

# WHY SMART GROWTH?



College Town. Lake Town. *Your Town.*

Smart Growth – Board of Commissioners  
Jason Burdette, Planning Director  
September 12, 2017





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# 10 SMART GROWTH PRINCIPLES

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinct, attractive communities with a strong sense of place

*Source: Smart Growth America*



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## 10 SMART GROWTH PRINCIPLES

6. Preserve open space, farmland, natural beauty and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration

*Source: Smart Growth America*



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# GENERAL PLAN 1993

## Answers three questions:

- *What did we like about Davidson?*
- *What would we do differently as we grow, if we had the chance?*
- *What did we want to avoid as we grow?*

## Policy Recommendations:

- Emphasize pedestrian orientation and multi-modal transportation strategies
- New development should be an extension of village-centric design
- Land regulations that support a mixture of uses
- Support compact development to retain open space
- Support a mix of housing opportunities
- Foster cultural and socio-economic diversity
- Promote multi-family in or near downtown
- Incent affordable housing
- Require parks and open space dedication with development
- Develop a greenway system



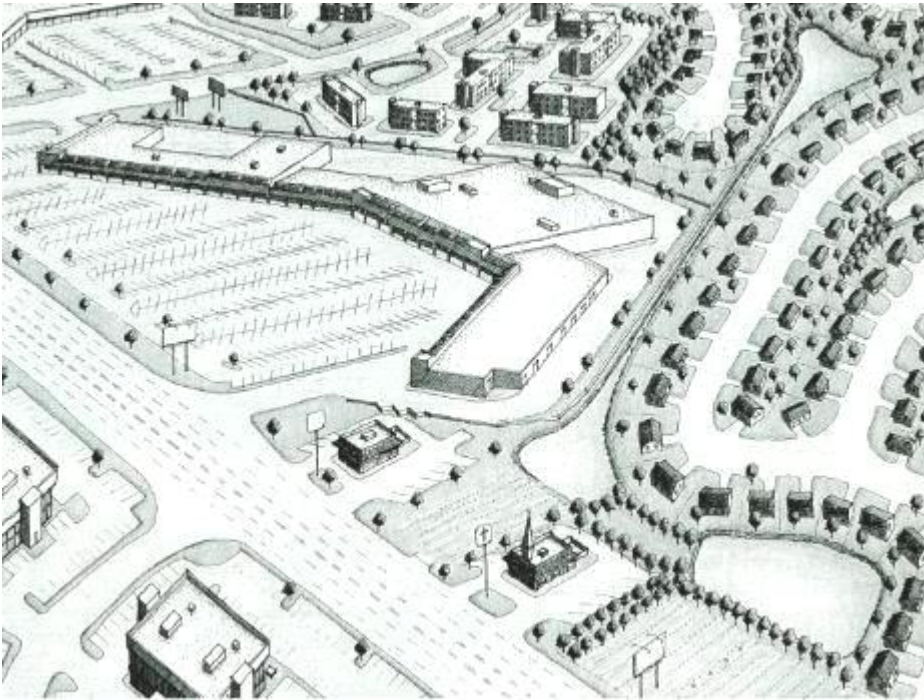
## I. Established guiding principles

Growth options: *No growth, status-quo (conventional), or sustainable model*

## II. Addressed development concerns:

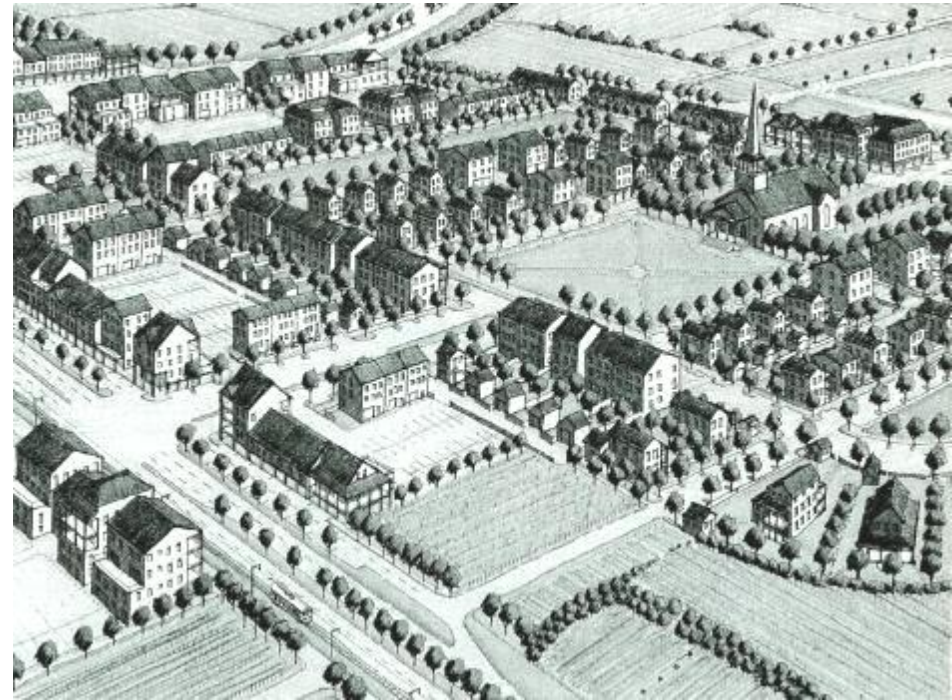
- Compact, mixed-use neighborhoods
- Open space preservation (target: 50% of ETJ)
- Street connectivity and traffic calming
- Adequate public facilities
- Inclusionary housing

