



Annotated Bibliography of Research Supporting Benefits of Planning to Avoid Sprawl 12-2011

1. What is smart growth? What are key principles of smart growth?

Putting Smart Growth to Work in Rural Communities

[http://icma.org/en/icma/knowledge_network/documents/kn/Document/301483/Putting Smart Growth to Work in Rural Communities](http://icma.org/en/icma/knowledge_network/documents/kn/Document/301483/Putting_Smart_Growth_to_Work_in_Rural_Communities)

“A rural community that uses smart growth approaches has a vibrant downtown, with historical buildings that have been preserved, a walkable Main Street or two, and compact neighborhoods surrounding the downtown. It is a place with a small-town feel and sense of community that develop when you know your neighbors. Residents gather in town for important events, to shop, and to participate in civic activities. The local economy—whether it is built on resource extraction, tourism, or new economic opportunities that have evolved in rural America—celebrates, protects, and supports the use of the land. Local businesses are encouraged to flourish, particularly those that support the community’s rural identity. Housing options support a variety of financial and lifestyle choices, whether old or newly constructed, in town or the countryside, in modest apartment buildings or single-family homes. Underutilized lots in already developed areas are reused whenever possible, especially before using valuable undeveloped property for new construction, to control infrastructure costs, to preserve pristine land, and to provide more options for transportation. The community has articulated its joint vision for the future in policy documents so that developers and the broader stakeholder community alike have some predictability.”

Smart Growth America

<http://www.smartgrowthamerica.org/issues/economic-prosperity/>

Smart growth strategies create a stronger local economy.

“Businesses around the country support smart growth investments for the economic benefits they provide to businesses and customers alike. Smart communities become more economically stable and sustainable. In addition, smart growth strategies benefit household budgets, offer a good return on public investment and [help keep local dollars in the community](#) – all of which benefit local economies and businesses in the area.”

Smart growth strategies benefit municipal budgets.

Smart growth helps towns and states make the most of their budgets by reducing costs in a number of ways. Smart growth development reduces the cost of infrastructure like roadways and water systems; smart growth reduces maintenance costs by advocating for “fix-it-first” approaches; smart growth reduces the costs associated with urban decline, including the reuse of vacant properties and brownfields.

Smart growth strategies benefit household budgets.

Smart growth helps individuals and families make the most of their budgets, too. Smart growth reduces the combined cost of transportation and housing, which currently

makes up [more than 50%](#) of the average household budget. Smart growth increases property values and provides greater stability in times of economic uncertainty.

Smart growth strategies are good for businesses.

Smart growth features such as walkable downtowns and robust public transportation systems help attract and retain talented workers, a valuable asset for any business and a competitive advantage for cities or regions. Smart growth also means more foot traffic for small businesses, as well as improved productivity thanks to better transportation options and more jobs close by.

2. What are important principles of sound planning?

Planning Principles and Practices, 17 June 2011, by Todd Litman, *Victoria Transport Policy Institute* www.vtpi.org/planning.pdf

Planning refers to the process of deciding what to do and how to do it. This paper summarizes key principles and practices for effective planning, particularly land use and transportation planning. Effective planning takes into account diverse perspectives and impacts, allowing decision-makers to identify and implement the most effective ways to achieve goals.

Good planning requires a methodical process that clearly defines the steps that lead to optimal solutions. This process should reflect the following principles:

- *Comprehensive* – all significant options and impacts are considered.
- *Efficient* – the process should not waste time or money.
- *Inclusive* – people affected by the plan have opportunities to be involved.
- *Informative* – results are understood by stakeholders (people affected by a decision).
- *Integrated* – individual, short-term decisions should support strategic, long-term goals.
- *Logical* – each step leads to the next.
- *Transparent* – everybody involved understands how the process operates.

Do We Still Need Zoning?

<http://www.planetizen.com/node/52711>

“Edward T. McMahon of ULI looks back at the 85 years since the Euclid vs. Ambler decision created zoning as we know it. Ed says zoning is still an essential tool.

Despite "anti-government activists" who think that zoning is equivalent to socialism, McMahon says zoning is still "a means to an end": "It can be used constructively as a positive force for community good or it can be misused. Zoning is what you make of it. It works best when it is based on a community vision and closely tied to a comprehensive plan. At its best, zoning can provide the marketplace with predictability and certainty. It can protect critical natural resources and it can raise property values."

A Policymaker's Guide to Infill Development

<http://www.sustainable.org/governance/policies-ordinances-a-taxes/566-building-livable-communities-a-policymakers-guide-to-infill-development>

The way we plan and build our communities has a major impact on the efficiency of our society, in terms of time, money and resources. This efficiency, or lack thereof, impacts us socially and economically, and it affects the quality of our environment. And yet, in

the words of architect David Mogavero, “While we have made major advances in many fields, the U.S. has grown the most inefficient cities in the world. We invest in new infrastructure and, before it is utilized fully, we move on. We build at densities and in locations that maximize the capital and operating costs of all systems.” Our inefficiency is at its worst when we examine the way we lay out our communities.

Advocating infill development does not represent a call for no growth. Infill development supports smart growth policies with greater housing options and a true accounting for the real costs of our development patterns. We need to build for the next century, not the last one. Increasing our land use efficiency will save money for businesses, government, and the individual. And the result should be a higher quality of life for everyone.

