

Model Smart Growth Code

Overview



Issues, Challenges

- Who is the audience or market?
- Complete toolbox or key elements?
- Smart Code, traditional or metrics?
- Infill & redevelopment or greenfields?
- Is it all just about streets & transportation?

Who is the Audience?

Most Important “Market” or Need



Who is the Audience/Market?

- Small towns and rural counties?
 - Not sophisticated
 - Limited staff & resources
- Cities in need of key smart growth elements?
- Cities with active fringes (Orlando)?
- Mature, constrained infill cities (Denver)?
- Comprehensive/leading edge (even Portland & Boulder can benefit)?



Teton

Driggs, ID

Southway 39

Jackson

89

26

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3'22.11" W elev 7434 ft

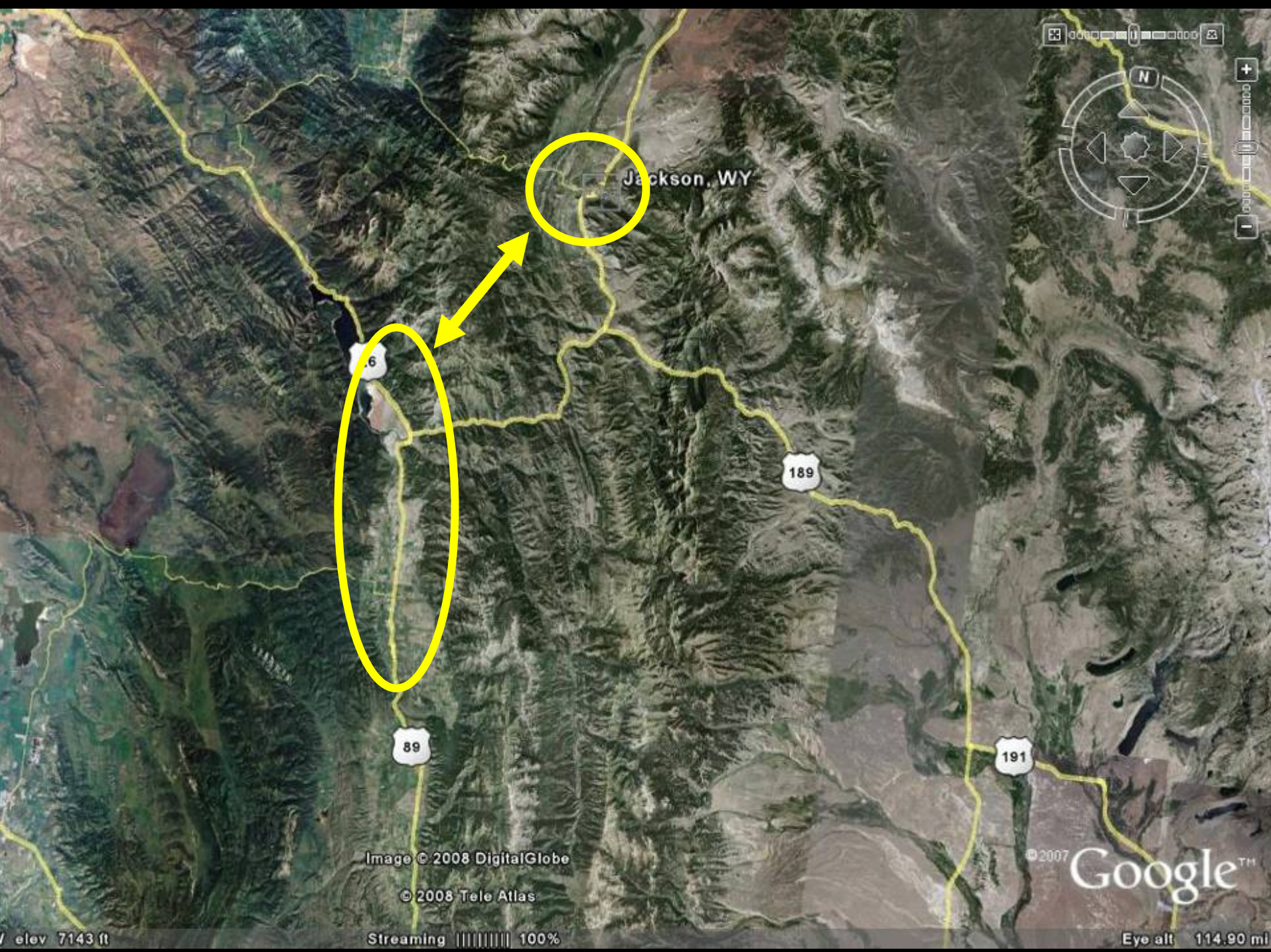
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Eye alt

