Principles of Smart Growth: An Introduction to Urban Design, Community Character & Equity in Planning

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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

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SMART GROWTH PRINCIPLE 1:
MIX LAND USES

- 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.

SMART GROWTH PRINCIPLE 2:

TAKE ADVANTAGE OF COMPACT BUILDING DESIGN

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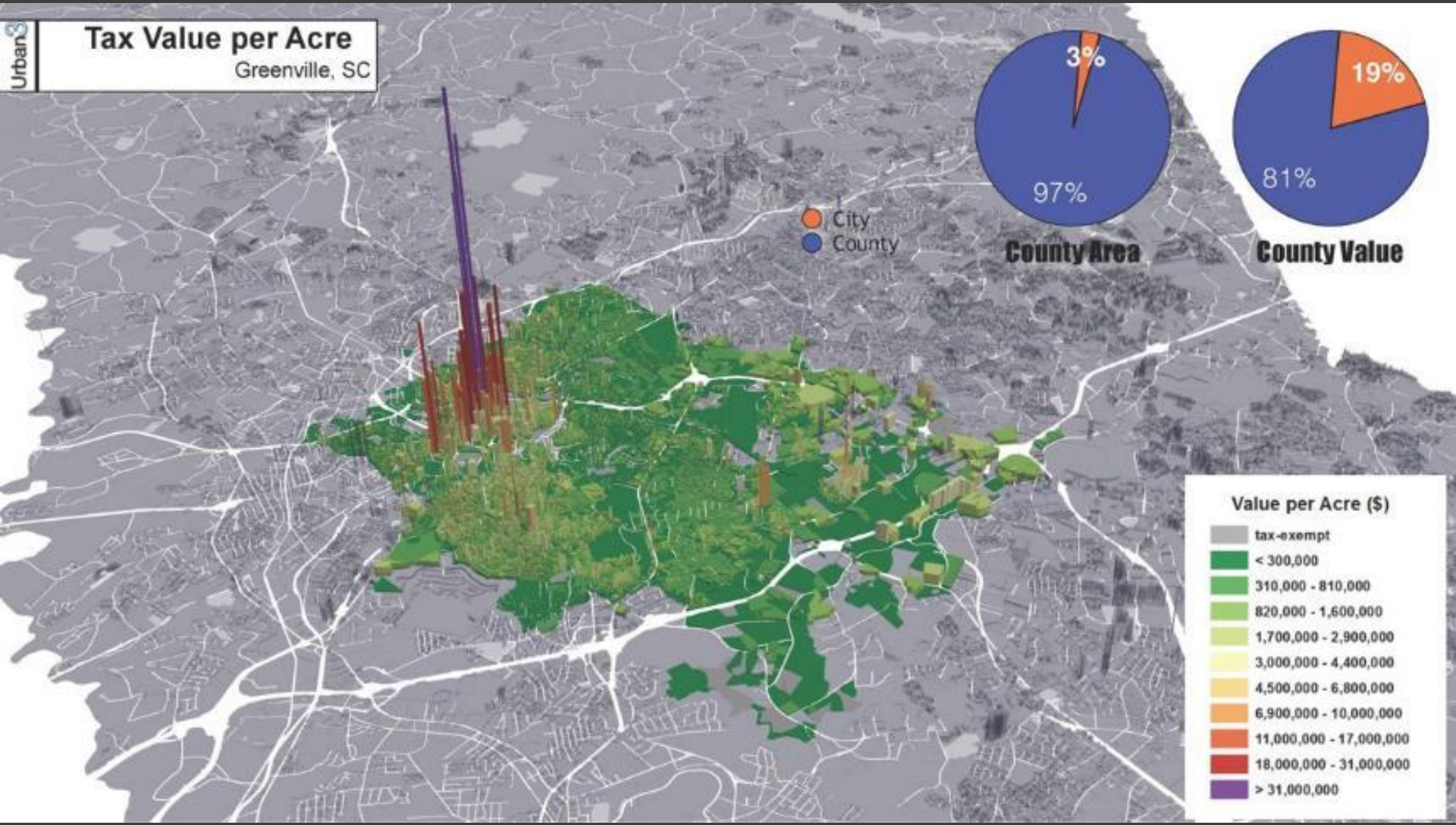Communities laid out to preserve more open space and individual buildings make more efficient use of land and resources.

