This Is Smart Growth

SMART GROWTH
NETWORK

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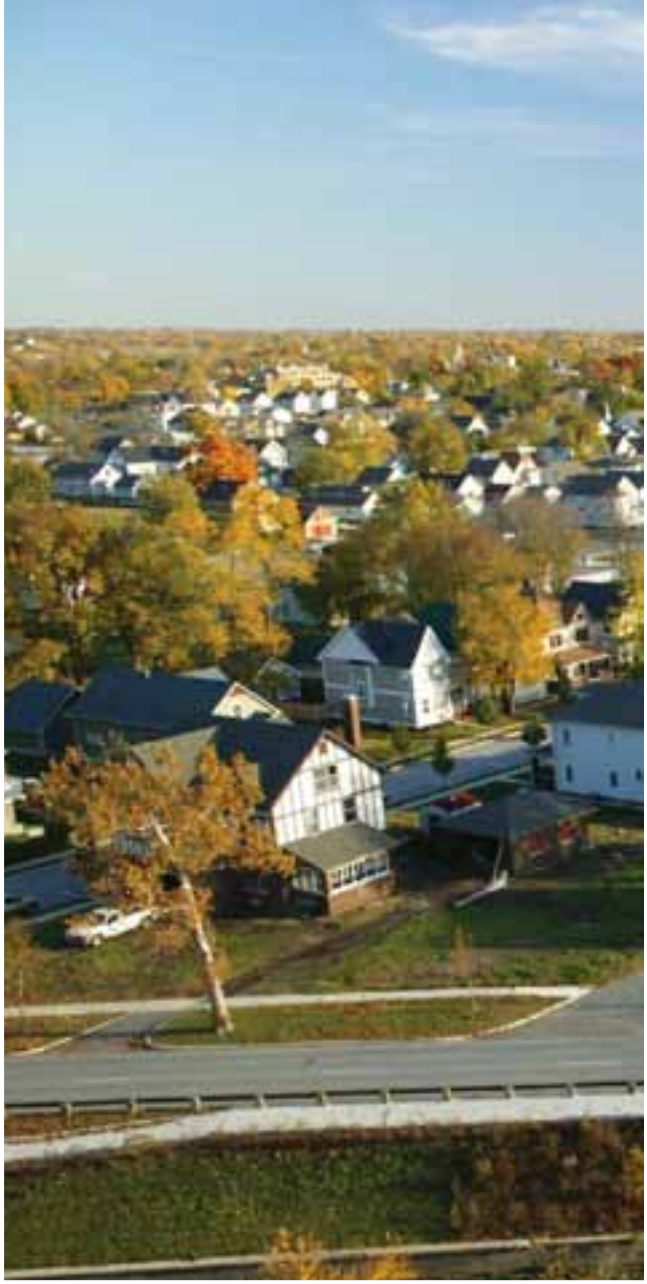

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About the Smart Growth Network

The Smart Growth Network (SGN) is a network of private, public, and non-governmental partner organizations seeking to improve development practices in neighborhoods, communities, and regions across the United States. The network was formed in response to increasing community concerns about the need for new ways to grow that boost the economy, protect the environment and public health, and enhance community vitality. SGN partners include environmental groups, historic preservation organizations, professional organizations, developers, real estate interests, and local and state government entities.

SGN works to encourage development that serves the economy, community, public health, and the environment. It is a forum for:

- Raising public awareness of how growth can improve quality of life;
- Promoting smart growth best practices;
- Developing and sharing information, innovative policies, tools, and ideas; and
- Cultivating strategies to address barriers to and advance opportunities for smart growth.

For more information about SGN and its partners, visit www.smartgrowth.org.

Join the Smart Growth Network

Any individual or organization interested in finding innovative tools and strategies for community development can become a member of the Smart Growth Network. As an SGN member, you will be part of a diverse network of private, public, and nonprofit partners seeking to encourage better development decisions, and you'll gain information to help implement smart growth principles in your own community. Membership is free! To join, visit www.smartgrowth.org/sgn/join.asp, or send an e-mail to smartgrowth@icma.org. You can also contact SGN by calling 202/962-3623.

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Smart Growth Principles

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

What Is Smart Growth?

Health, schools, taxes, traffic, the environment, economic growth, fairness, opportunity—many of the things we care about—are all affected by development decisions. From the length of our daily commute to the price of a new home to the safety of our neighborhoods—what, where, and how we build have major impacts on our personal lives, our communities, and our nation.

Growth presents a tremendous opportunity for progress. Communities around the country are looking for ways to get the most out of new development and to maximize their investments. Frustrated by development that requires residents to drive long distances between jobs and homes, many communities are challenging rules that make it impossible to put workplaces, homes, and services closer together. Many communities are questioning the fiscal wisdom of neglecting existing infrastructure while expanding new sewers, roads, and services into the fringe. And in many communities where development has improved daily life, the economy, and the environment, smart growth principles (see facing page) have been key to that success.

When communities choose smart growth strategies, they can create new neighborhoods and maintain existing ones that are attractive, convenient, safe, and healthy. They can foster design that encourages social, civic, and physical activity. They can protect the environment while stimulating economic growth. Most of all, they can create more choices for residents, workers, visitors, children, families, single people, and older adults—choices in where to live, how to get around, and how to interact with the people around them. When communities do this kind of planning, they preserve the best of their past while creating a bright future for generations to come.

If you've heard the term *smart growth* and want to know what it actually looks like, this publication is a good starting point. If you're already familiar with smart growth ideas, this publication can help you educate others. It contains many examples of how smart growth principles have been applied in cities, suburbs, small towns, and rural areas; some of these examples may look much like your own community.

Thirty-two national organizations that work on community design and development, environmental protection, and public health have approved or endorsed this booklet. These organizations have many resources, some of which are listed in the *Resources* section, to help you learn more about smart growth techniques and apply them in your community.

Growth is smart when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy we can be proud to leave our children and grandchildren.

This is smart growth.

1 A Shot at the American Dream of Opportunity for All

When you think of the American Dream, what comes to mind? Maybe it's owning a home or running your own business. It could be graduating from college, raising a child, serving your country, owning a boat, or writing a novel. It could be something else entirely. The American Dream celebrates that we are a free nation, built on opportunity and choices. Whatever we choose, we have a decent shot at making our dreams a reality if we work hard.

In neighborhoods where services and jobs are lacking, development can bring them. In neighborhoods where housing is unaffordable, development can supply new options nearby. Of course, everyone can think of a situation where development contributed to the opposite effect: a neighborhood school closed, jobs moved away, housing prices rose, or transportation options were limited. But when development is based on smart growth principles, it increases opportunities and the chance to achieve the American Dream.

For instance, Americans have a long history of starting their own businesses at home. Small businesses are the principal source of new jobs in the United States, and they often start in inexpensive spaces that people supply for themselves. However, zoning and homeowners' association rules these days often prohibit home-based businesses. As a solution to this problem, developments designed with smart growth principles are providing new opportunity with "live/work" units. Buyers benefit because their monthly mortgage payments cover their business rent, typically one of the biggest expenses for small-business owners. Main Street in the Kentlands, a development in Gaithersburg, Maryland, includes 62 live/work units alongside townhouses, detached homes, and an apartment building for seniors. In this neighborhood, you can own a home and a business at the same address.

Vasilis and Julie Hristopoulos were looking for an opportunity like this when they moved to the Kentlands' Main Street. They were the first to build a restaurant there and live in a three-bedroom home upstairs. "My husband always wanted this kind of arrangement," Julie says. It makes life easier for two people who spend much of their time running a restaurant. When business is slow, they can take care of household chores like laundry, and they appreciate having more time with their children. "We didn't want them far away from us," Julie says. "This is a wonderful concept. I would recommend it to any family." Of course, not all families would choose to live this way. But they should have the choice if they want it.

Expanding options in new developments like the Kentlands is important, but it is also critical to restore opportunity to cities and older suburbs. As stores and other businesses have moved to the suburbs over the past 50 years, many older, downtown neighborhoods have lost jobs, amenities, and investment. Residents of these areas lack the basics that many of us take for granted, such as a neighborhood grocery store, and even

◀◀ RURAL

The Kentlands

The Kentlands
Location: Gaithersburg, Md.—Population: 58,091

The Kentlands is a Traditional Neighborhood Development, 27 miles northwest of the nation's capital. Besides live/work units, the Kentlands includes houses, cottages, townhouses, apartments, and a town center.

East Liberty
Location: Pittsburgh, Pa.—Population: 322,450

A new grocery store and other businesses are key parts of East Liberty's revival, bringing jobs and vital services back to this neighborhood.

Live/work units are designed to provide for both residential and commercial uses. Live/work owners conduct business on the first floor while living upstairs. Businesses you might see in live/work units include restaurants, stores, law offices, real estate brokers, nail salons, and other neighborhood services.

those willing to work hard may face significant barriers to personal achievement.