Smart Growth Implementation Assistance

Victor/Driggs, Idaho





Jackson, WY

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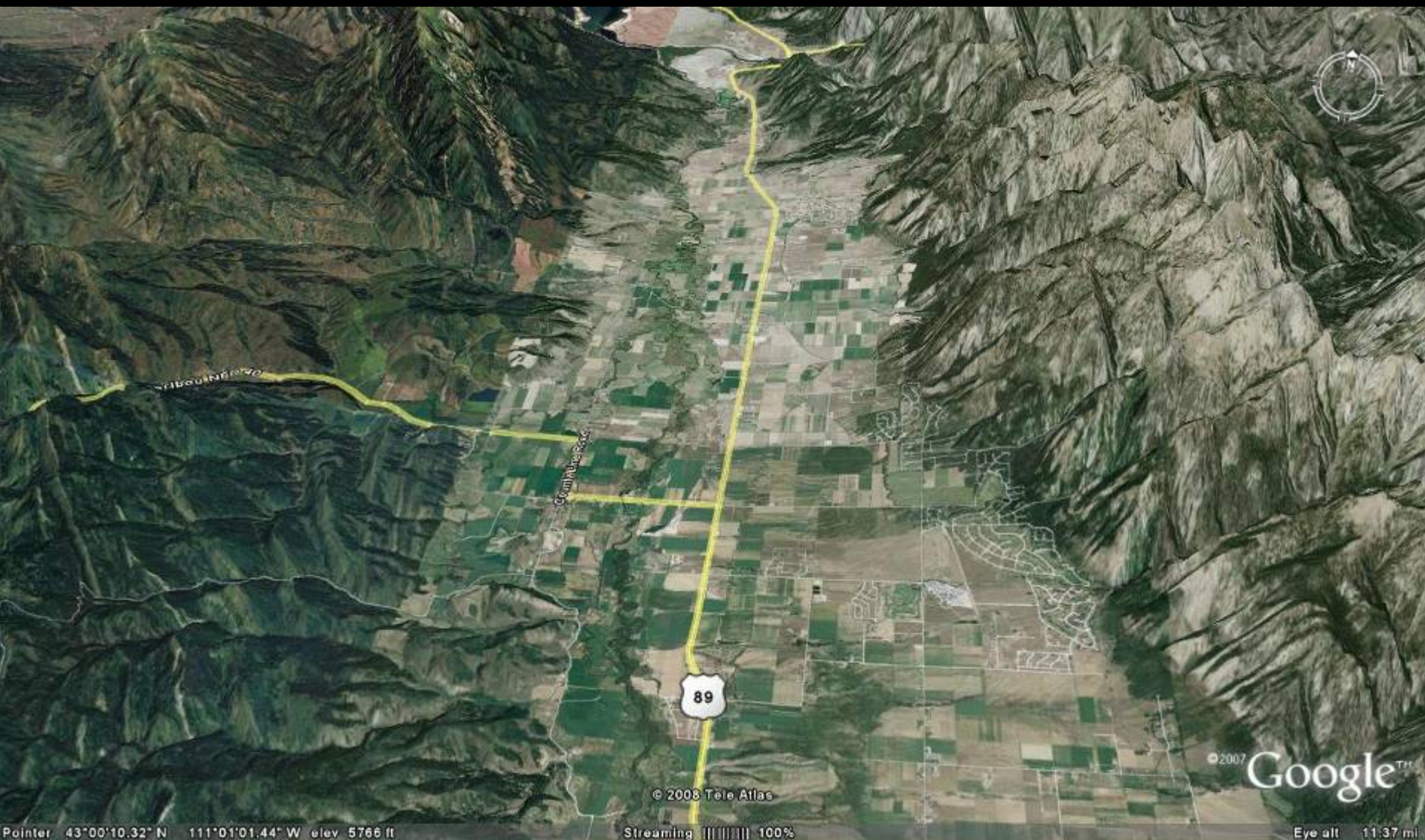
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elev 7143 ft

Streaming 100%

Eye alt 114.90 mi



Pointer 43°00'10.32" N 111°01'01.44" W elev 5766 ft

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Streaming ||||| 100%

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Eye alt 11.37 mi

Complete Toolbox or Key Elements?