- 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

Urban3

City
County

County Area
3%
97%

County Value
19%
81%

Value per Acre ($)

▧	tax-exempt
■	< 300,000
■	310,000 - 810,000
■	820,000 - 1,600,000
■	1,700,000 - 2,900,000
■	3,000,000 - 4,400,000
■	4,500,000 - 6,800,000
■	6,900,000 - 10,000,000
■	11,000,000 - 17,000,000
■	18,000,000 - 31,000,000
■	> 31,000,000

SMART GROWTH PRINCIPLE 3:
CREATE A RANGE OF HOUSING OPPORTUNITIES AND CHOICES
MISSING MIDDLE HOUSING
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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

DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

– – – MISSING MIDDLE HOUSING – – –

MissingMiddleHousing.com is powered by Opticos Design.
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OPTICOS

T3 Neighborhood Street

T3 Neighborhood Street

Duplex: Side-by-Side

Duplex: Stacked

Bungalow Court

Carriage House

Fourplex

Multiplex: Small

SMART GROWTH PRINCIPLE 4:
CREATE WALKABLE NEIGHBORHOODS

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- 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

SMART GROWTH PRINCIPLE 7:
DIRECT DEVELOPMENT TOWARD EXISTING COMMUNITIES

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 Countyhttps://www.greenvillecounty.org/apps/ComprehensivePlanBlog/Blog.aspx

City of Greenville Comprehensive Plan

Shaping our Future – Upstate Forever.

Expected Future (2040) Urban Growth Boundary Comparison
## Growth Management Scenarios

EXISTING CONDITIONS	SCENARIO 1: CONTINUED TRENDS	SCENARIO 2: FOCUSED GROWTH	SCENARIO 3: MAXIMIZE INFILL

270 SQUARE MILES

476 SQUARE MILES + 206 SQ MI

318 SQUARE MILES + 48 SQ MI

287 SQUARE MILES + 17 SQ MI

- ▨ Rural/Undeveloped
- ▨ Existing Urbanized Area
- ▨ Projected Additional Urbanized Area

Urban	Rural
34%	66%

2018 Urbanized Area
**Existing Density
1,800 Res./Sq Mi**
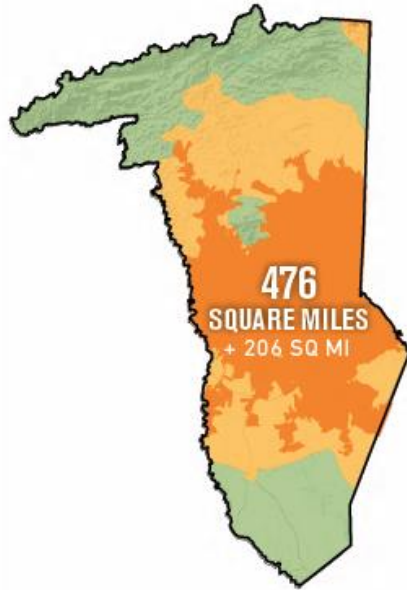
Urban	Rural
60%	40%

Future Urbanized Area
**Expected Density
1,500 Res./Sq Mi**
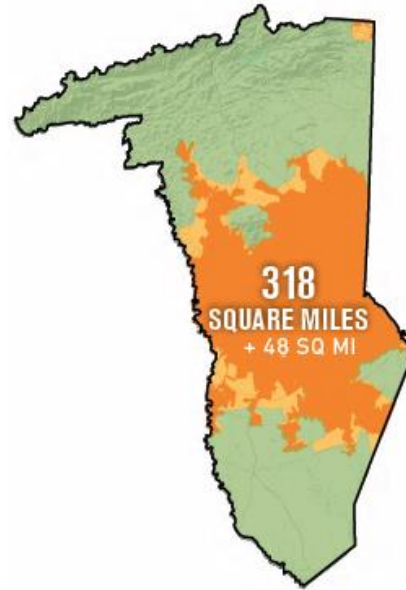
Urban	Rural
40%	60%

