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

Patrea St. John, RLA, AICP

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
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- ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION

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PHOTO VIA CITY OF GREER

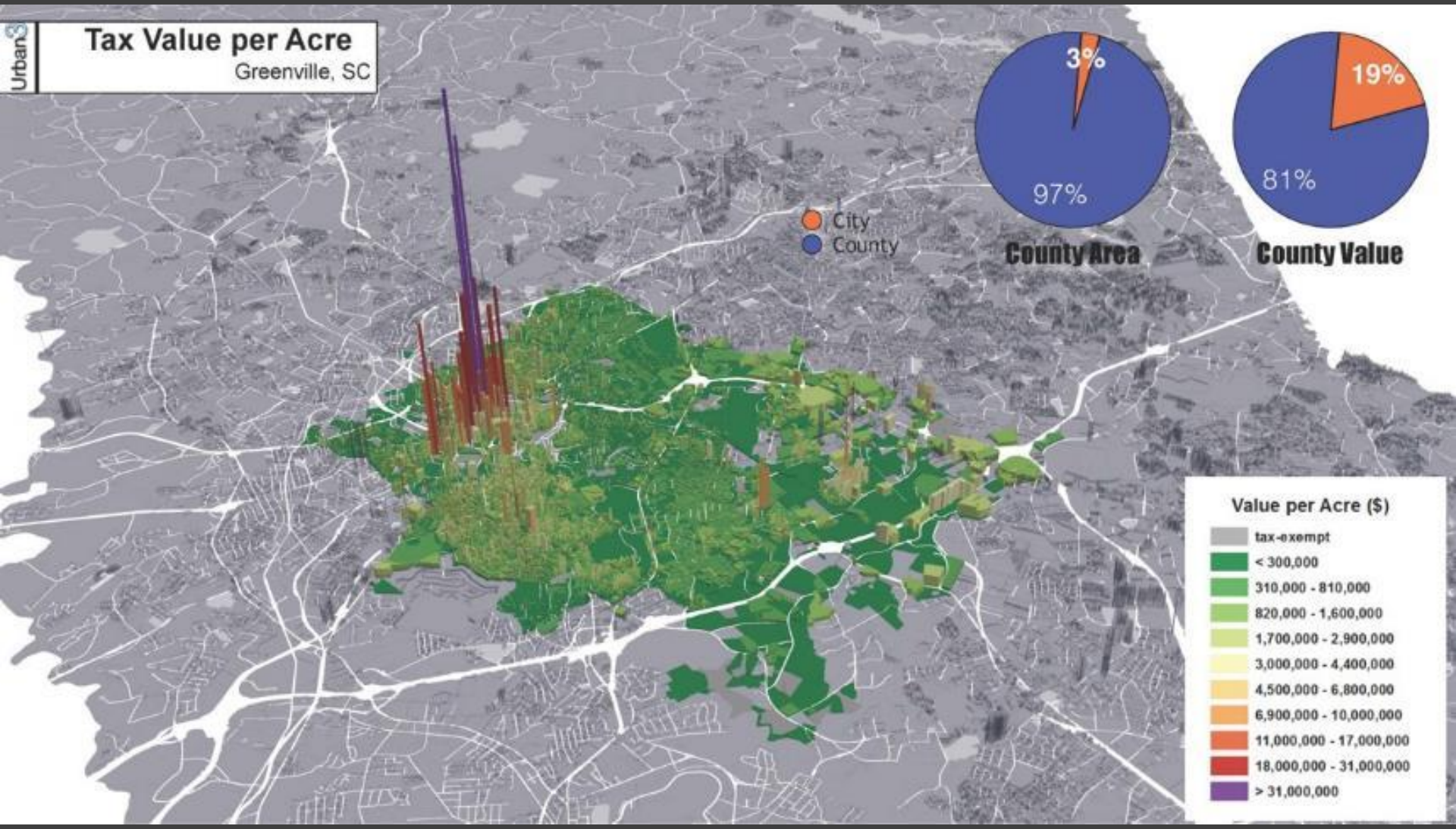
- By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving become viable.
  - Mixed Use Trip Generation Model/parking by ITE
- Provides a more diverse and sizable population and commercial base for supporting public transit; TOD
- Enhances vitality 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


