

National Growth Management Models: ***Goals and Objectives***



Chestertown, Maryland

Source: Remsberg.com

Main Street Districts & Growth Centers 101

RWU School of Architecture, Art & Historic Preservation

Edgar Adams

National Growth Management Models: ***Goals and Objectives***

Common Goals/Objectives of Growth Management

- To protect treasured natural / agricultural resources
- To preserve our investment in existing cities, towns and villages
- To combat sprawling and wasteful development
- To create vibrant, compact, walkable, mixed use centers that create jobs and spur economic growth
- To make the most efficient use of existing infrastructure and services (schools, police, fire) and allow for the rational planning for and funding of needed maintenance and expansions
- To connect Housing, Jobs, Education and Services
- To promote coordinated, predictable and sustainable economic growth and development.

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National Growth Management Models: ***Growth Boundaries***

Lexington, Kentucky

- 1958 Designated Urban Service Area and Rural Service Area

Baltimore County

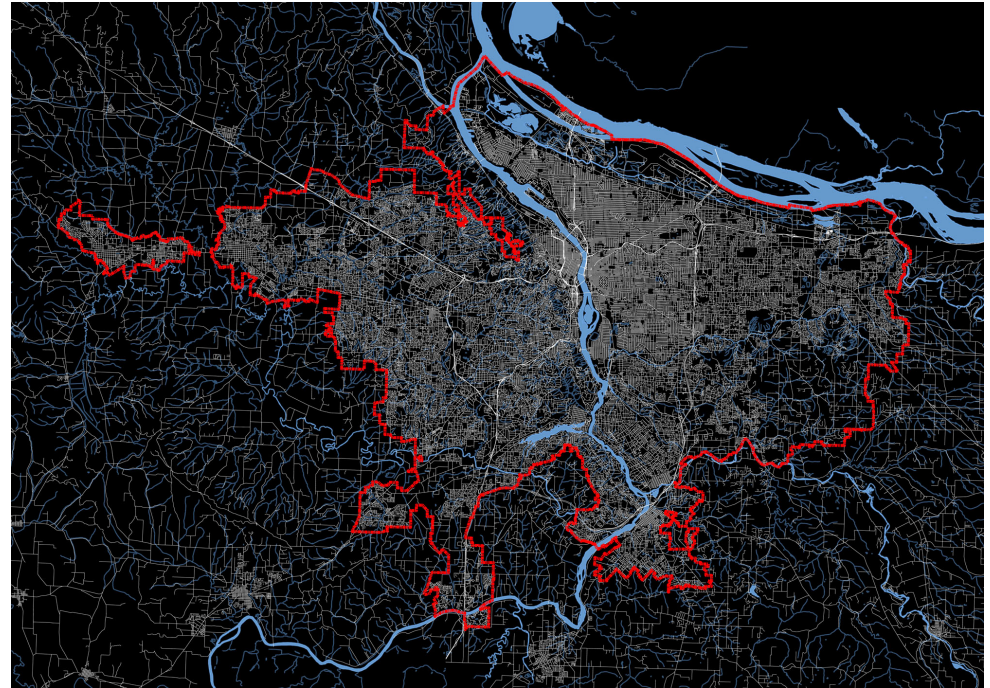
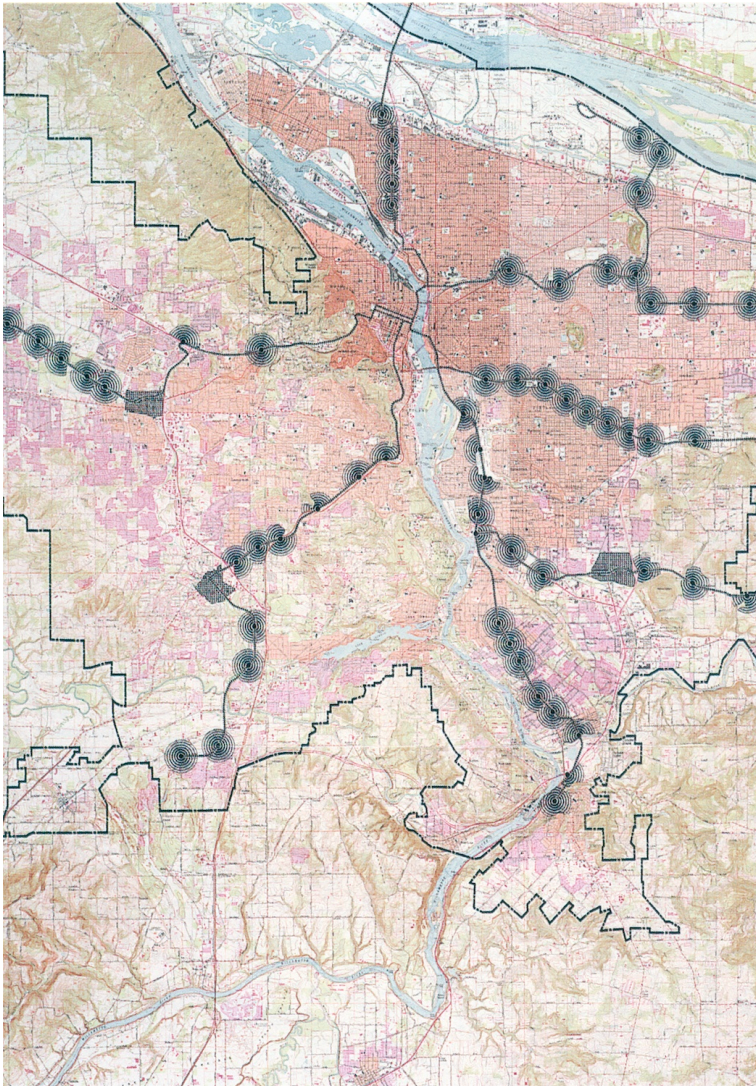
- 1967 establishment of an Urban Rural Demarcation Line (URDL)