Policies that Work: A Governors’ Guide to Growth and Development

www.govinstitute.org/policyguide/introduction.html

Taken in total, this Governors' Guide lays out a systematic approach to smart growth policymaking at the state level. It is designed to provide governors and their staff and cabinet secretaries with hundreds of ideas about policies, administrative actions, and spending decisions that have actually produced smarter growth in other states – ideas and outcomes that they may be able to replicate in their own states.

Smart Growth Principles

- Create Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Encourage Community and Stakeholder Collaboration
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Make Development Decisions Predictable, Fair, and Cost-Effective
- Mix Land Uses
- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
- Provide a Variety of Transportation Choices
- Strengthen and Direct Development Toward Existing Communities
- Take Advantage of Compact Building Design

When the real estate market recovers, smart growth will claim a larger share. Here’s why.

http://switchboard.nrdc.org/blogs/kbenfield/when_the_real_estate_market_re.html

This commentary discusses why smart growth is growing in popularity and links to findings showing residents want to see sprawl curtailed in their communities and replaced with a much "smarter" kind of growth based on a survey conducted by the National Association of Realtors in 2007.

3. **How much does unplanned growth cost and can governments really save money and jump-start economies by applying smarter ideas *before* approving the next development project?** What are the facts of the case for looking at community growth needs and benefits as a budgetary and economic strategy?

Investing in a Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns

http://www.brookings.edu/reports/2004/03metropolitanpolicy_muro.aspx

This paper makes the case that more compact development patterns and investing in projects to improve urban cores would save taxpayers' money and improve regions' overall economic performance. To that end, it relies on a review of the best academic empirical literature to weigh the extent to which a new way of thinking about growth and development can benefit governments, businesses, and regions during these fiscally stressed times.

Smart Growth is Smart Business: Boosting The Bottom Line and Community Prosperity

<http://www.nalgep.org/publications/PublicationsDetail.cfm?LinkAdvID=52733>

The profiles in this report demonstrate that more and more businesses are putting smart growth into action because it is good for business – that is, good for their bottom line. Most importantly, businesses are engaged in smart growth for business reasons first and the environment and community livability second. Increasingly, business leaders are recognizing that smart growth *is* smart business.

Evaluating Transportation Land Use Impacts *Considering the Impacts, Benefits and Costs of Different Land Use Development Patterns*, 6 Nov. 2011 Todd Litman, Victoria Transport Policy Institute

www.vtpi.org/landuse.pdf

This report examines ways that transportation decisions affect land use patterns and resulting economic, social and environmental impacts. These include direct impacts on land used for transportation facilities, and indirect impacts caused by changes to land use development patterns. In particular, certain transportation planning decisions tend to increase *sprawl* (dispersed, urban-fringe, automobile-dependent development), while others support *smart growth* (more compact, infill, multi-modal development). These development patterns have various economic, social and environmental impacts. This report describes specific methods for evaluating these impacts in transport planning.

The Economic Review Of The Travel Industry In Montana 2010 Biennial Edition

www.itrr.umt.edu/ecorev/EconomicReview2010ITRR.pdf

Smart Growth Guidelines for Sustainable Design and Development

http://www.epa.gov/dced/sg_guidelines.htm

How and where communities locate, design, and develop affordable housing affects their overall approach to growth as much as it does the household budgets of their

residents. Communities that seek to grow and develop more sustainably can begin by asking themselves the following questions:

- Is affordable housing in my community well located, near transportation choices, and away from sensitive natural areas?
- Are new housing developments designed to encourage walking, connect to nearby uses and amenities, and incorporate parks and open space?
- Are affordable homes being constructed with materials and techniques that reduce energy and water use and improve resident health and well-being?

If the answer to one or more of these questions is "no," then a community is unlikely to be growing in a manner that is economically or environmentally sustainable.

Smart Growth Guidelines for Sustainable Design and Development is a resource for communities that seek to locate, design, and develop housing — particularly affordable housing — in a way that reduces household costs, improves residents' quality of life, and invests public resources more sustainably. The guidelines can serve as a checklist for local officials, state or regional policy makers, developers, and community members to ensure that programs, plans, and proposed developments incorporate the elements needed at the location, site, and building levels to result in more sustainable, affordable housing.

A Citizen's Guide to LEED for Neighborhood Development: How to Tell if Development is Smart and Green

[www.nrdc.org/cities/smartgrowth/files/citizens_guide LEED-ND.pdf](http://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf)

This guide is a plain-English reference aid designed to help you improve your community and neighborhood. It explains a sophisticated and innovative set of environmental standards called LEED for Neighborhood Development (LEED-ND). The name "LEED" stands for Leadership in Energy and Environmental Design, a program administered by the U.S. Green Building Council, a private, non-profit organization. You may know LEED as a program that evaluates and certifies green buildings across the country.

LEED-ND takes the green certification concept beyond individual buildings and applies it to the neighborhood context. In particular, LEED-ND contains a set of measurable standards that collectively identify whether a development or proposed development of two buildings or more can be deemed environmentally superior, considering the development's location and access, its internal pattern and design, and its use of green technology and building techniques. These standards include prerequisites (required as a baseline for sustainable neighborhood development) and credits (additional best practice standards for sustainable neighborhood development).

The LEED-ND's standards may be downloaded in their entirety from the U.S. Green Building Council's neighborhoods page at: www.usgbc.org/neighborhoods.