

Principles of Smart Growth:

An Introduction to Urban Design

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TEN PRINCIPLES OF SMART GROWTH

- ✓ MIX LAND USES
- ✓ TAKE ADVANTAGE OF COMPACT BUILDING DESIGN
- ✓ CREATE A RANGE OF HOUSING OPPORTUNITIES & CHOICES
- ✓ CREATE WALKABLE NEIGHBORHOODS
- ✓ FOSTER DISTINCT COMMUNITIES WITH A STRONG SENSE OF PLACE
- ✓ PRESERVE OPEN SPACE
- ✓ DIRECT DEVELOPMENT TOWARD EXISTING COMMUNITIES
- ✓ PROVIDE A VARIETY OF TRANSPORTATION CHOICES
- ✓ MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR & COST EFFECTIVE
- ✓ ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION



- By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving become viable.
 - Mixed Use Trip Generation Model/parking by ITE
- Provides a more diverse and sizable population and commercial base for supporting public transit; TOD
- Enhances vitality and perceived security of an area by increasing the number and activity of people on the street.
- Attracts pedestrians and improves community life by making streets, public space and pedestrian oriented retail become places where people meet.





Communities laid out to preserve more open space and individual buildings make more efficient use of land and resources.

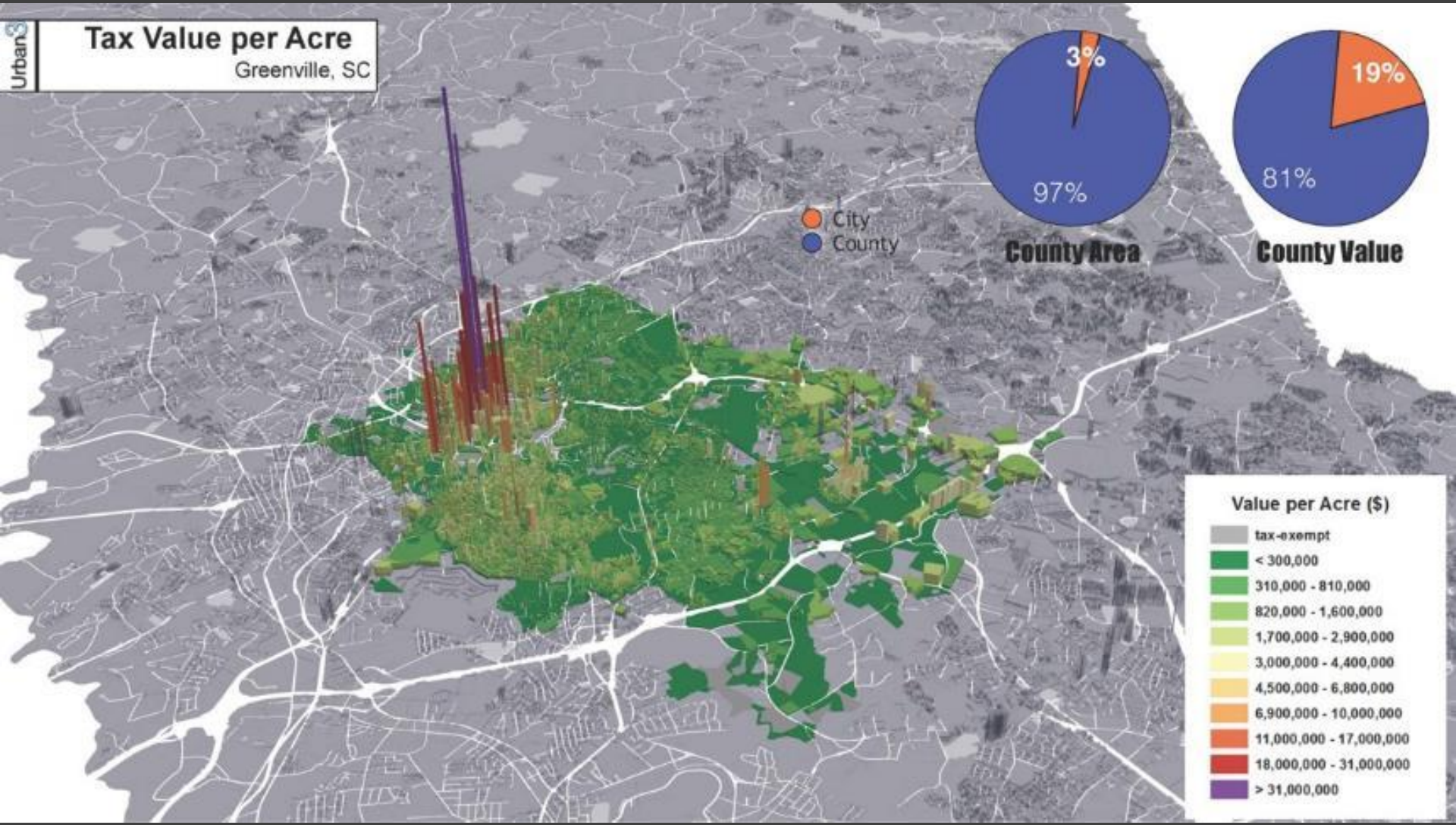
- [Mapping the Dollars and Sense of Land Use Paterns](#)
- https://www.upstateforever.org/files/files/2015.05.19_Minicozzi.pdf