Oregon

- 1973 state required that all municipalities establish Urban Growth Boundaries.
- Portland Metro UGB includes 234,000 acres, 3 counties and 24 municipalities.
- Focused investments on transit infrastructure and Transit Oriented Development (TOD) for further concentration of development w/in the UGB

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National Growth Management Models: ***Growth Boundaries: Portland Metro***



<http://freeassociationdesign.wordpress.com/>

72 % of residents say that it is better to add housing to existing neighborhoods rather than convert farm and forestland.

Source: Davis, Hibbits & Midghall Inc., 2006

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National Growth Management Models: ***Growth Boundaries***

Minneapolis / St. Paul

- 1976 Metropolitan Council empowered to establish Metropolitan Urban Service Area.

By 2000:

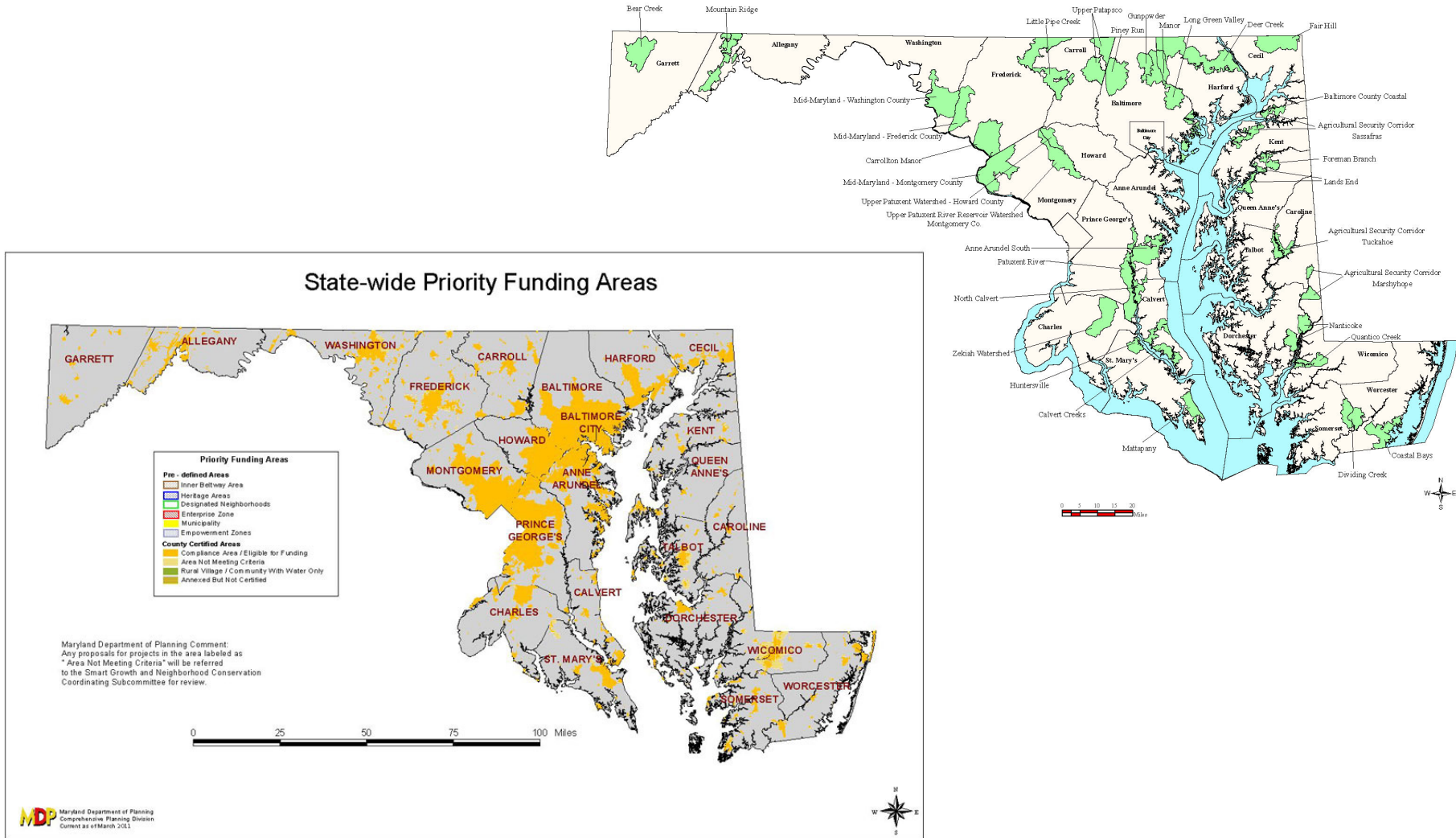
- 9 states had programs in place utilizing UGB / RGB or Growth Centers (11 now that RI and Vermont have gotten on board).
- Another 11 states had locally enacted growth or service districts.