Restoring economic vitality to these neglected areas takes a concerted community effort, but it can be done. East Liberty, a declining neighborhood in Pittsburgh, Pennsylvania, reversed its fortunes by working with national retailers, local activists, and government and nonprofit agencies to bring back stores, jobs, services, and well-built affordable homes. The stores and construction companies made commitments to hire people from the neighborhood for decent-paying jobs. Following closely behind the revitalization of the neighborhood were new and renovated houses and apartments affordable to the current residents, along with market-rate homes.

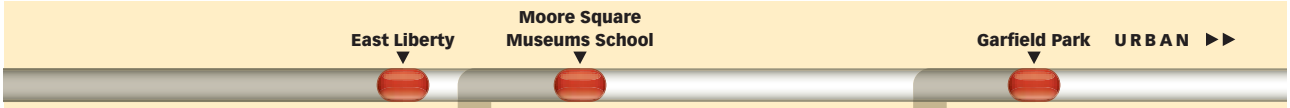
Access to a good education is a key part of many Americans' dreams. Where kids live can play a strong role in determining the quality of their education. By investing money for schools in communities where families already live and by creating neighborhoods that have a diversity of housing types and income levels, smart growth approaches can make good educational opportunities accessible to more children.

To put these opportunities within reach, the Wake County, North Carolina, school system has invested in a new middle school in a downtown Raleigh neighborhood. In addition to helping revitalize and diversify the neighborhood, the Moore Square Museums Magnet Middle School takes advantage of the city's nearby museums to give students unique learning opportunities.

The live/work units in the Kentlands allowed the Hristopouloses to fulfill their dream of owning a business and a home.

Our communities are full of resources that we can use to create new opportunities, as the Moore Square school did. In the Garfield Park neighborhood of Chicago, many residents rely on public transportation to reach jobs and services downtown. When the transit authority planned to close the Green Line in the early 1990s, a group of churches and neighborhood organizations worked together to keep it open. Led by Bethel New Life, a faith-based community development corporation, the community got the transit authority to upgrade the station and train service. Next to the station, Bethel built Bethel Center, with stores and services, and Parkside Estates' custom-built yet affordable homes. The new homes and Bethel Center give residents more options in their neighborhood; the train station makes it easier for them to reach jobs and other opportunities farther away.

The American Dream can mean something different to everyone. Smart growth isn't a magic bullet, but communities can use it to create new choices and opportunities to help people achieve their goals. ■



Moore Square Museums Magnet Middle School
Location: Raleigh, N.C.—Population: 326,653

More than a dozen museums and theaters near the Moore Square School serve as extended classrooms. The school also works with local businesses to expose students to career options.

Garfield Park
Location: Chicago, Ill.—Population: 2,862,244

Bethel Center houses a bank, Head Start classes, day-care and employment services, a dry cleaners, and a sandwich shop in a convenient location next to the rail station.

2 Safe, Convenient Neighborhoods With Homes That People Can Afford

Finding a good home in a safe neighborhood, convenient to jobs, good schools, and other daily needs, can be difficult. More often than not, neighborhoods with lots of amenities, such as public transit, shops, restaurants, parks, churches, and schools, are expensive because more people want to live there. As a result, people who can't afford to live in these neighborhoods often find themselves either moving far from their jobs or living in areas where they might not always feel safe. But no one should have to sacrifice safety or convenience for affordability. Communities should strive to provide decent homes in safe neighborhoods for people of all incomes.

When plans were being created to redevelop Denver's old Stapleton Airport into a neighborhood with homes, offices, schools, and shops, citizens wanted it to include housing in every price range. The Stapleton neighborhood has a wide variety of homes at different prices, so that everyone from a receptionist to a CEO can live in the same neighborhood. There are apartments for retirees and people with lower incomes, as well as townhouses and single-family homes. Some residents live close enough to their jobs to walk to work, and many children can walk to school.

Stapleton illustrates a range of choices that's missing in a lot of new developments. Have you ever driven through a new community and seen signs advertising homes in the "low 300's" in one direction and "high 400's" in another, while "luxury homes starting in the 900's" are in a different subdivision—and homes for anyone of more modest means are somewhere else entirely? That's not the way neighborhoods used to be built.

Middleton Hills, in Middleton, Wisconsin, is trying to create more choices by bringing back the traditional neighborhood with its blend of residents with different incomes and at different stages of life. Built in 1995, Middleton Hills resembles many older Midwestern neighborhoods. Its wide range of home sizes and prices has made it a place many people can afford. "I really sense it's a good, diverse neighborhood," says Susan West, a member of the neighborhood association. "We have retired couples, young couples, and new couples."[1]

Breckenridge workers can afford to live close to their jobs, thanks to the partnership that created the Wellington neighborhood.

Middleton Hills' pleasant streets offer the feel of a traditional neighborhood, with a variety of house styles to attract diverse residents.

Middleton Hills is designed to make it easy for residents to walk to stores and parks.

Safety, like price, is important when choosing a place to live. Careful planning and hard work can make a neighborhood safer, and even a dangerous neighborhood can be brought back.

Look at Fall Creek Place, a formerly distressed neighborhood on the north side of Indianapolis. Things started to improve in the late 1990s, when public and private investment began flowing into the neighborhood. Market-rate homes and homes for low- and middle-income families were built side by side, with similar style and quality, without displacing any of the existing homeowners. Now there are "women joggers, dog walkers, and couples pushing baby strollers out as late as ten o'clock at night," says Chris Palladino, the developer. "You never would've seen people out at night a few years ago." The neighborhood saw an 80 percent drop in major crimes from 2000 to 2004.[2]

In some communities that are already thriving and safe, a different problem has arisen: police officers, firefighters, teachers, and other essential workers can't afford to live anywhere near their jobs. Breckenridge, Colorado, a historic resort town, faced this problem. Rising home prices were pushing workers farther and farther out, forcing some to brave a 45-minute commute over often-snowy mountain passes. To give Breckenridge residents more choices, the town government, citizens, and property owners worked together with state and federal officials to support the construction of Wellington, a neighborhood of more than 100 homes. Eighty percent of the homes are reserved for purchase by people who work in the county, who get them for about one-third (or less) of the median home price in Breckenridge.

"You've got to find ways to keep the police officers, the teachers, the managers in the community," says Sam Mamula, who was mayor of Breckenridge when the Wellington neighborhood was built. "These people are both the economic engine and the soul of the town."[3]

Places like Stapleton, Middleton Hills, Fall Creek Place, and Wellington are still the exception rather than the rule. Making communities like these more common gives people the opportunity to live near jobs and amenities in neighborhoods that are safe and affordable. ■

Stapleton
Location: Denver, Colo.—Population: 556,835

The many home choices in Stapleton's neighborhoods mean that singles, families, and empty-nesters can all find a place they can afford.

Fall Creek Place
Location: Indianapolis, Ind.—Population: 784,242

This revitalized neighborhood has become an award-winning community. People of various incomes live in its new and renovated homes and enjoy its parks, shops, and churches.

3 Development Decisions That Are Fair to Everyone

Any new development brings change. It can mean new economic opportunities, changes in traffic, more homes, or loss of farmland. Property owners, neighbors, renters, developers, businesses, schools, governments, and taxpayers all feel the effects, and they all have rights and responsibilities that must be fairly balanced.

Developers expect a timely and predictable approval process, and citizens expect that new development will not harm them and will be consistent with the community's vision. Both groups should work constructively with local government and each other on development proposals. Local officials should establish development policies and priorities that use tax dollars wisely, protect public health and welfare, balance the needs of residents and developers, include citizens in the decision-making process, and plan for the long term.

Thinking about the long term prompted steel industry CEO Robert Grow to wonder, "What are the choices we're leaving our children and grandchildren about how they're going to live? Are we actually robbing them of opportunities and choices we had ourselves?"[1] To answer these questions, Grow and other leaders in the Salt Lake City area formed Envision Utah, a partnership of business and civic leaders and policy makers, which engaged thousands of residents to discuss their vision for growth in the region. In essence, Envision Utah gave the people who would be affected by future decisions a fair chance to influence those decisions, ensuring that everyone had a stake in the outcome. The resulting vision was a future that conserved more land, provided transportation and housing choices, and invested public money wisely—all crucial components of a smart growth approach to development.

Another region found a way to fairly compensate property owners who own land that the community wants to preserve because of its agricultural, aesthetic, environmental, or cultural value. The New Jersey Pinelands is an ecologically unique and sensitive area surrounded by encroaching development. To satisfy the interests of landowners, developers, and the community, the federal and state governments worked with seven counties and 53 municipalities to develop a regional,

Barracks Row

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New Jersey Pinelands

Davidson

New Jersey Pinelands
Location: Southern New Jersey—
Size: 1 million acres, 40,000 permanently protected

Over the past 20 years, the New Jersey Pinelands TDR program has permanently conserved more than 40,000 acres of farms and forests in the nation's most densely populated state.[3]

Davidson
Location: Near Charlotte, N.C.—Population: 8,343

Davidson preserves its small-town feel through careful, inclusive planning. Everyone in the community has a chance to help shape development proposals to meet the town's goals.

market-based transfer of development rights (TDR) program. Property owners get money from selling development rights that are tied to their land. Developers can buy these rights to build in areas designated for growth. And the community knows that the green space will be protected.