Urban3
Tax Value per Acre
Greenville, SC
City
County
3%
97%
County Area
19%
81%
County Value
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

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

THE TYPES

Duplex: Side-by-Side

Duplex: Stacked

Bungalow Court

Carriage House

Fourplex

Multiplex: Small

- 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 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

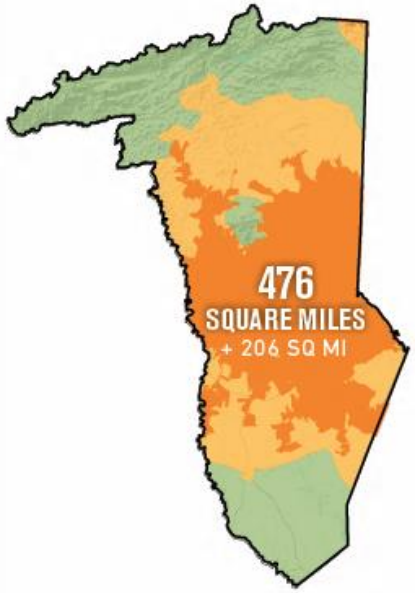
Growth Management Scenarios

EXISTING CONDITIONS

Urban	Rural
34%	66%

2018 Urbanized Area
Existing Density
1,800 Res./Sq Mi

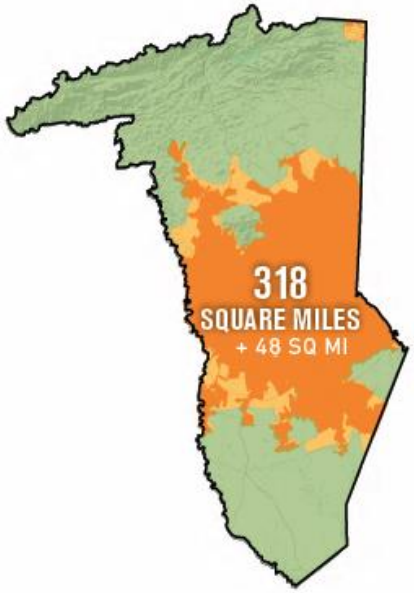
SCENARIO 1: CONTINUED TRENDS



Urban	Rural
60%	40%