Key Issues:

- Good at protecting natural / agricultural resources.
- Not so good at focusing growth and targeting spending to promote compact development.
- Metro Portland an exception due to robust Transit Oriented Development (TOD) and public transit initiatives.

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National Growth Management Models: *Growth Centers: Maryland*



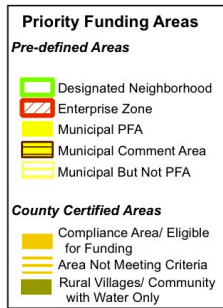
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National Growth Management Models: *Growth Centers: Maryland*

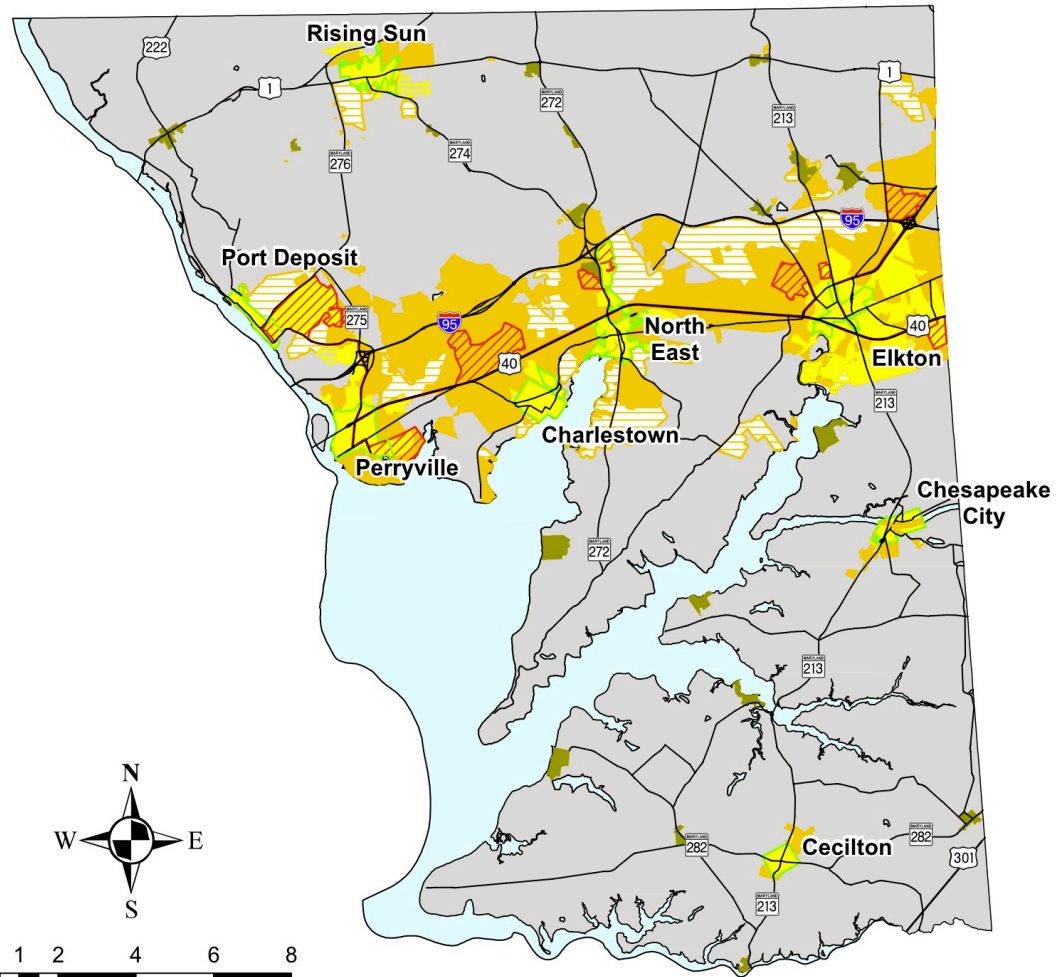
CECIL COUNTY Priority Funding Areas