Balancing interests fairly is important, and a clear, predictable, timely, and participatory process helps to ensure fair results. One such process is a "charrette," a series of workshops in which community members discuss their concerns, ideas, and goals for development; developers explain their proposals; and professional designers illustrate these ideas and suggest ways to fulfill the community's vision. In Davidson, North Carolina, every new development proposal must go through a charrette. Developer Frank Jacobus says that the charrette helped him "come up with a new plan that was better than the original."[2] The collaboration gives residents a fair chance to express their concerns and goals. Developers benefit because the process is predictable and enables them to line up public support so that their projects can move forward smoothly.

When neglected communities revitalize, longtime residents and business owners who suffered through the bad times should be able to share in the good times. However, as these communities attract more investment, they often become more expensive, making it harder for existing residents and business owners to stay. Barracks Row, a historic Main Street in southeast Washington, D.C., is experiencing a renaissance. As new shops and restaurants fill the once-vacant commercial buildings, the local Main Street organization encourages new businesses to hire nearby residents. The organization also has provided loans to established businesses for façade improvements and has brought in consultants and other resources to help those businesses adapt to changes.

Public transit is a key component of Envision Utah's plan for growth.

"There's always a danger, when you go into a community and start to revitalize it, that it will run out the people who live there and work there," says Denise D'Amour, who co-owns a bike shop and a specialty shop selling hand-crafted gifts and home furnishings. "Barracks Row Main Street has really made an effort not to let that happen." The partnerships in Barracks Row have helped ensure that businesses, residents, and other members of the community are responsible to one another for the neighborhood's success.

Ultimately, "fair" does not mean that everyone will agree with the result. What it does mean, at a minimum, is that a community should engage the public in development decisions in good faith. This means involving citizens early enough for their input to be effective, letting people air their concerns openly, assessing impacts, addressing undue hardships, and providing developers with a more predictable process. ■

Barracks Row
Location: Washington, D.C.—Population: 553,523

Careful economic planning helped revitalize Barracks Row, but not at the expense of older businesses and longtime residents.

Envision Utah
Location: Greater Wasatch Area, Utah—
Population: 1.6 million in 1995, 2.7 million projected by 2020

Salt Lake City's Gateway Plaza is one result of towns and citizens coming together and planning for the future they want for the region.

4 Investing Taxpayer Money Wisely in Our Communities

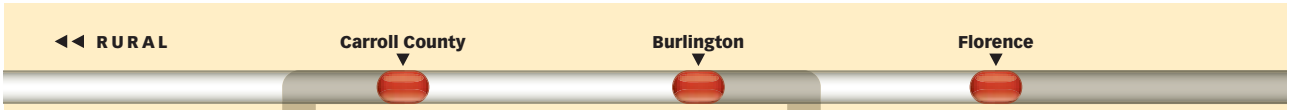
When our tax dollars are invested in growth and development, we expect that our lives and the community as a whole will improve. We want to get the most out of investments we've already made and use our current resources wisely, building where it makes sense to build and not duplicating or undermining previous expenditures.

Studies have shown, and communities are discovering, that more compact development makes tax dollars go farther because it reduces the cost of providing services and infrastructure.[1] The Minneapolis–St. Paul Metropolitan Council found that by using smart growth techniques, "the region overall could save $3 billion . . . , 94 percent [of which] would come from local communities saving money on roads and sewers. These local savings could be even far greater by including lower spending on school construction and other services such as health care, public safety, libraries, etc."[2] The Metropolitan Council helps its member governments generate these savings by investing in projects in established cities and suburbs. In St. Louis Park, a suburb of Minneapolis, public funding helped get the Excelsior and Grand project off the ground. While the project was mainly funded by private investment, the public contribution was around 20 percent of the total cost. The development has created a downtown for St. Louis Park and sparked a residential building boom.

As the Metropolitan Council's efforts show, it is up to state and municipal governments to direct public and private investment to areas where they want growth or revitalization. Paying for new infrastructure for development on the fringes of a community—while neglecting buildings and infrastructure in which the community has already invested—is not fiscally prudent, but it is often how communities grow. Increasingly, however, communities are realizing that this approach undermines their efforts to strengthen downtowns and improve existing infrastructure.

In Florence, Alabama, city leaders struggled with an aging downtown that was losing stores and residents. To make the most of investments in the area, Florence made a bold decision to build a state-of-the-art library in the heart of town. This investment reassured citizens and businesses that additional private dollars invested in the area would not be wasted, and now it is paying off: nearly 95 percent of downtown buildings are occupied.[3] By working with what it already had to revive the downtown, Florence has given new meaning to its nickname, "The Renaissance City."

The Mefford family played a role in the city's recent turnaround. "We really wanted to stay downtown," says Olin Mefford, whose grandfather opened a jewelry store there in 1945. Encouraged by the visible public investment and the commitment of business owners like the Meffords, other businesses have moved downtown, bringing hundreds of jobs.[4] "I feel better now than at any time in the last 20 years," Mefford says, pointing to new restaurants and increased foot traffic. "Even the



Carroll County
Location: West of Atlanta, Ga.—Population (entire county): 87,268

The Carroll County Board of Commissioners responded to area residents' desire for clean water and scenic beauty by purchasing wetlands and other sensitive lands.

Burlington
Location: Southeastern Iowa—Population: 25,579

Public investment in Burlington's Main Street has brought people to other downtown events, like this farmers' market.

When you hear the word *infrastructure*, you probably think of roads, sewers, or utility lines. But the term can also include hospitals, schools, emergency services like firefighters and police, sidewalks, or ponds to hold stormwater. *Infrastructure* generally means any permanent resources that serve the community and are publicly funded.

old stinky pool hall has been remodeled. They have live music on the weekends now. There's just a lot going on."

One way to make the most of public investment is to reuse an old structure in a new way. In Burlington, Iowa, residents worried that shopping malls outside of town were drawing business and vitality away from downtown. The closing of the historic Hotel Burlington, once considered the finest hotel in the Midwest, was a particularly painful blow. In 1985, Burlington started a Main Street program, spawning local partnerships that created a start-up center for new businesses, expanded the local farmers' market, and turned the old Hotel Burlington into the Burlington Apartments, where senior citizens of varying incomes can live close to shopping, parks, and other downtown amenities. Other projects include a new grocery store and the recent redevelopment of a downtown department store, which is now home to a coffee and sandwich shop, a bridal shop, offices, and apartments. Val Giannettino, the Main Street program director, hopes that the new stores and services will bring in more residents. "Nobody would have ever thought of living downtown until very recently," she says. "I think we're very similar to many of these other towns that have reinvented themselves."

As Florence and Burlington have shown, strategic public investments can deliver multiple benefits. Not only did these towns get new or renovated buildings, but they also got the added benefits of new amenities, an increased tax base, and a lively downtown to attract visitors and residents.

In Carroll County, Georgia, where development pressure from fast-growing Atlanta is mounting, investments to protect water quality are also protecting the scenic landscapes that residents love. Robert Barr, a lifelong resident and chairman of the Carroll County Board of Commissioners, notes that the county's water supply comes almost entirely from surface water. He and others decided that the best way to protect water quality was by acquiring land in sensitive environmental areas and wetlands along rivers and streams. At the same time, in countywide listening sessions, Barr heard repeatedly that citizens valued their quality of life, which "centered on the rural nature, the beauty of the county." With this input, the county has succeeded in protecting critical environmental areas while preserving its treasured rural scenery.

Public investments in communities should be wise and enduring. Communities have to balance their limited resources between taking care of what they have and building new places. Thoughtful public investments based on smart growth principles can accomplish both of these goals. ■

Florence
Location: Northwestern Alabama—Population: 36,258

Florence's public investment in the downtown sparked a revival along its main street.

Excelsior & Grand
Location: St. Louis Park, Minn.—Population: 43,607

Strategic public investment helped to create this walkable town center for St. Louis Park, adding stores, housing, services, and a new town green.

5 Protecting and Preserving Our Natural Heritage and Working Lands

From "amber waves of grain" to "purple mountains' majesty," natural landscapes help define the character of our nation and our communities. Whether it's a community garden in a busy neighborhood; a scenic river where people fish, kayak, or hike along the banks; or a "pick your own strawberries" farm, people care about conserving recreational, scenic, working, and environmentally valuable lands. Between 1994 and 2005, citizens in 45 states voted to finance more than $30 billion worth of conservation measures.[1] Communities around the country are buying land or directing development toward areas better suited for building. This tremendous public support for conservation reflects how strongly people feel about natural places.