Future Urbanized Area
Expected Density
1,500 Res./Sq Mi

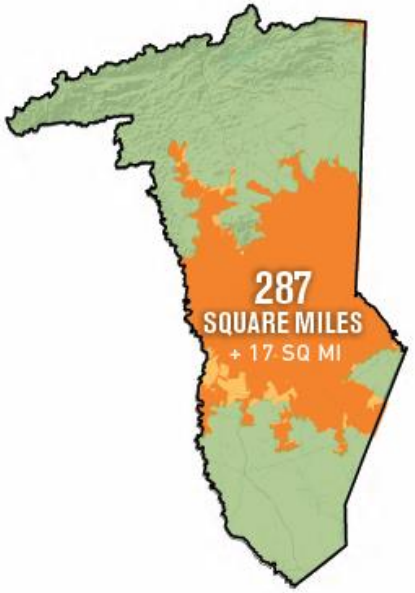
SCENARIO 2: FOCUSED GROWTH



Urban	Rural
40%	60%

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

SCENARIO 3: MAXIMIZE INFILL



Urban	Rural
36%	64%

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

MKSK

Station B: Accommodating Growth

Urbanization Trends

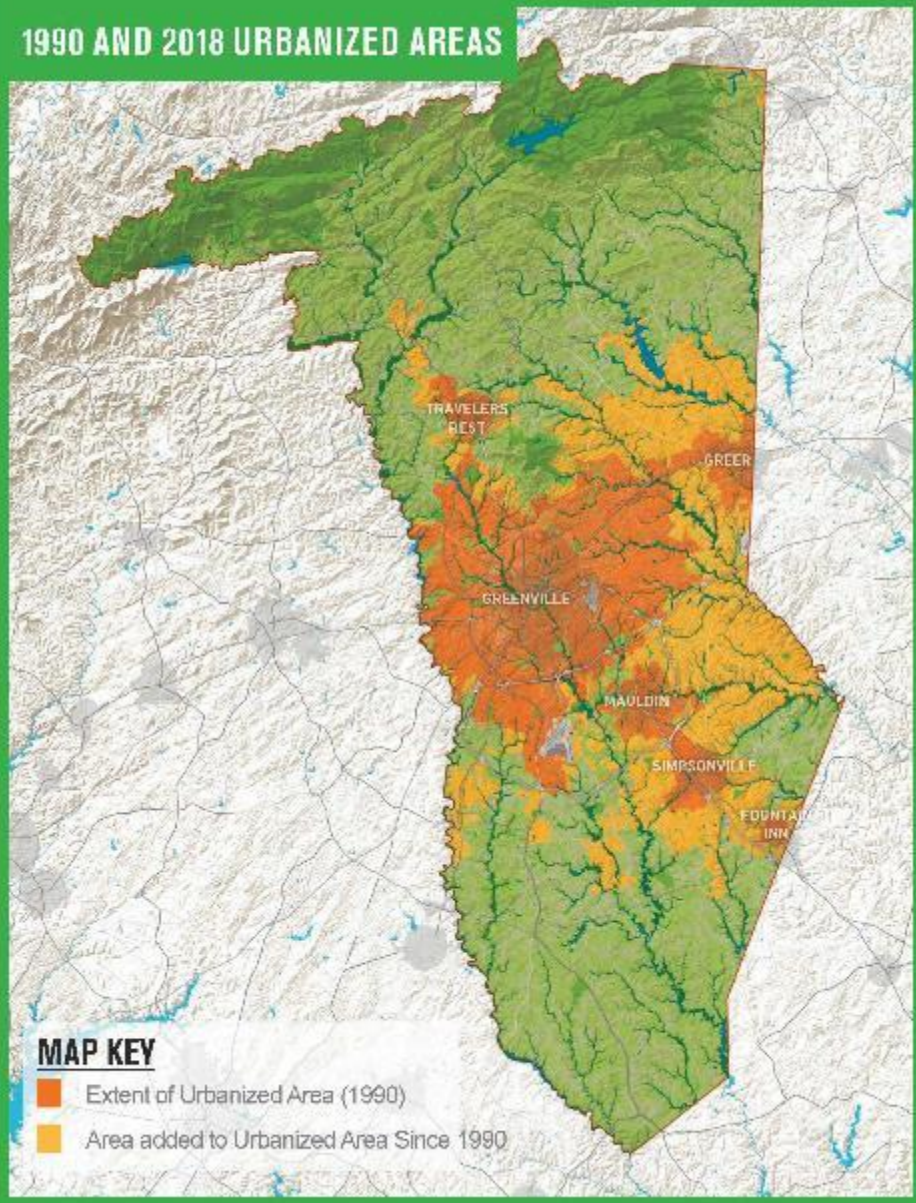
URBANIZED AREA HAS NEARLY DOUBLED SINCE 1990

270 SQ. MILES

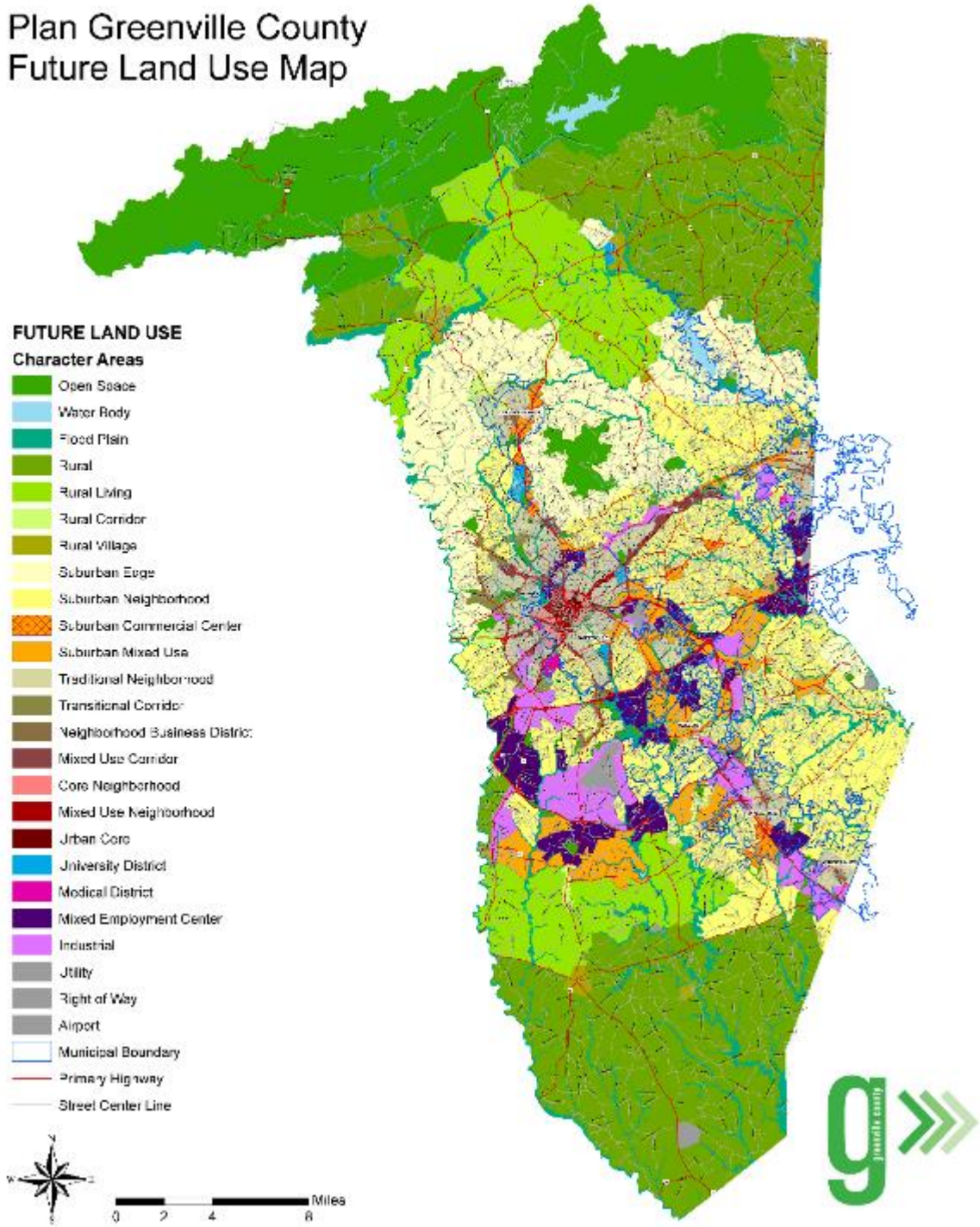
2018 URBANIZED AREA

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

1990 AND 2018 URBANIZED AREAS



Plan Greenville County
Future Land Use Map



SMART GROWTH PRINCIPLE 8:

PROVIDE A VARIETY OF TRANSPORTATION CHOICES

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

SMART GROWTH AT 25:

DOES IT WORK?
ARE WE DOING IT?
ARE WE MAKING PROGRESS?
DID WE MISS SOMETHING?

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PHOTO VIA UPSTATE BUSINESS JOURNAL

SMART GROWTH 2.0

- CREATE ECONOMIC & SOCIAL MOBILITY OPPORTUNITIES
- REDUCE CARBON EMISSIONS
- IMPROVE INTEGRITY OF NATURAL ECOSYSTEMS
- REDUCE SINGLE FAMILY ZONING DOMINANCE
- HOUSING AFFORDABILITY AND IMPACTS OF GENTRIFICATION
- REUSE SHOPPING CENTERS AND OFFICE BUILDINGS

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PHOTO BY MORGAN YELTON

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