Sources: Designated Neighborhoods (2009) - Maryland Department of Planning and the Department of Housing and Community Development; Enterprise Zones (2009) - Maryland Department of Planning and the Department of Business and Economic Development; Municipalities (2010) - Maryland Department of Planning; Heritage Areas (2010) - Maryland Department of Planning

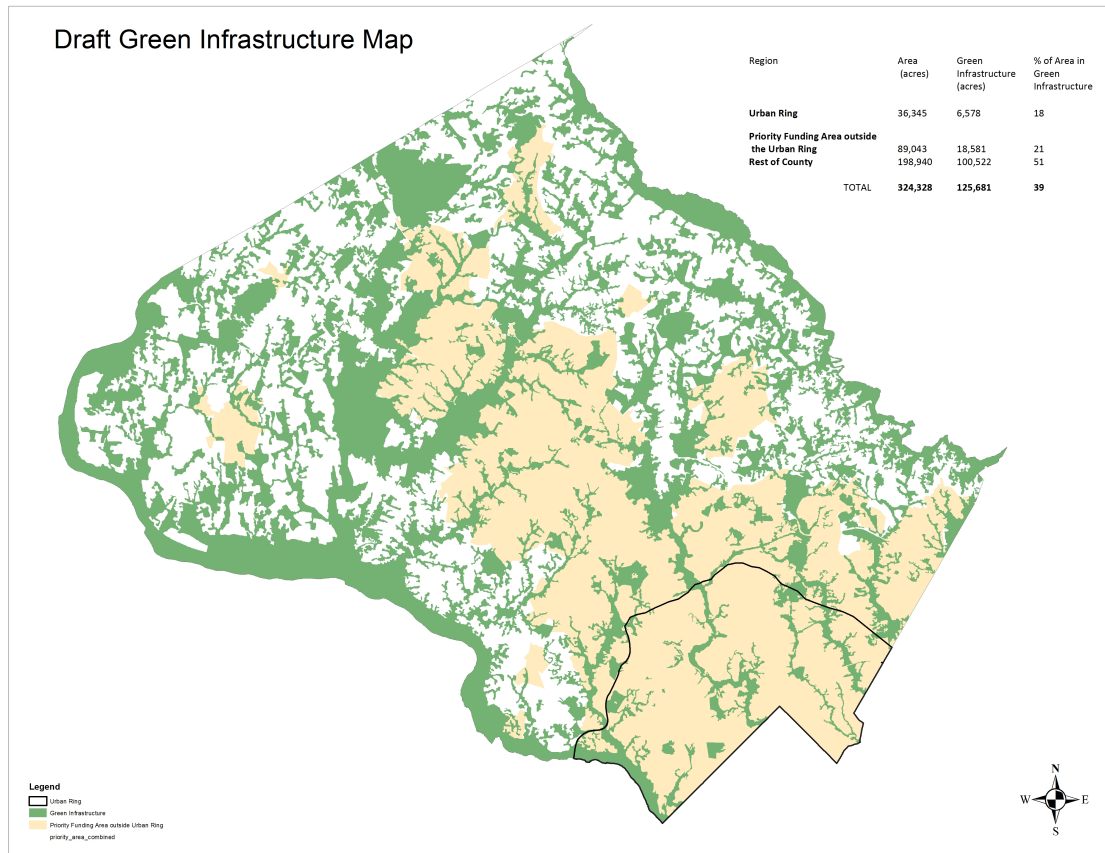
Maryland Department of Planning Comment:
Any proposals for projects in the area labeled as "Area Not Meeting Criteria" will be referred to the Smart Growth and Neighborhood Conservation Coordinating Subcommittee for review.

