (see Table 4.6)	
Edgeyard	permitted
Sideyard	permitted

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 4.5.
4. Height shall be consistent with principal building or subject to approval by PCD Director.

Max. height

N

2

1

2

1

SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in

(g.1) (g.2) (g.4)

Bradenton Form-based Code

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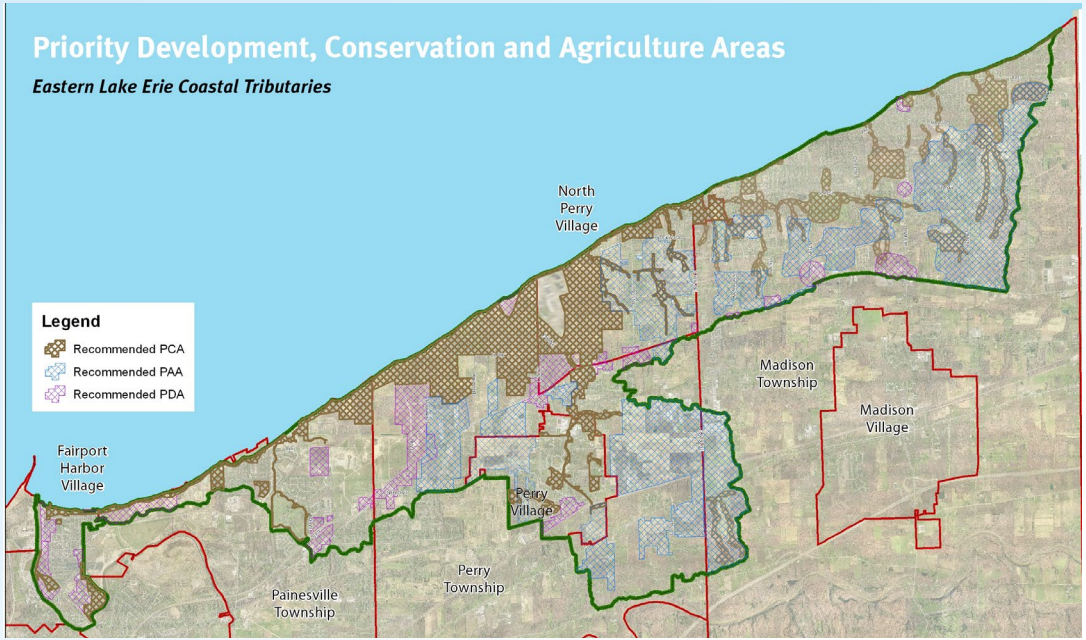
Priority Growth and Development Areas



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Build Partnerships

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Why we need partnerships

- The communities we need (and want) in the 21st Century require new rules!
- We need a variety of perspectives to understand the trade-offs of that come with new land use and development rules.

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Recap

- The best path to smart growth is the one that gets you there.

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“Heroes are not giant statues framed against a red sky. They are people who say, This is my community, and it’s my responsibility to make it better.”

Tom McCall

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