Parks, natural areas, and scenic landscapes also have great economic value. Protected open space increases the property values of nearby homes and attracts tourism and recreation. Working lands like farms and ranches support local economies, strengthen the tax base, and provide food. Preserving and restoring environmentally important areas such as wetlands helps protect drinking water from pollution, reducing the need for costly water treatment infrastructure.

Coffee Creek Center in Chesterton, Indiana, is capitalizing on many of these values. By restoring nearly 170 acres of land that naturally manages stormwater, developers reduced the need to build expensive infrastructure. Conserving this land also protects the beauty of the prairies, woods, and wetlands for visitors and residents of this traditional, walkable neighborhood, which has five miles of trails and other outdoor amenities. "This is a preserve they can enjoy and see every day," says Kelle Anne Mobley, the development company's director of operations. "If you design [the community] properly, when you have all these natural areas to enjoy, you're more likely to be outside and walking to the store or walking with friends. It just lends itself to connecting with your fellow neighbors."

A distinctive landscape can make a community a great place to live, and local residents want to preserve that character. Skagit County, Washington, midway between Seattle and Vancouver, relies economically on agriculture and doesn't want to lose its farming heritage and culture to the area's rapid growth. To protect both farmland and the local way of life, the county's Farmland Legacy Program buys development rights from interested farmers so that they can keep farming, and it directs development to more suitable areas. In this way the county is able to grow while protecting the agriculture that means so much economically and culturally.

Buying land or development rights is one way to protect our working and natural lands; another is to make it easy and attractive to live in more developed areas, reducing the demand for development on green space. Cuyahoga County, Ohio, home to Cleveland and its inner suburbs, had lost more than 300,000 residents from the 1970s through the late 1990s. Families who

◄◄ RURAL

Skagit County
Location: Northwest Washington State—
Population (entire county): 111,064

Skagit County's fertile river valley produces more than 90 different crops and more tulip, daffodil, and iris bulbs than any other county in the United States.

Coffee Creek Center
Location: Chesterton, Ind.—Population: 11,570

In addition to restoring natural lands, Coffee Creek Center encourages walking and bicycling to reduce pollution from cars, builds homes with environmentally friendly materials, and uses energy-saving measures to conserve resources and protect the environment.

Coffee Creek Center

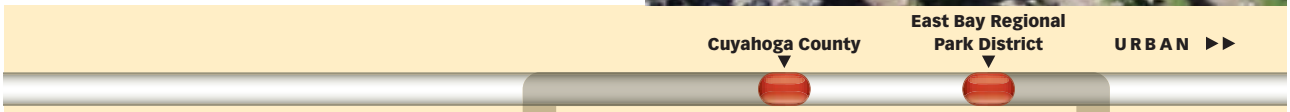
were looking for larger or newer homes unavailable in the urban county moved out to previously undeveloped areas. Now the county offers an innovative, low-interest, home-improvement loan program that makes it easier and less expensive for residents to repair, renovate, or improve their homes—and that is keeping people in the county. According to County Treasurer Jim Rokakis, "Eighty percent [of the loan applicants] said they will stay in the home longer since they were able to do their improvements."[2]

At the same time, preserving green space in urban areas is critical for residents' quality of life. City parks and community gardens offer recreation and respite from the urban bustle. With the support of local residents, the East Bay Regional Park District in the populous San Francisco–Oakland metropolitan area has preserved historic farms, woodlands and grasslands, and significant portions of the San Francisco Bay coastline. The park system comprises roughly 85,000 acres in Alameda and Contra Costa counties where, a short distance from their homes, residents can swim, hike, fish, picnic, and enjoy natural beauty.

Robert Pike, who lives about 20 miles south of Oakland, notes that within the huge park system "are literally thousands of hiking trails," ranging from easy, flat paths to steep mountain trails where "you might not see anyone for hours." Pike volunteers in the Sunol Regional Wilderness, where students learn about nature and the traditions of Native Americans who first settled the area. "These kids are brought here from Oakland, and they're in an environment they've never seen before in their lives," Pike says. "There are snakes and spiders and bobcats. There are all these trees. And they don't know where all the houses have gone."

In the past, development that brought new jobs, stores, and homes often meant giving up the farms, streams, and culture that people had known all their lives. Now, local governments, developers, and citizens are finding smarter ways to grow—bringing economic opportunity while preserving our landscapes for the future. ■

One of the East Bay Regional Park District's 65 parks



Cuyahoga County
Location: Northeastern Ohio—Population (entire county): 1,393,978

The county's low-interest, home-improvement loan program "came at a very good time for us. Our family's funds were low," says Edward Caraszi, a loan recipient. "We will be staying in this house longer as a result."[3]

East Bay Regional Park District
Location: Alameda and Contra Costa Counties, Calif.—Population: 2.5 million

The park system includes wilderness areas; shorelines; camping sites; places to swim, boat, or fish; and more than 1,000 miles of trails. Some parks are accessible by public transit.

6 Freedom to Choose How We Get Around

Think about the choices you have for getting around town. In many places in this country, you must use a car, because other options are not safe, practical, or even possible. But when snow, sleet, or construction snarl traffic, can you ride a train or bus to work instead? If you're in the middle of baking cookies and you run out of butter, can you safely send your child to a corner market? As you grow older, will you be able to go to the store, a doctor's appointment, or a friend's house on your own if you can no longer drive? Communities need to provide options for those who can't or choose not to own a car, for children and seniors who want more independence, and for people who might want to drive to work one day and bike the next.

The key to efficient transportation is to have multiple routes and types of transportation. In many places, we rely on highways and busy arterial streets to get from one place to another because there are few alternate routes. Then, when there's traffic or an accident, we're stuck. But when our streets are connected in a complete network, we can choose from many different routes to get from point A to point B. Streets should be designed not only to move cars but also to be safe and inviting for pedestrians, cyclists, and transit users. Such design means appropriate speeds, widths, and sidewalks, as well as buildings, trees, and even benches. Often, communities already have the basic infrastructure for people to get around without a car; they just need to make a few improvements so that it's easier and more comfortable.

Arlington County, Virginia, just across the Potomac River from Washington, D.C., gives its residents a wealth of options for getting around. Walking is easy because homes, offices, stores, and civic buildings are grouped near subway stations and in close proximity to each other. Forty percent of the people who live in the county's subway corridors commute by public transit,[1] compared with a national average of about 5 percent.[2] For

A Metro station in Arlington

◄◄ **RURAL**

Missoula ▼ **Davis** ▼

Missoula
Location: Western Montana—Population: 57,053

To make people feel more comfortable commuting by bus, van- or carpool, bicycle, or foot, the Missoula in Motion partnership offers commuters a free, guaranteed ride home in the event of an emergency or unexpected overtime.

Davis
Location: Northern California—Population: 60,308

Tim Bustos, Davis' pedestrian and bicycling coordinator, notes, "The city's extensive network of greenbelts is critical, because it makes parents comfortable with their children cycling. They don't have to worry about their kids interacting with traffic."[5]

For people who need cars only occasionally, *car sharing* is a popular concept. Typically, a company or organization owns a fleet of cars that can be reserved by the hour. They are parked at strategic locations around a city. Members pay a fee to join and are charged an hourly rate to use the vehicle without having to pay separately for gas, maintenance, and insurance.

areas not served by the subway, the county has tailored bus routes to key corridors. It also has partnered with car-sharing companies to provide vehicles for residents to rent, making it easier for citizens to choose to own one car instead of two or three or not to own a car at all. Arlington's comprehensive approach to transportation ensures that its residents, whatever their age, ability, or preference, have many options for getting around.

Subways or other rail systems may not work for smaller communities, but transit still plays an important role. Many communities use bus systems to supplement transportation choices. In Missoula, Montana, bus lines take people almost anywhere in the city. Students at the University of Montana ride for free, and businesses can arrange for employee discounts. While cars are still an important part of most Missoulians' lives, the bus helps ensure that when people can't or don't want to drive, they can still get where they need to go.

Bikes are another option, especially for the roughly 60 percent of all daily trips in the United States that are under five miles.[3] Using bicycles to get around requires safe streets, bike routes and trails, and adequate bike parking. Davis, California, instituted strong policies to support biking and has one of the highest levels of bicycle commuting in the country—17 percent.[4] Davis has more than 100 miles of bike lanes and trails and thousands of bike parking spaces. The city has a good bus system, too, giving residents other transportation options.

Then, there's walking. In Providence, Rhode Island, South Providence Neighborhood Ministries has mapped a two-and-a-half mile pedestrian route along the neighborhood's main thoroughfare, Broad Street. The nonprofit group has linked a host of health-related programs and activities to what it calls the Broad Street "Path to Health," which is lined with mom-and-pop shops and restaurants. Walkers can track their mileage on the path by checking signs marking every half mile in four languages. And along the route, South Providence Neighborhood Ministries offers various services to low-income residents, including exercise and stress management classes, health screenings, and food distribution programs. Bobbi Houllahan, the nonprofit group's health coordinator, notes that Broad Street also is the route of a bus line that is heavily used by residents. "We have a lot of refugees and immigrants," Houllahan says. "People can't afford cars."