MDP Maryland Department of Planning
Land Use Planning and Analysis Division
Current as of March 2011



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National Growth Management Models: *Growth Centers: Balancing Conservation & Growth*



Montgomery County

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National Growth Management Models: *Types Growth Centers*

Washington State

- 1990 Growth Management Act:
Regional / Metropolitan / Town Center

Puget Sound Regional Council

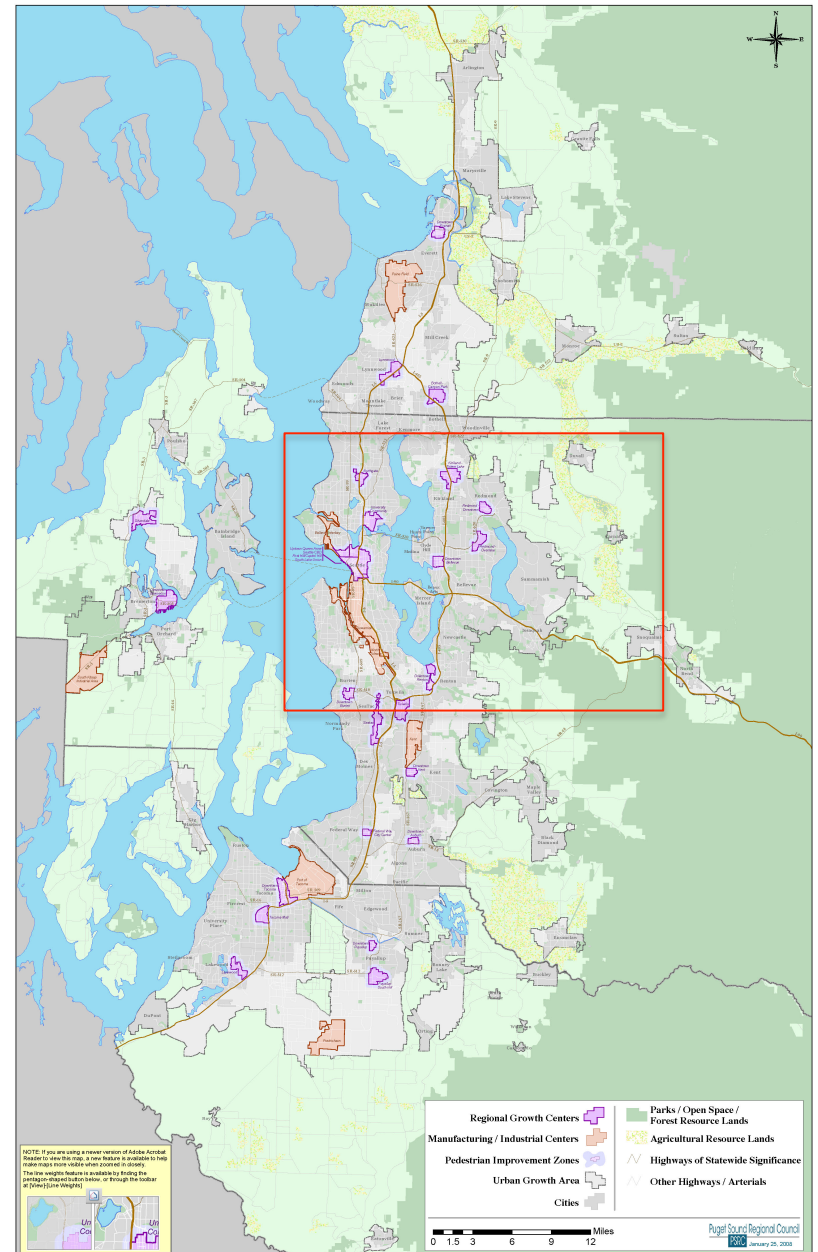
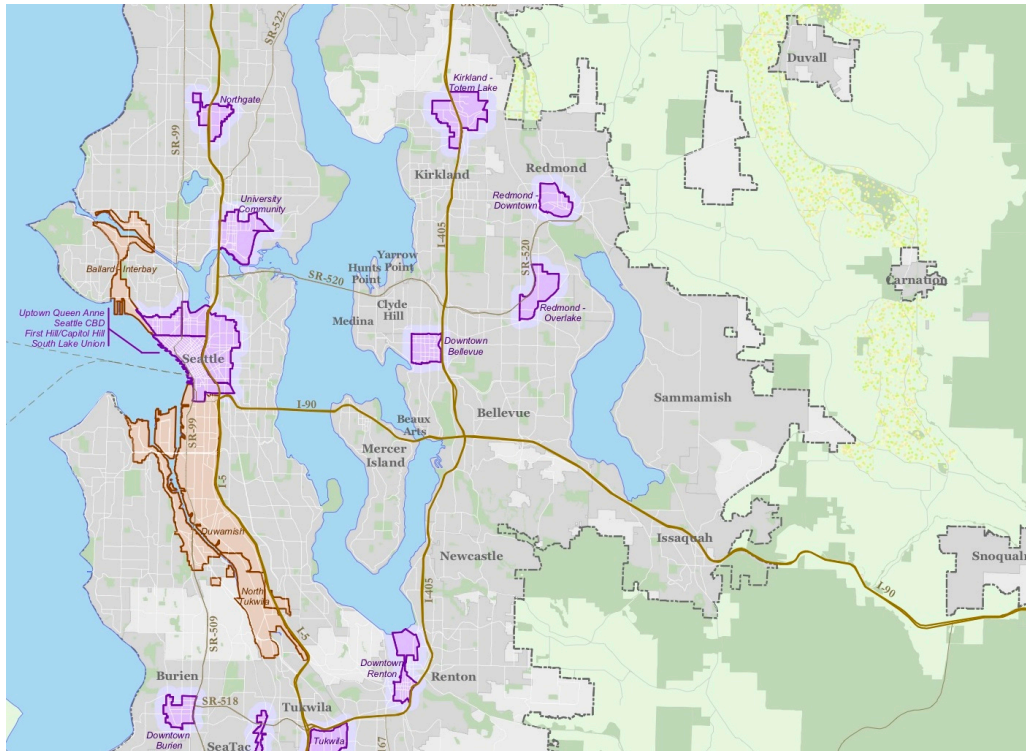
- 1990 Regional Council named 6 types of “Central Places”
- 1995 Council reduced number from 6 – 4 classifications
Regional, Metropolitan, Urban & Manufacturing/Industrial