Research indicates that well designed, compact New Urbanist communities that include a variety of house sizes and types command a higher market value on a per SF basis than conventional suburban development. This is happening despite current zoning practices that discourage compact design (min. lot sizes) and negative perceptions if “higher density” development

New Urbanism – based on principles of cities and towns built for last several centuries (walkable blocks and streets, housing and shopping in close proximity, human scaled) “ A Pattern Language” Christopher Alexander

Tax Value per Acre

Greenville, SC





Provide quality housing for people of all income levels .

Increase housing choice by modifying land use patterns on greenfields and by increasing housing supply in existing neighborhoods

Missing Middle Housing – provide diverse housing options such as duplexes, fourplexes, bungalow courts that fit into low rise walkable neighborhoods.

www.missingmiddlehousing.com



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THE TYPES



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House



Fourplex



Multiplex: Small



SMART GROWTH PRINCIPLE 4:

CREATE WALKABLE NEIGHBORHOODS



- To foster walkability, communities must mix land uses and build compactly, as well as ensure safe and inviting pedestrian corridors.

- Connectivity
- Complete Streets
- Streetscape Components - sidewalks, building transparency, landscape





SMART GROWTH PRINCIPLE 5:

**FOSTER DISTINCT
COMMUNITIES WITH A
STRONG SENSE OF PLACE**



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- Encourage communities to craft a vision and set standards for development that reflect the community values and cultures of the people who reside there and create physical environments that support a more cohesive community fabric.
 - Public Realm – the spaces between the buildings
 - Placemaking – Project for Public Spaces
 - Design Vocabulary- Design Guidelines vs. Development Standards





- Design by Nature – Ian McHarg

*“Our eyes do not divide us from the world, but they unite us to it
Let us abandon the simplicity of separation and give unity its due.
Let us abandon the self mutilation which has been our way and give
expression to the potential harmony of man-nature...”*

*Man is that uniquely conscious creature who can perceive and
express. He must become the steward of the biosphere. To do this,
he must design with nature.”*

- Resource Conservation zoning – urban limits
- Conservation Design for Subdivisions
 - cluster development – open space networks
 - Randall G. Arendt – Rural by Design
 - Scuffletown Rural Preservation Overlay



Reinforces many of the other principles (compact growth, preserve open space etc,)



Greenfield Development vs. Redevelopment Costs

Fiscal
Environmental
Social



Greenville County Comprehensive Plan – Plan Greenville County <https://www.greenvillecounty.org/apps/ComprehensivePlanBlog/Blog.aspx>



City of Greenville Comprehensive Plan



Shaping our Future – Upstate Forever.



SMART GROWTH PRINCIPLE 8:

**PROVIDE A VARIETY
OF TRANSPORTATION
CHOICES**





SMART GROWTH PRINCIPLE 9:

**MAKE DEVELOPMENT
DECISIONS PREDICTABLE,
FAIR, AND COST EFFECTIVE**



To make smart growth successful a community needs to partner with the private sector



Concurrency - infrastructure, schools and parks



Development Impact Fees



SMART GROWTH PRINCIPLE 10:
**ENCOURAGE COMMUNITY
AND STAKEHOLDER
COLLABORATION**



- Develop an inclusionary process
- Use effective and appropriate communication tools
 - Social media
 - Internet surveys
 - Pop up studios
 - Charrettes

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