Possible Approaches



Possible Approaches

- A. Quick Fixes – Wrongs/Repair List
- B. Hybrid code for today (most important elements of the code)
- C. 2030 code (leading edge code)

A. Quick Fixes (Top Ten)

1. Mixed Use Zones – land use mix & housing mix
2. Dimensional standards (building/street relationship)
3. PUD standards v. base standards
4. Parking requirements
5. Increase Density and intensity (in centers)
6. Update/change street standards
7. Walkable places
8. Prescriptive and re-plan with consistency
9. Context sensitive stormwater management
10. Good annexation– policy & fiscal analysis
11. Devil's Density

B. “Hybrid” Code

- Tension:
 - Smart code – design orientation
 - Traditional “text” and tables code
 - Metrics – LEED-ND
- Adaptable to different existing regulatory environments

C. 2030 Code, aka “Leading Edge”

- Adoptable as a complete smart growth code
- Serve as a textbook on what smart growth implementation looks like
- All components would be at the leading edge
 - Sustainability
 - Reflecting LEED-ND
- Go beyond just ordinances
 - Comprehensive plan
 - Growth management (incl. intergovernmental)
 - Strong design orientation

Smart Code or Traditional?

New Urbanists, Planners, Citizens



Smart Code or Traditional

- New urbanist design orientation
 - Form-based approach
-

- Process
 - Text and tables
-

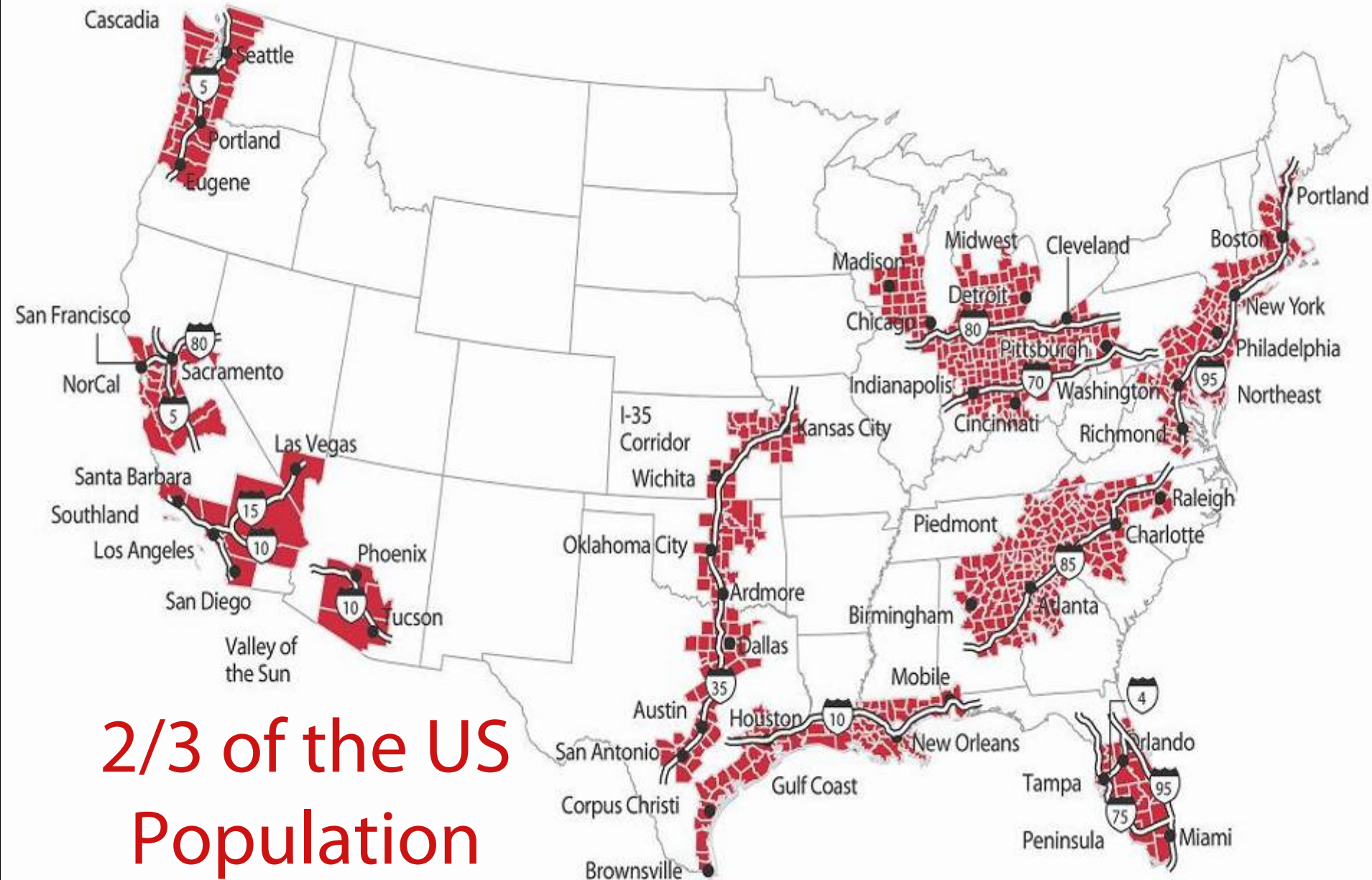
- LEED-ND
- Metrics

Infill & Redevelopment or Greenfields?