People want more transportation choices, whether it's to save money on gas, to get into shape by walking or biking to their destinations, or to have a more relaxing commute. Communities can provide these choices by making it easy for residents and visitors to drive, walk, bike, or take transit. Large or small, every community can use smart growth techniques to give people the freedom to choose how they get around. ■

South Providence
Location: Rhode Island—Population: 173,618

South Providence's "Path to Health" encourages residents of this low-income neighborhood to bike and walk for exercise, for fun, and to get to where they need to go.

Arlington County
Location: Northern Virginia—Population (entire county): 189,453

Arlington's range of transportation choices has made it one of the few places in the country that's managed to grow without significantly increasing traffic, benefiting not only the people who choose to walk, bike, or take transit, but also those who choose to drive.

7 Healthy Communities for All Ages

The way we design, live in, and get around our communities directly affects our health. Many of the techniques that make communities more attractive and affordable places to live also make them healthier places. Streets that are safe and comfortable for walkers and bikers encourage people to get more exercise as part of their daily routines. Having transportation options besides cars helps reduce traffic and air pollution. And preserving green space helps protect water quality while making communities more attractive.

Research shows that while daily physical activity is vital for keeping fit and healthy, most people don't get the exercise they need. When a community is designed to be easier to get around, people can more easily incorporate physical activity into their daily lives.

Children can get daily exercise by walking or biking to school, but many parents are concerned about safety. Many communities have come up with innovative solutions, like the "walking school bus," in which adult volunteers walk groups of children to school. The Broadway-Slavic Village neighborhood in Cleveland, Ohio, instituted such a program to encourage children to walk to school. In another effort, local teenagers got training on bicycle safety and repairs and received free refurbished bicycles; the kids then toured every street in Slavic Village to map safe bicycling and walking routes.

Our youngest and oldest community members are typically the most vulnerable to health problems from air and water pollution. Children are especially susceptible to respiratory problems like asthma, which can be worsened by air pollution. People in many large metropolitan regions know about "code red" days, when the air quality is so poor that even healthy people are advised not to exercise outdoors, and children, the elderly, and individuals with respiratory and heart problems are advised to spend as little time outside as possible. Atlanta, Georgia, offers a dramatic example of the effects of air pollution on asthma. During the 1996 Olympic Games, when the city discouraged driving and increased public transportation, rush-hour traffic decreased substantially and ozone levels fell sharply. During the same period, the number of asthma-related medical emergencies in Atlanta fell by 42 percent.[1]

Reducing air pollution from driving was a key goal for Atlantic Station, a new neighborhood built on the site of

Slavic Village

◄◄ RURAL

Edwards Aquifer

Saratoga Springs

Edwards Aquifer
Location: Central Texas—Size: 4,400 square miles

Protecting undeveloped land around San Antonio and Austin will mean safe, clean drinking water for generations to come.

Saratoga Springs
Location: Upstate New York—Population: 27,686

With homes, shops, the senior center, doctors' offices, a library, and more, downtown Saratoga Springs has everything seniors need to feel safe, welcome, and active in their retirement years.

a former steel mill in Atlanta.[2] Most growth in Atlanta is expected to occur outside the city, increasing commuting times. By contrast, Atlantic Station is near Midtown Atlanta and close to public transportation. It has homes, shops, offices, and parks close enough together that residents, workers, and visitors can walk to their destinations. Atlantic Station meets other community health goals as well. The redevelopment cleaned up a contaminated site, and the parks and pedestrian-friendly design of the neighborhood encourage people to be active.

Places designed for people to be active are also places that enable people to stay in the same neighborhood as they grow older, a concept embraced by many of the nation's baby boomers. Saratoga Springs, New York, where approximately 18 percent of the population is more than 60 years old, is one such place where homes, stores, and services are close together and served by public transit.

Older residents don't have to move out of town as their needs change. Homes and apartments are close to the Saratoga Springs Senior Center, a library, stores, and medical services. Besides being able to walk or drive, older adults can use free downtown transportation and the local Amtrak station.

Designing communities that make it easy for older residents to stay in their homes lets them remain active and continue to enjoy the companionship of neighbors of all ages. Most of us don't want to think about it, but there will come a day when we can no longer drive. The question is, when that day arrives, do you want to live in a neighborhood where you can walk or take transit to a coffee shop, a doctor's office, a friend's house, or a pharmacy? Or do you want to rely on finding someone to drive you everywhere you need to go?

Atlantic Station

Another health-related goal that smart development strategies can help us achieve is good water quality. Many communities around the country are protecting their water supplies by directing growth away from areas near drinking water sources or by preserving undeveloped land around those sources to protect them from pollution. The preserved land not only protects water quality, it also gives people valued places to play, relax, and connect with nature. Voters in San Antonio and Austin, Texas, have approved tax increases and bonds to buy land over the Edwards Aquifer, which supplies both cities with drinking water. The cities and their partners buy only from willing sellers and pay fair market value for the land. By preserving it as parkland, they spend less than they would to build water-treatment facilities, and they protect beautiful and culturally important natural places.

Places designed with smart growth principles—such as making walking and bicycling safe and attractive, protecting natural resources vital to our health, and supporting communities where people of all ages can live comfortably—help everyone in the community lead healthier lives. Making the healthy choice the easy choice can encourage physical activity and reduce pollution. ■

Slavic Village is encouraging kids to be active by making walking and biking in the neighborhood safer.

Atlantic Station's in-town location and proximity to public transportation, new jobs, and stores mean residents don't have to drive as much to meet their daily needs, helping to reduce air pollution from cars.

8 Places Designed for People

The physical design of a community affects our lives every time we step out our doors. Places that are designed with people in mind show careful attention to the experience each person will have with the street, the sidewalk, the buildings, and the surrounding environment. Buildings and routes are close together so that people can stroll from one place to another. Sidewalks have benches where weary walkers can rest or just people-watch. The buildings along the street are eye-catching, and shop windows facing the street encourage browsers to look inside the stores. Cars park by the curb, or in secure parking lots behind the building, to present a more welcoming and safer front entrance for pedestrians. Trees, squares, and "pocket parks" offer shade, beauty, and peace.

Cotton District

The organization Project for Public Spaces points out that "activities are the building blocks of a place. They are the reasons people come the first time and why they return."[1] Traverse City, Michigan, long a favorite tourist site for its natural beauty and annual Cherry Festival, has made its downtown a destination for both visitors and residents. In 1997, following citizens' wishes, the city rewrote its master plan to replace its downtown parking lots with homes, shops, and businesses. Today, its historic buildings are interspersed with attractive new ones; a trout stream runs through the middle of downtown; and tree-lined sidewalks go past parks, restaurants, shops, and offices. As in all successful town centers, the wide variety of activities piques visitors' interest and brings residents back again and again.

Many people enjoy neighborhoods where they can get to know and chat with their neighbors. Places that are designed for people recognize the importance of this kind of personal interaction. Well-designed neighborhoods with attractive sidewalks, small parks, and shops and restaurants that serve the community lend themselves to chance encounters with friends and neighbors. This is what Dan Camp had in mind when he developed the Cotton District in Starkville, Mississippi, a sociable, walkable neighborhood where artfully crafted homes are linked with brick walkways and narrow, landscaped streets. "People like the intimacy we can offer them," Camp says. "When you live in the Cotton District, you feel like you live in a neighborhood."[2] Even though the

◄◄ RURAL

Traverse City

Cotton District

Traverse City
Location: Northern Michigan—Population: 14,532

The citizen-inspired master plan helped make downtown Traverse City an interesting, engaging place to stroll, shop, or just relax.

Cotton District
Location: Starkville, Miss.—Population: 21,869

Brick sidewalks, lush landscaping, and homes and shops close together give this neighborhood a "historic" character that attracts residents and visitors alike.