## CONVENTIONAL DEVELOPMENT



- 'Single Use' Development
- Lack of Connectivity
- Reliance on Few, Large Roads
- Auto-Dependent
- Land-Consumptive

## SMART GROWTH DEVELOPMENT



*Images: Dover+Kohl & Partners*

- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes
- Network of Streets/Options
- Defined public spaces
- Preserved rural spaces



# PLANNING ORDINANCE 2001

## Established Form-based, Unified Development Code

- Design focused
- Single document

## Addressed Land Uses and Spatial Relationships through:

- Encouraging density to support business (2-story requirement)
- Creating flexible street design standards
- Pedestrian focused (no drive-thrus)
- Preserving open space in the ETJ (target: 50%)

## Addressed Design and Mixture of Uses through:

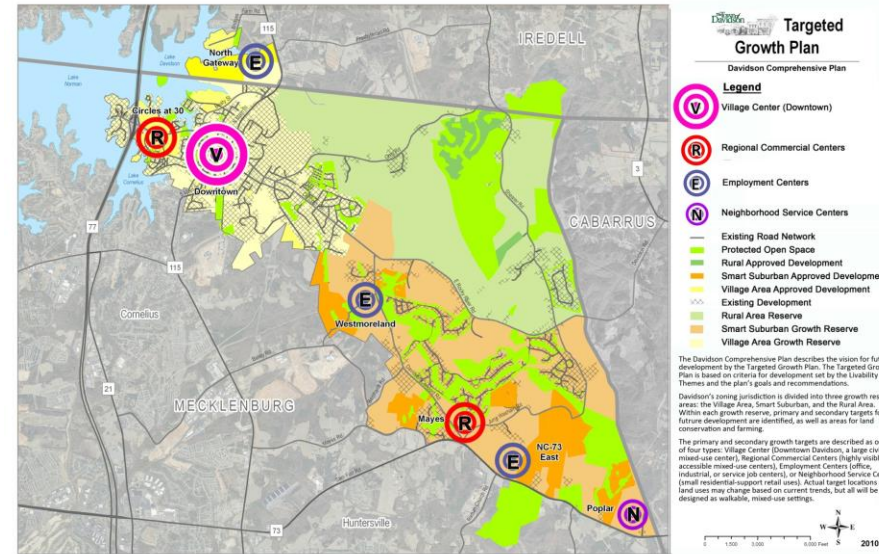
- Emphasizing compatible design
- Permitting a range of building types and uses
- Establishing minimum building height
- Requiring architectural review



# COMPREHENSIVE PLAN 2010

## Goals & Recommendations

- Create outstanding pedestrian environments
- Explore multi-modal transportation improvements & choices
- Ensure every resident with ¼ mile of a park
- Support housing opportunities for all socioeconomic groups
- Cluster development to protect and create meaningful open space
- Study the fiscal impacts of development
- Develop centers with distinct edges (transect)



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# PLANNING ORDINANCE 2015 / RURAL AREA PLAN 2017

## Key Objectives

- Support mixed-use development/introduction of Neighborhood Services PA
- Provide a variety of housing opportunities (building type, lot size, AH)
- Options for dedication of permanent open space / extension of open space requirements to additional planning areas (target: 63%)
- Minimum tree canopy recommendations
- Scenic Byway overlay district
- Incentivize preservation/adaption
- Meaningful, connected open space



# SMART GROWTH MYTHS

1. Smart Growth is all about high density
2. Smart Growth is city-centric and wants to eliminate the suburb
3. Smart Growth is anti-car

*Source: Walters, Design First, 2005*



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# THE ALTERNATIVE

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