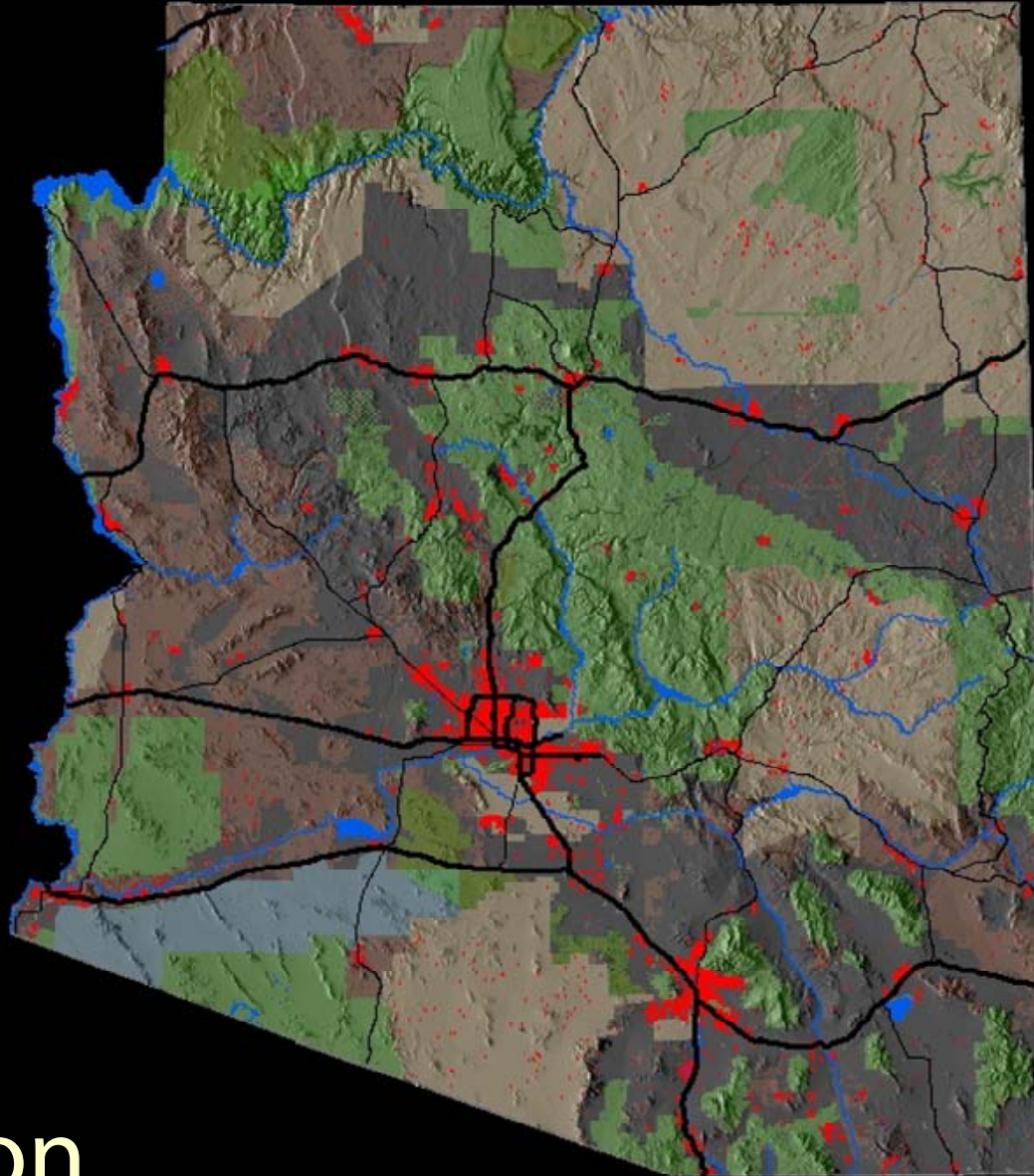
Old Cities, New Cities



Emerging Megapolitan Regions

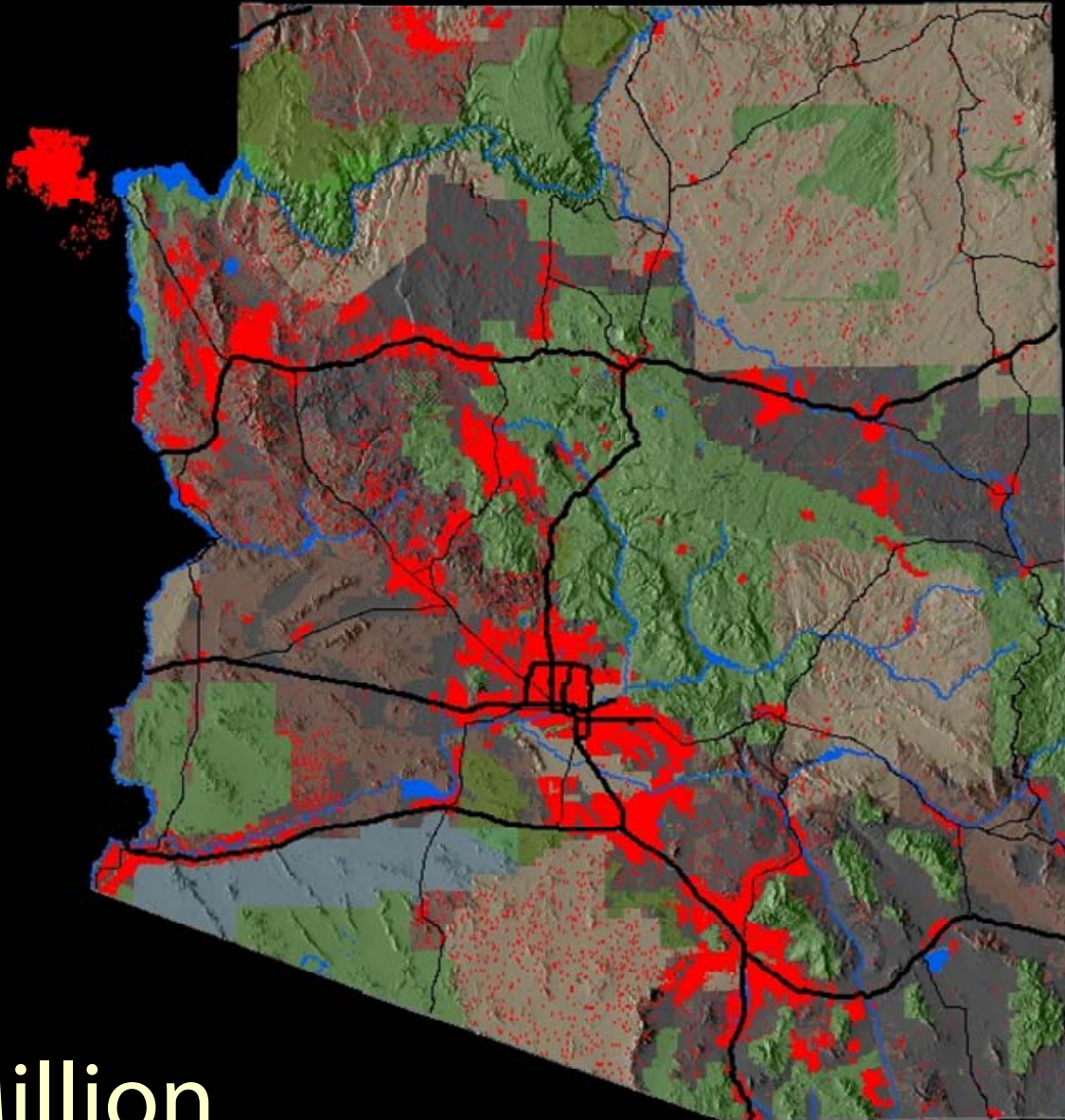


2000



5.1 Million

2050



14.1 Million

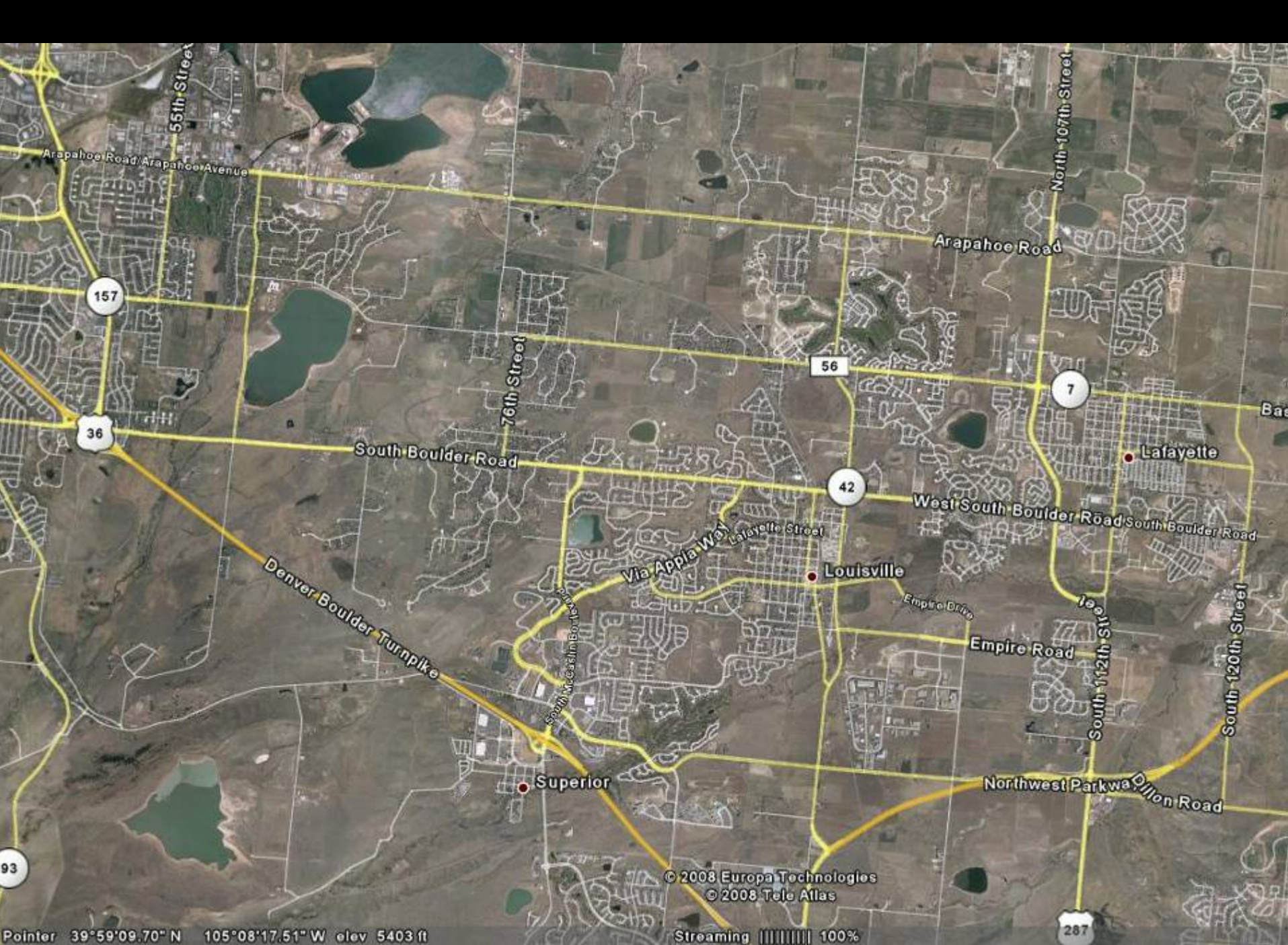
Is It All Just About Streets & Transportation?

(No, but...)









Streets and Transportation

➤ Planning issues

- Integration of land use & transportation
- What, where, when
 - Concurrency, adequate public facilities
 - Modal balance

➤ Code issues

- How much
- Design

Transportation Issues

1. Parking
2. Street networks – connectivity, etc.
3. Mobility equity – auto dependency
4. Context-based facility planning & design
 - a. Streets
 - b. Transit
5. Capacity-based standards – LOS, etc.
6. Funding of facilities & services – fair share
7. Pedestrian access
8. Sustainability