Baton Rouge: City-Parish Planning Commission

- 1997 designated 29 Growth Centers.
Major Regional (Baton Rouge), Regional & Community

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National Growth Management Models: *Types of Growth Centers:* *Puget Sound*



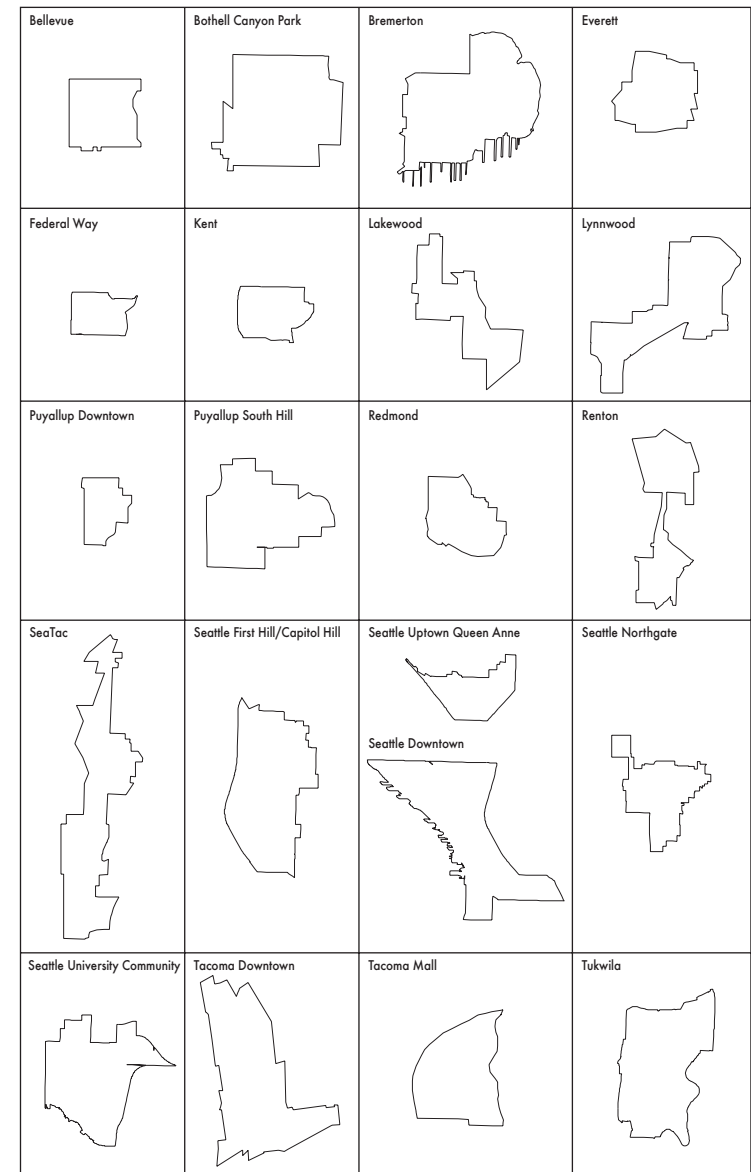
National Growth Management Models: *Types of Growth Centers*

TABLE 10. 1995 POPULATION AND EMPLOYMENT TARGETS FOR REGIONAL GROWTH CENTERS

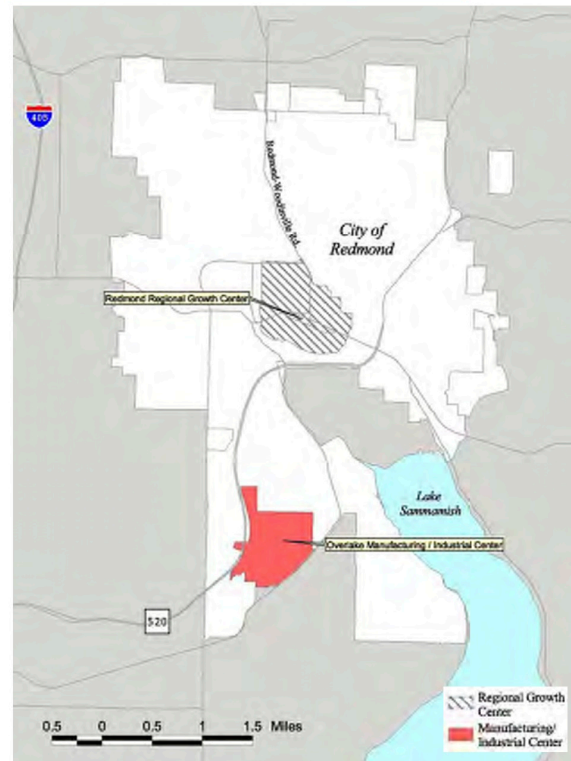
Type of Center	Gross Residential Density (units per acre)	Gross Employment Density (employees per acre)	Total Employment
Regional Employment Center (Seattle)	20	80	300,000
Metropolitan Centers	15	50	30,000
Urban Centers	10	25	15,000
Town Centers	7	15	2,000