Portland

Cotton District is only a couple of decades old, visitors often believe it is one of Starkville's most beautiful "historic neighborhoods."[3]

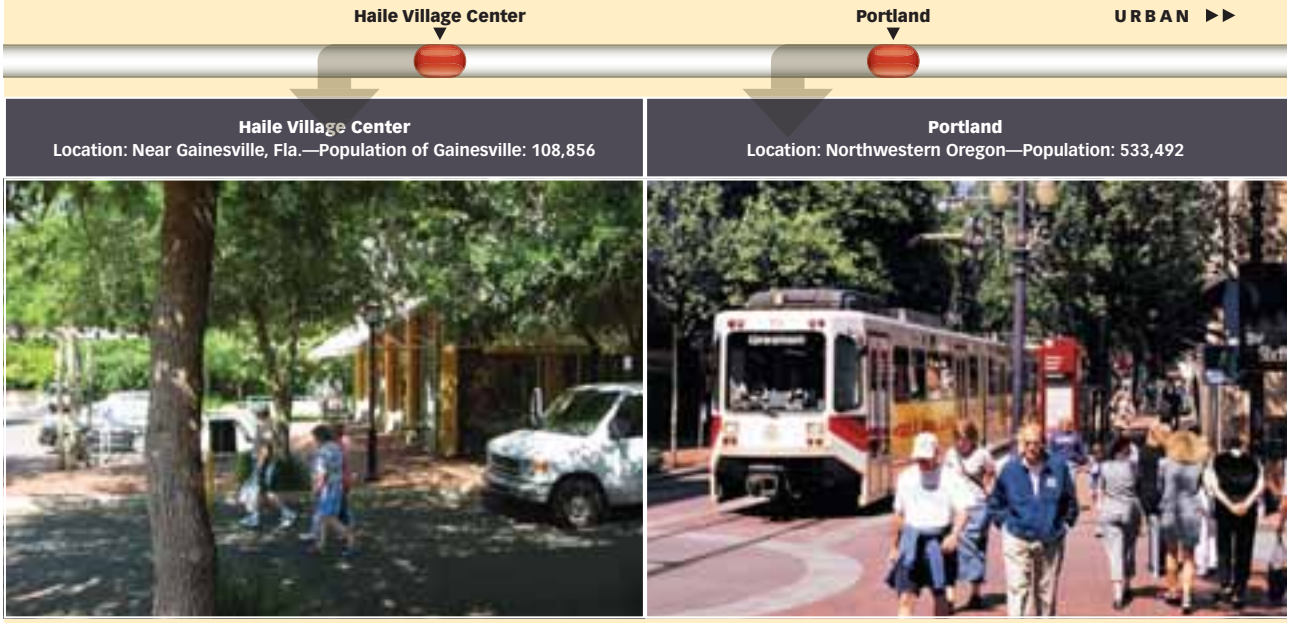
Designing for people can create value that lasts for generations. Haile Village Center, just outside of Gainesville, Florida, is a new neighborhood of homes and small commercial buildings set around a village green. Throughout its development, many old trees were preserved, and homes and shops were constructed in the elegant building styles found in the small towns of north-central Florida. The developer wasn't trying to return to the past; rather, he was using time-tested characteristics that Floridians have long embraced. Haile Village Center's delightful public squares and plazas host neighborhood celebrations and farmers' markets. Although it is just a small part of the 2,000-acre master-planned Haile Plantation, the Village Center has become the focal point for the entire community.

Traverse City

Attorney David Coffey, a former Gainesville mayor and commissioner, has lived and worked in the Village Center for more than eight years. "When I walk to work it takes five minutes," Coffey says. "When I drive it takes one minute, and I barely have to put my foot on the accelerator. I can go home for lunch whenever I want. But it isn't just going to work. Many things I have to do on a daily basis, I can do right here in the Village Center."[4]

Portland, Oregon, demonstrates this idea on a larger scale. The city's streets, which feature fountains, art, and short city blocks, have made Portland one of the nation's most walkable cities. This quality is enhanced by the city's vibrant mix of shops, cafes, and galleries. The pedestrian is the primary beneficiary of all this careful planning, but businesses benefit as well: the short blocks create more valuable corner locations, and more pedestrian traffic means more shoppers.

Walkability, beauty, sociability, and access to activities are critical ingredients in designing for people. When these elements are brought together through careful, smart design, our communities become timeless places for people who want safety, convenience, and choices in how they get around and where they go. ■



Charming homes, mature live oaks, and narrow streets lead to a central green that's lined with small commercial buildings in the tradition of a small village.

Portland's streets and blocks are designed to make pedestrians feel comfortable in this large city built at a human scale.

9 A Lasting Legacy in Our Communities

Every structure we build, every street we pave, every tree we plant, and every public square we shape contributes to the legacy we leave to those who will live in or visit our community after us. We all want to hand down strong, healthy, beautiful places where neighbors know one another; job opportunities are abundant; and people of all races, incomes, and backgrounds are welcome. But how do we plan to achieve this?

Imagine how confusing and inefficient it would be if you didn't plan ahead for a journey. You'd have to keep stopping, changing direction, backtracking, trying to figure out if you were on the right track or if you needed to find a new way. It would be just as difficult and ineffective for a community to plan its development solely on the basis of what it sees coming in the next five years. Planning for 50 or even 100 years into the future helps a community articulate the legacy it wants, set goals to achieve it, and create benchmarks it can use to check its progress and make necessary changes along the way.

Charleston, South Carolina, has taken this long-term view, preserving its legacy from years gone by, but also enriching that legacy for future residents and visitors. Its cobblestone streets, gardens tended for decades, moss-covered oak trees, and elegant churches make Charleston the distinctive place it is today. Proud of this heritage, Charlestonians have taken the responsibility not only to pass on what they've inherited, but also to honor the past by building new structures—whether parking garages or public libraries—that fit gracefully into the community's aesthetics. "There's no excuse to build anything that doesn't add to the beauty of a city," says Mayor Joseph Riley. "Humans and cities need memories."[1]

Like Charleston, many communities around the nation have beautiful homes, historic churches, main streets, and grand civic structures that give them their identity. These historic structures enrich our lives aesthetically and link us to our history. At the same time, well-built buildings and civic spaces are durable and flexible enough to adapt as needs, customs, and technologies change. The town of Lowell, Massachusetts, grew up around textile mills that were revolutionary in both their manufacturing methods and the progressive

Southlake Town Square

◄◄ RURAL

Konza Prairie

Southlake Town Square

Konza Prairie
Location: Near Manhattan, Kansas—
Population: 200+ bison on 8,600 acres

Southlake Town Square
Location: Southlake, Texas—Population: 24,490

Bison still graze Konza Prairie, an important ecosystem that has remained intact for thousands of years.

Although it was designed in the late 1990s, Southlake Town Square is built on centuries-old historic traditions.

Charleston

living conditions they provided for workers from diverse backgrounds. The Victorian-era mill buildings now serve a variety of modern uses, including offices, homes, and museums, while their legacy of improving life for blue-collar workers is echoed in the day-care center and the apartments reserved for lower-income residents and seniors.

Newly established communities can also build on the past to create a lasting legacy. In Southlake, Texas, a growing suburb between Dallas and Fort Worth, the town square revives the old-time courthouse square pattern, the first time in a century that a Texas town has been built in this historic manner. As in traditional towns, Southlake Town Square incorporates stores, a park, homes, and such civic uses as the town hall, a library, and the county commission's office, all in one central place. Residents enjoy this new town square: as many as 20,000 people attend the annual Fourth of July celebrations, and twice that many come to arts festivals and other events that are held there.[2]

Sometimes our responsibility is simply to be good stewards of what we've inherited: rivers that provide clean water, forests with wildlife habitat and recreational space, scenic mountain views, and other precious natural resources. The Midwest's tallgrass prairies are thousands of years old, ecologically unique, and historically significant for their contributions to the livelihoods of Native Americans and early settlers. Yet less than 1 percent of the original tallgrass prairie remains.[3]

Konza Prairie, near Manhattan, Kansas, is part of the state's Flint Hills region, where the tallgrass prairie remains relatively intact after years of good stewardship of the land by ranchers. Although Konza is an important research site, with scientists studying the roles of fire, grazing and climate in maintaining the tallgrass prairie ecosystem, the public is still allowed to hike in parts of the reserve. Cattle and bison still graze the land, which, in conjunction with periodic, controlled burning, helps keep the prairie healthy.

By preserving tangible links with our history, we honor our past. By planning new development that we can be proud of, we honor our future. With thoughtful planning, we can pass on a legacy of beautiful and vibrant communities for generations to come. ■

Yesterday's textile mill is today's civic, business, and housing center. Reusing these old buildings links Lowell to its history while providing valuable services for the future.

Long-term planning, respect for history, and attention to detail give Charleston its unique character, attract tourists, and generate civic pride.

10 Growth and Development That Improves Our Communities

In many places, developers, environmental organizations, and smart growth groups are working together to support development projects that meet economic, environmental, and community goals. In fact, across the country, communities are using development to solve a variety of local problems. In the process, they are revitalizing vacant buildings and properties, creating housing choices, and bringing new amenities to neighborhoods.

In Lakewood, Colorado, an aging, half-vacant shopping mall became an award-winning new neighborhood called Belmar. The developer worked with residents, many of whom felt attached to the old mall and were worried about losing it, to develop a plan that incorporated citizens' desires and needs. Now Belmar is the walkable downtown that this Denver inner suburb had lacked. It has brought residents new stores, meeting places, and housing options, and it's creating jobs and bringing new revenue to the community. "Everything about it is just fabulous," says Samantha Bales, a Belmar homeowner. "The whole design, the concept, the whole look of the area. It's the new downtown Lakewood."[1]

All around us, we see places that have been improved by new development like Belmar. Communities that once lacked a decent grocery store now have places to buy fresh fruit and vegetables. Old factories, industrial areas, and parking lots are being cleaned of pollution and turned into vibrant neighborhoods where people can live, shop, and work. Orlando, Florida, met the challenge of losing a military base by transforming the property into a new community, Baldwin Park. The neighborhood has hundreds of acres of parks; several different housing types, from apartments to townhouses to high-end homes; shops; offices; and more than 50 miles of walking trails and sidewalks. Bob Giguere, a television producer who lives two blocks away, runs and bikes in Baldwin Park. He can do his grocery shopping, go out to eat, or get a haircut without getting in his car and dealing with traffic. "For me, all of that is attractive," he says. "I don't have to go as far. I'm surrounded by all of the things I actually need."

