Growth Management and Smart Growth in a Coastal Context

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Outline

- Growth Management Principles
- Smart Growth Principles
- Growth Management and Smart Growth Techniques
Growth Management

- “Growth management” – the use of a wide range of techniques in combination to determine the amount, type, and rate of growth and to channel that growth into designated areas

- Growth management principles are often tied to land use regulation
Different Viewpoints on the Purposes of Growth Management

1. Growth is inevitable
   - Growth is due to natural and economic factors over which local government has no control

2. Growth equals progress
   - Population growth is essential to community progress
   - Economic progress is the primary measure of community well-being
Growth management—different views on purposes

3. Stop all population growth
   - Population growth implies an automatic decline in the quality of life
   - Increased growth implies higher per capita costs of government
   - Growth can and should be regulated through governmental policy

4. Growth is a variable to be influenced in pursuit of quality of life
The Growth Management Movement in the U.S.

- Key concepts:
  - New development should be supported by adequate public facilities
  - Urban development should be matched by urban services
  - Recognition that public investment affects pace of development
Land Use Regulation and Growth Management

- Current land use regulation addresses
  - Timing of land use change (including adequacy of supporting facilities)
  - Location of growth
  - Character of Growth (including performance)
Smart growth movement in U.S.

- Began in mid 1990s
- Stresses compact development patterns, farmland preservation, and state incentives
- Less concerned with managing rate of growth and more concerned with character of development, relationships of land uses, and design
Ten Principles Of Smart Growth
(and coastal smart growth)

- Mixed land uses
- Compact building design
- Housing choices
- Walkable neighborhoods
- Attractive communities; sense of place
- Environmental preservation and amenity
  - Centers and redevelopment
  - Transportation choices
  - Clear, fair, and efficient process
  - Collaboration in development decisions
Mixed Use

- Provide retail or personal services near housing

- Incorporate parks, schools, and other public facilities.

- Consider the needs of ports, harbors, and recreation

- Encourage working waterfronts and water-dependent uses
Compact Buildings

- Grow vertically rather than horizontally to preserve greenspace and reduce service costs
- Use land to maximize waterfront activities
- Design waterfront to balance the benefits of density with other needs (environmental, economic, social)
Housing Choice

- Provide quality housing for people of all income levels
- Accommodate seasonal populations and service-industry workers
Walkable Neighborhoods

- Mix land uses, build compactly, and provide safe and inviting pedestrian corridors
- Develop waterfront linkages
- Adopt site planning for low-impact development and landscaping along the waterfront
Attractive; Sense of Place

- Set standards for development that respond to community values about quality design

- Protect and enhance coastal character
Environmental Amenity

- Consider both amenity and fiscal benefits
- Protect natural coastal features and processes
- Understand and plan for coastal processes and changes over time (rising sea levels, storms, erosion)
Centers and Redevelopment

- Use resources that existing neighborhoods offer
- Encourage revitalization of working/living waterfronts
Transportation Choices

- Coordinate land use and transportation investment
- Increase high-quality transit service
- Connect pedestrian, bike, transit, and road facilities
- Consider water-oriented transportation options
Collaboration

- Private sector provides most of the development
- Stakeholder collaboration in development
- Local definition of needs and programs
- Assure public access to waterfront areas
Growth management and smart growth techniques

- Urban Service Areas or Urban Growth Areas
- Incentive zoning; density bonus
- Capital improvement program
- Transfer of development rights
- Capital improvement program; impact fees
- Adequate public facilities requirements
Urban growth area and urban service area

- An urban growth area (UGA) is an area delineated in a comprehensive plan within which urban development is encouraged and outside of which urban development is discouraged.
- An urban service area is an area in which urban services will be provided and outside of which such services will not be extended.
Incentive zoning

- Incentive zoning—increase in floor area ratio or waivers for height, setback, yard, and lot coverage or parking for provisions of public amenity:
  - Protection of floodplain
  - Streetscape improvements
  - Affordable housing, day care centers
  - Preservation of habitat
Density bonus

- Increase in density in exchange for provision of public amenity or benefit, particularly affordable housing
- A subcategory of incentive zoning
Capital improvement program

- A multiyear (5-6 years) schedule of capital projects adopted by a local government
- Used in growth management programs to time major infrastructure expansions
- Requirement for the use of impact fees
- Steps in CIP preparation
  - Local government establishes priorities
  - Multiyear revenue forecast is developed
  - Municipal departments, other groups, identify capital projects
  - Projects are reviewed and prioritized
  - CIP is adopted—first year is capital budget
  - Projects are carried out
Adequate public facilities requirements

- Program requires establishing level of service for certain facilities
- Development approved if capacity is available, postponed if capacity is not available
- Developer can pay for cost of additional capacity or provide capacity
Conclusions

Growth management in coastal areas must consider the special environmental, economic, and community issues of coastal communities.

For further information:

www.planning.org
www.smartgrowth.org
www.cscnoaa.gov/smartgrowth