Future Urbanized Area
**Expected Density
2,300 Res./Sq Mi**

Urban	Rural
36%	64%

Future Urbanized Area
**Expected Density
2,600 Res./Sq Mi**

MKSK

Station B: Accommodating Growth
Urbanization Trends
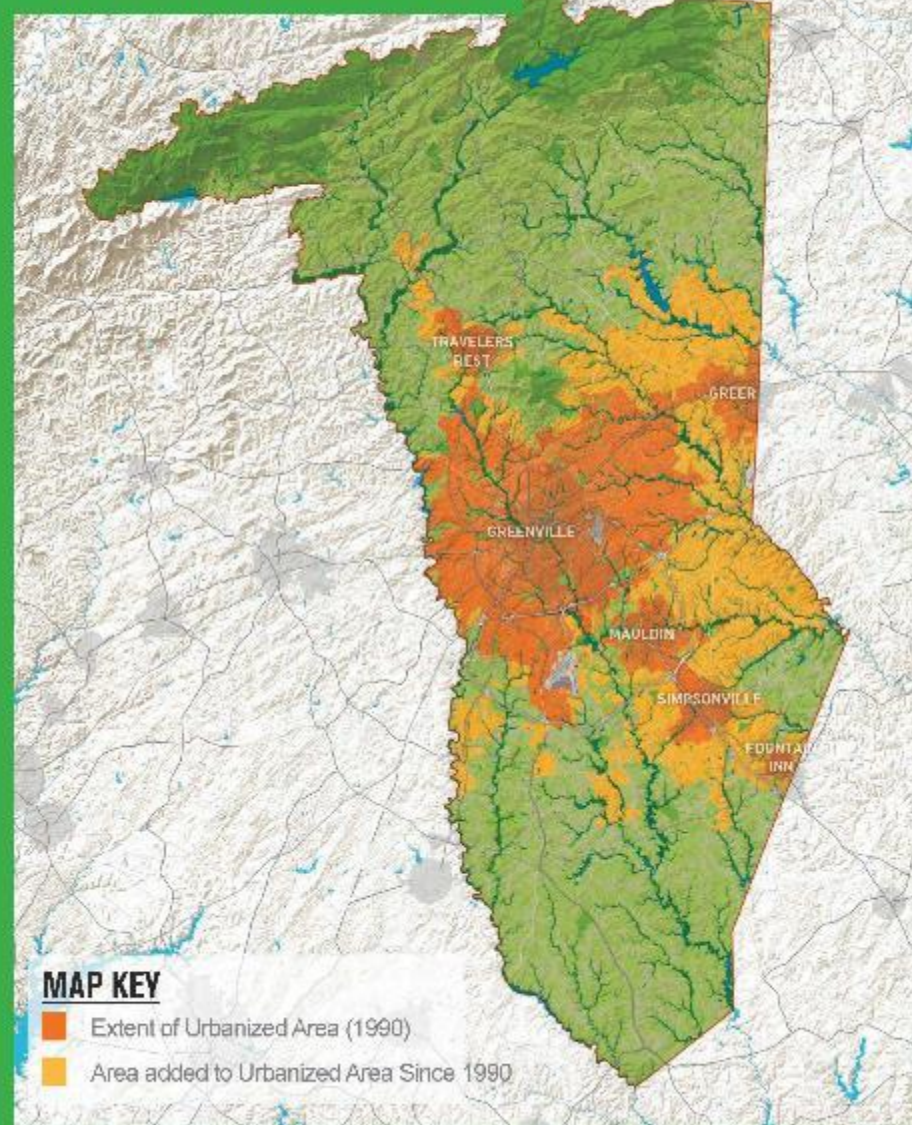
URBANIZED AREA HAS NEARLY DOUBLED SINCE 1990

≫ 270 SQ. MILES ⬆
2018 URBANIZED AREA

142 SqMi	270 SqMi
1990	**2018**

POST-1990 GROWTH HAS BEEN MORE SPAWLING AS URBANIZED AREA HAS BECOME LESS DENSE

2,250 Residents/ Sq MI	⬇ 1,900 Residents/ Sq MI
1990	**2018**

plan greenville county

1990 AND 2018 URBANIZED AREAS

TRAVELERS REST
GREER
GREENVILLE
MAULDIN
SIMPSONVILLE
FOUNTAIN INN

MAP KEY
- ■ Extent of Urbanized Area (1990)
- ■ Area added to Urbanized Area Since 1990

Plan Greenville County
Future Land Use Map

FUTURE LAND USE

Character Areas

- Open Space
- Water Body
- Flood Plain
- Rural
- Rural Living
- Rural Corridor
- Rural Village
- Suburban Edge
- Suburban Neighborhood
- Suburban Commercial Center
- Suburban Mixed Use
- Traditional Neighborhood
- Transitional Corridor
- Neighborhood Business District
- Mixed Use Corridor
- Core Neighborhood
- Mixed Use Neighborhood
- Urban Core
- University District
- Medical District
- Mixed Employment Center
- Industrial
- Utility
- Right of Way
- Airport
- Municipal Boundary
- Primary Highway
- Street Center Line