Baldwin Park illustrates how the trauma of losing a major employer can sometimes turn into an opportunity to start anew with development that offers something for the whole community. With the loss of hundreds of manufacturing jobs, Littleton, New Hampshire, looked to its Main Street to revitalize the economy, encouraging

Affordable homes at Cowart Place, a mixed-income development built in downtown Chattanooga by CNE

◀◀ RURAL

Littleton

Belmar

Littleton
Location: Northern New Hampshire—Population: 6,116

Littleton made sure that its revival met multiple community goals, including economic growth, educational opportunities, and attractive buildings and streets.

Belmar
Location: Lakewood, Colo.—Population: 141,301

Lakewood adapted its aging mall into a lively new town center. Belmar has an ice-skating rink, shops, restaurants, offices, live/work units, and other housing options.

Belmar

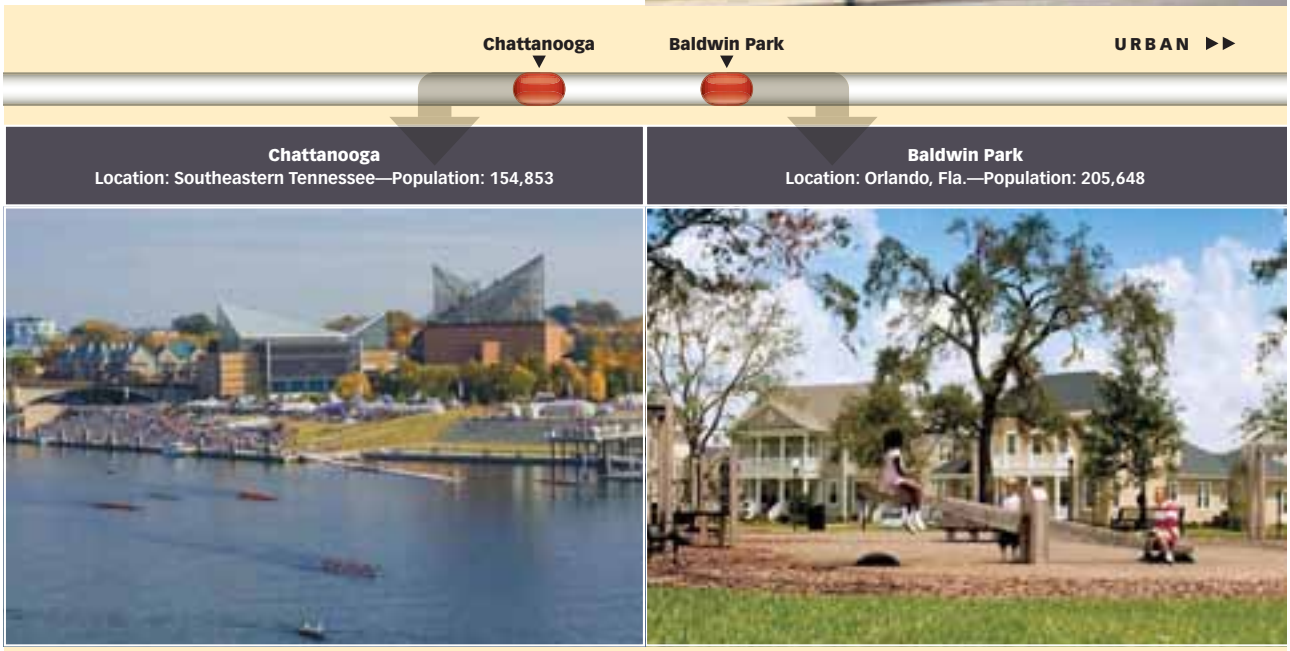
unique shops to move into the street's empty storefronts. Ruth Taylor, executive director of Littleton's Main Street program, explains, "We want to give shoppers something different. Instead of wondering what mall they are in, we want them to enjoy a unique experience in downtown Littleton."[2] The effort paid off in new businesses, jobs, and investment. Littleton used the revitalization of its downtown to improve other aspects of the community, including education. The local high school created "Main Street Academies" to give students real-world experience working with downtown businesses and the town government. The town of Littleton has succeeded in using development to revitalize the economy and make downtown a jobs center, a shopping destination, and a learning experience.

Not everyone in the community will agree that development is going to help, and when they don't, they have both the right and the responsibility to speak up and work with the local government, developers, and other residents to address their concerns. For example, residents might fear that new development will end up making their neighborhood unaffordable.

Chattanooga, Tennessee, addressed that issue head-on when it embarked on a revitalization effort in the mid-1980s. During the previous two decades, the city, like many other manufacturing-intensive towns, suffered from severe air pollution, pockets of concentrated poverty, and disinvestment. Thousands of citizens came together to turn Chattanooga around, starting with a visioning process in 1984 that produced two catalysts for revitalization. One was turning the riverfront into a destination for residents and tourists—building attractions such as the popular Tennessee Aquarium and the Hunter Museum of American Art, connecting the riverfront to the city with pedestrian bridges, and making the waterfront a pleasant, inviting place to visit with public art, picnic areas, greenery, and cultural attractions. The other spark from the visioning process was Chattanooga Neighborhood Enterprise (CNE), a nonprofit founded to be the city's partner in keeping neighborhoods affordable, safe, and pleasant for its residents. CNE helps elderly and low-income residents fix up or buy homes, and it develops housing at a blend of prices to encourage economically diverse neighborhoods. The riverfront revitalization has brought new prosperity and activity to Chattanooga, and CNE helps ensure that everyone shares in the improvements that growth has brought.

It makes sense that each new development project should improve the entire community. We have to work with local governments and developers to achieve this standard and use our power as citizens to ensure that as our communities grow, they grow smarter. ■

Baldwin Park



Riverfront cleanup and revitalization, along with a concerted effort to keep neighborhoods affordable for residents, has improved Chattanooga's prospects for the future.

Baldwin Park developed from a closed military base into an attractive neighborhood with new jobs, homes, and parks.

A Better Future for Everyone

Development touches every part of our lives, so we should make sure we get the development we want. Sometimes people worry that development might degrade the quality of life in their community. It doesn't have to be that way. What if, rather than traffic problems, a new development near you meant new walking and biking paths? What if, rather than higher taxes, development meant new friends for your kids? What if, rather than more pollution, development meant a new neighborhood park? In short, what if development created great new places that made your community a better place to live?

As you have seen from the examples here, it can be done. Communities around the nation are developing in ways that offer more choices, protect natural resources, honor shared culture and heritage, use resources wisely, and improve the economy. They're building safe and affordable homes, making it easier to get around, protecting health, and creating more opportunities for everyone. And a growing number of developers are responding to consumers' desire for places like these.

Smart growth strategies are helping these communities create a better future. They can help your community, too.

Resource Guide

Here are some of the many resources that can help you improve the quality of development in the place where you live.

General Smart Growth Resources

Smart Growth Online. www.smartgrowth.org. Provides comprehensive information about smart growth and lists publications produced by Smart Growth Network partners. You can also become a member of the Smart Growth Network at this site.

EPA's Smart Growth Program. www.epa.gov/smartgrowth. Tools, publications, and resources to help communities create great places.

Benfield, F. Kaid, Matthew D. Raimi, and Donald D. T. Chen. *Once There Were Greenfields.* New York: Natural Resources Defense Council and Surface Transportation Policy Project, 1999. Describes the impacts of development patterns on the environment, economy, and social fabric of the United States.

Duany, Andres, Elizabeth Plater-Zyberk, and Jeff Speck. *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream.* New York: North Point Press, 2000. Describes the practices shaping conventional development and provides alternative models.

Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985. Traces the factors that led to the growth of the American suburbs.

Jacobs, Jane. *The Death and Life of Great American Cities*. New York: Vintage Books, 1961. Examines the elements of a functioning city and the practices that can improve or hinder its function.

Leccese, Michael, and Kathleen McCormick, eds. *Charter of the New Urbanism*. McGraw Hill, 2000. Sets out the principles of new urbanism, and illustrates key concepts with essays and case studies.

Smart Growth Network. *Getting to Smart Growth: 100 Policies for Implementation*. 2002. www.smartgrowth.org. Provides 100 policies to implement smart growth principles.

_____. *Getting to Smart Growth Volume II: 100 More Policies for Implementation*. 2003. www.smartgrowth.org. Provides 100 additional policies to implement smart growth principles.

