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)?
Smart Growth Implementation Assistance
Victor/Driggs, Idaho
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

2/3 of the US Population
Is It All Just About Streets & Transportation?

(No, but…)

Charlier Associates, Inc.
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