Miles
0 2 4 8
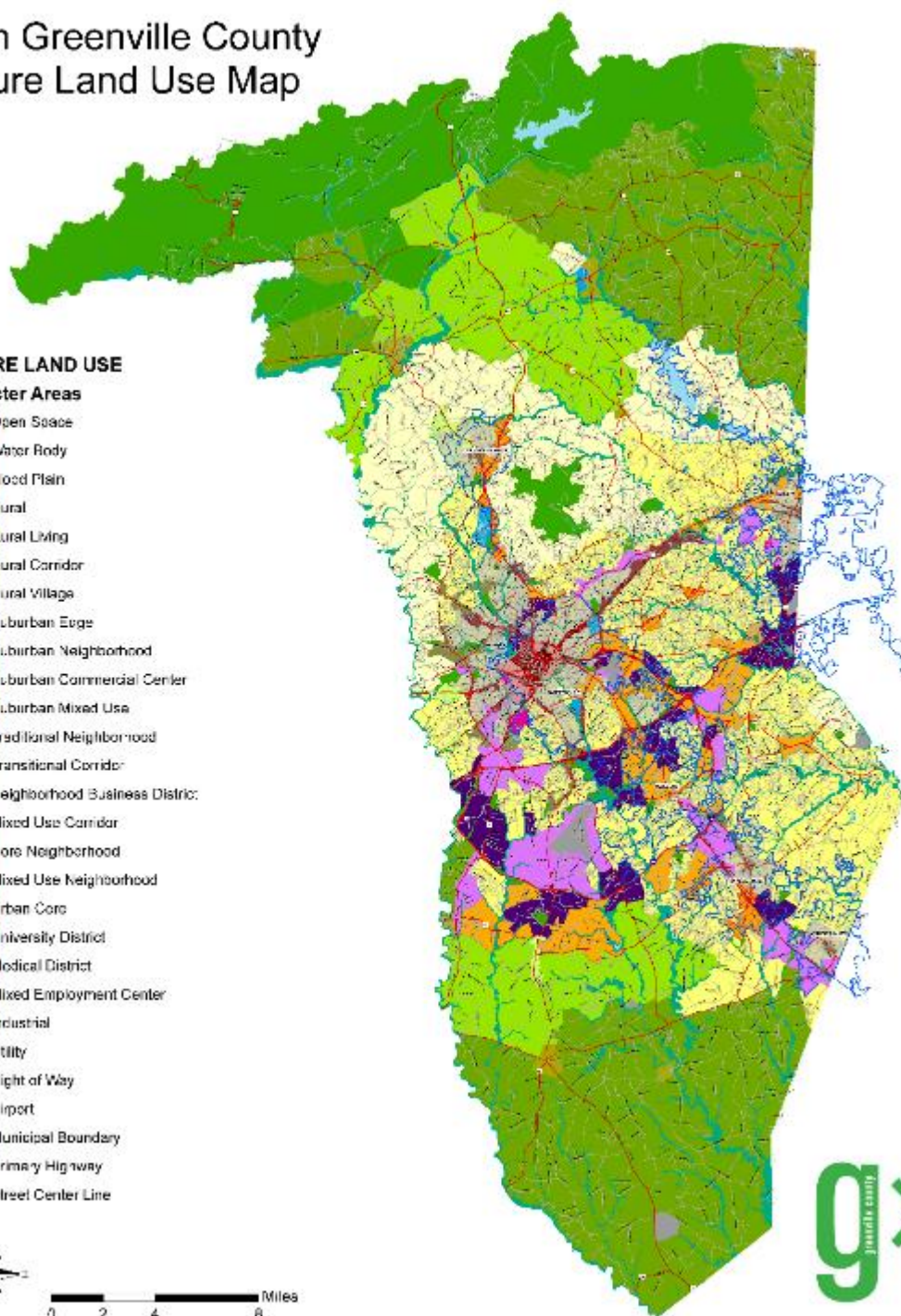
SMART GROWTH PRINCIPLE 8:

PROVIDE A VARIETY OF TRANSPORTATION CHOICES

SMART GROWTH PRINCIPLE 9:

MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR, AND COST EFFECTIVE

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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

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

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