_____. *Why Smart Growth: A Primer*. 1998. www.smartgrowth.org. Explores the reasons communities are choosing to follow smart growth principles.

Smart Growth Shareware: A Library of Smart Growth Resources. Smart Growth America, 2006. www.smartgrowthamerica.org. Includes hundreds of smart growth resources.

Resources for Chapter 1

Beaumont, Constance, et al. *Why Johnny Can't Walk to School: Historic Neighborhood Schools in the Age of Sprawl.* National Trust for Historic Preservation. 2002. www.nationaltrust.org. Describes the loss of neighborhood schools and illustrates places that are trying to save historic schools.

Beyard, Michael D., Michael Pawlukiewicz, and Alex Bond. *Ten Principles for Rebuilding Neighborhood Retail.* Washington, D.C.: Urban Land Institute, 2003. www.uli.org. Illustrates principles for reinvesting in retail in urban neighborhoods.

Fox, Radhika. *Shared Prosperity, Stronger Regions: An Agenda for Rebuilding America's Older Core Cities*. PolicyLink. 2005. www.policylink.org. Examines how innovative transportation, neighborhood revitalization, and housing policies can bring about economic and social revitalization.

Council of Educational Facility Planners International and EPA. *Schools for Successful Communities: An Element of Smart Growth.* 2004. www.cefpi.org. Describes how communities can employ smart growth planning principles to build schools.

National Association of Realtors®. *On Common Ground: Smart Growth for Better Schools.* Winter 2005. www.realtors.org. Examines the links between smart growth and schools.

For more information about:

- The Kentlands, see: www.kentlandsusa.com.
- Live/work units, see: www.live-work.com.
- East Liberty, see: www.eastliberty.org.
- Moore Square Museums Magnet Middle School, see: mooresquarems.wcpss.net/application.htm and www.smartgrowth.org/library/articles.asp?art = 1820&res = 800.
- Bethel New Life, see: www.bethelnewlife.org.

Resources for Chapter 2

Local Government Commission. *Creating Great Neighborhoods: Density in Your Community.* 2003. www.smartgrowth.org. Describes how well-designed, compact development provides housing and transportation options, greater economic development, and a chance to preserve land for recreation and open space.

Local Initiatives Support Corporation. www.lisc.org. Hosts a library with resources on community development.

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- Scenario planning, see: www.fhwa.dot.gov/Planning/scenplan/index.htm.
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- Burlington, see: www.downtownpartnersinc.com.
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- East Bay Regional Park District, see: www.ebparks.org.
- Cuyahoga County Housing Enhancement Loan Program, see: www.cuyahogacounty.us/treasurer/homeimprove/default.htm.

Resources for Chapter 6

Association of Metropolitan Planning Organizations. www.ampo.org. Provides resources about integrating transportation and land use planning at the regional level.

Context Sensitive Solutions. www.contextsensitivesolutions.org. Includes hundreds of resources about designing transportation projects in a way that fits the physical setting and preserves scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility.

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For more information about:

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- Arlington County, see: www.CommuterPage.com, www.BikeArlington.com, and www.WALKArlington.com.
- Carsharing, see: www.carsharing.net.
- Missoula, see: www.mountainline.com.
- Davis, see: www.city.davis.ca.us/topic/bicycles.cfm.

Resources for Chapter 7

AARP. www.aarp.org. Includes information on livable communities, transportation options, walking, and housing, focused on senior citizens but applicable to everyone.

Bailey, Linda. *Aging Americans: Stranded Without Options*. Surface Transportation Policy Project. 2004. www.transact.org. Addresses the transportation needs of older Americans.

Centers for Disease Control and Prevention. *Designing and Building Healthy Places*. www.cdc.gov/healthyplaces. Describes health issues related to land use and development and links to resources.

McCann, Barbara, and Reid Ewing. *Measuring the Health Effects of Sprawl*. Smart Growth America and Surface Transportation Policy Project. 2003. www.smartgrowthamerica.org. A national analysis of the impacts of development patterns on physical activity, obesity, and chronic disease.

Pedestrian and Bicycle Information Center. www.pedbikeinfo.org. A clearinghouse for information about health and safety, engineering, advocacy, education, enforcement, and access and mobility. Includes affiliated sites focusing on walking, bicycling, and safe routes to school.

The Robert Wood Johnson Foundation supports several programs to address physical activity and community development, including:

- Active Living Leadership: www.activelivingleadership.org. Works with government leaders to create and promote active communities.
- Active Living Network: www.activeliving.org. Promotes active, healthy environments by building a national coalition of professional leaders who have a stake in the health impacts of how places are designed and built.
- Aging Blueprint: www.agingblueprint.org. Develops strategies to increase physical activity among adults age 50 and older.

For more information about:

- Broadway-Slavic Village, see: www.slavicvillage.org.
- Atlantic Station, see: www.atlanticstation.com and www.epa.gov/smartgrowth/topics/atlantic_steel.htm.
- Saratoga Springs, see: www.saratoga-springs.org.
- Edwards Aquifer, see: www.edwardsaquifer.org.
- Safe Routes to School programs, see: www.saferoutestoschool.org and safety.fhwa.dot.gov/saferoutes.

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American Institute of Architects. *Livability 101 for Communities*. 2005. www.aia.org/liv_liv101. Provides resources to communities looking to create a vision for the future.

Bohl, Charles. *Place Making: Developing Town Centers, Main Streets, and Urban Villages.* Washington, D.C.: Urban Land Institute, 2002. Defines design and development elements for place-making.

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Gindroz, Ray. *The Urban Design Handbook: Techniques and Working Methods.* New York: W.W. Norton and Company, 2003. Uses case studies and illustrations to discuss how to design attractive, functional places.

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Project for Public Spaces. www.pps.org. Provides resources on how to design good public places.

The Town Paper. *List of Traditional Neighborhood Developments*. www.tndtownpaper.com/neighborhoods.htm. Contains an updated list of planned and completed projects designed using traditional neighborhood development techniques.

For more information about:

- Traverse City, see: www.tcchamber.org/newdesigns.php.
- Cotton District, see: www.thecottondistrict.net.
- Haile Village Center, see: www.hailevillagecenter.com and www.ntba.net/towns_haile.html.
- Portland, see: www.portlandonline.com/planning.

Resources for Chapter 9

American Planning Association. www.planning.org. Thousands of resources and references on all aspects of planning.

Morrish, William and Catherine R. Brown. *Planning to Stay*. Minneapolis: Milkweed Editions, 1994. A guide for citizens to assess their neighborhoods and create development that supports community goals.

National Trust for Historic Preservation. www.nationaltrust.org. Includes information on preservation, redeveloping Main Streets, and restoring significant structures.

Parzen, Julia. *Foundations and Real Estate: A Guide for Funders Interested in Building Better Communities.* The Funders' Network for Smart Growth. 2004. www.fundersnetwork.org. Presents examples where foundations have made strategic investments to spur more smart growth real estate investment.

Scenic America. www.scenic.org. Includes tools and resources focused on protecting natural beauty and distinctive community character in the U.S.

For more information about:

- Charleston, see: www.ci.charleston.sc.us/dept/?nid=336 and www.cr.nps.gov/nr/travel/Charleston/preservation.htm.
- Lowell, see: www.lowellma.gov.
- Southlake Town Square, see: www.southlaketownsquare.com and www.pps.org/gps/one?public_place_id=842.
- Konza Prairie, see: climate.konza.ksu.edu.

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For more information about:

- Belmar, see: www.belmarcolorado.com and www.tndtownpaper.com/Volume7/belmar_colorado.htm.
- Baldwin Park, see: www.baldwinparkfl.com.
- Littleton, see: www.golittleton.com.
- Chattanooga, see: www.waterfrontchattanooga.com and www.nextstep.state.mn.us/casestudy.cfm?id=74.

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Silver Spring, Md.: EPA.

Smart Growth Network Partner Organizations

American Farmland Trust

AIA

APA

AMPO

Center for Neighborhood Technology
Strategies for Livable Communities

Congress for the New Urbanism

ite

Environmental Law Institute

Enterprise

EPA United States Environmental Protection Agency

Funders' Network
For Smart Growth and Livable Communities

ICMA
Leaders at the Core of Better Communities

Local Government Commission

LISC
Helping neighbors build communities

metropolitan institute

MDP
Maryland Department of Planning

NALGEP

NACO National Association of Counties
Counties Care for America

National Oceanic and Atmospheric Administration
NOAA
U.S. Department of Commerce

National Association of Realtors®
REALTOR®

NRDC
The Earth's Best Defense

NMHC National Multi Housing Council®

National Trust for Historic Preservation®

Northeast Midwest Institute

SCN Sustainable Communities Network

rails-to-trails conservancy

Scenic America

Surface Transportation Policy Partnership

Smart Growth America
Better Choices For Our Communities

The Trust for Public Land

The Conservation Fund
America's Partner in Conservation

Urban Land Institute

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