EPA
Smart Growth Implementation Assistance
Transportation
Learning About Smart Growth

Transportation
Our Projects
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?
Houston, TX
2. How does our learned approach to growth affect our choices?
Major Phases in U.S. History With Population

Phase I: Exploration, Initial Settlement

Phase II: Expansion, Cities and Suburbs

1893 Frontier Closes

1600 1700 1800 1900 2000
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

Widen Streets

Forecast Traffic
You cannot build a street like this...
...and expect this to result.
The design of transportation corridors has a profound effect on the character of abutting land uses.
What Comes Next?
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 governance
2. Local Planning
3. Growth Management
4. Sustainable Design
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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Diagram showing intersecting circles labeled Environment, Equity, and Economy.
Growth Management

- Environment
- Equity
- Economy

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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?
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
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
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