SOURCE: 1995 VISION 2020 Update

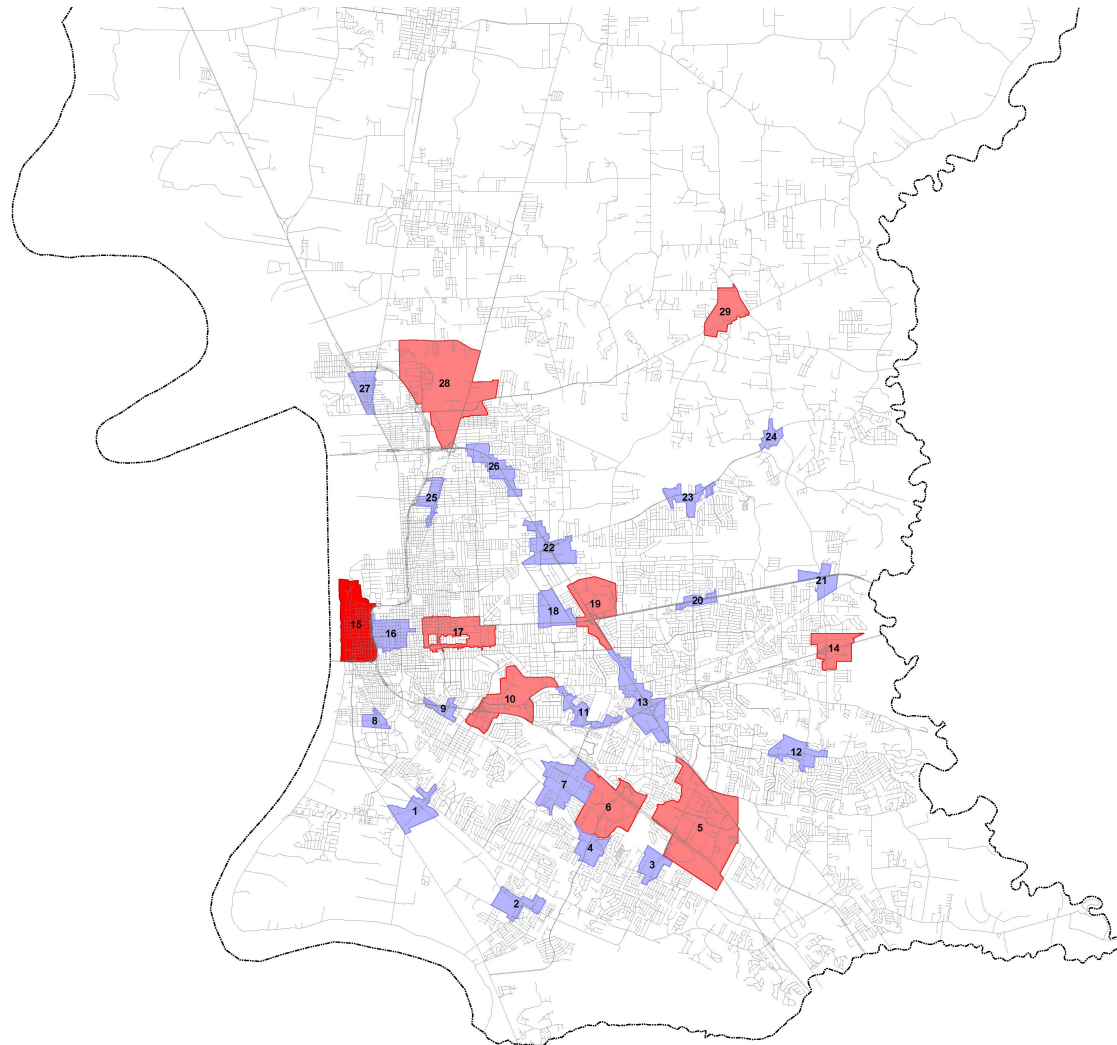
21 REGIONAL GROWTH CENTERS – SIZE AND SHAPE COMPARISON



MAP 13. REDMOND REGIONAL GROWTH AND MANUFACTURING/INDUSTRIAL CENTERS



National Growth Management Models: *Types of Growth Centers: Baton Rouge*



Legend

- 3 GROWTH CENTER LABELS
- GROWTH CENTER GRAPHIC
 - Major Regional
 - Regional
 - Community
- PARISH BOUNDARY
- STREET CENTERLINES

Number	Category	General Location
1	Community	Highland/Burbank/Lee
2	Community	Burbank/Gardere
3	Community	Perkins/Siegen
4	Community	Perkins/Bluebonnet
5	Regional	I-10/Siegen
6	Regional	I-10/Bluebonnet
7	Community	Perkins/Staring/Essex
8	Regional	Highland/State
9	Community	Acadian/Perkins
10	Regional	College/Corporate
11	Community	Jefferson/ Old Hammond/I-12
12	Community	Coursey/Jones Creek
13	Community	Airline/Old Hammond
14	Regional	I-12/O'Neal
15	Major Regional	Downtown Development District
16	Community	Florida/North/ Government
17	Regional	Florida/Government/ Acadian
18	Community	Florida/Lobdell
19	Regional	Airline/Florida
20	Community	Florida/Sherwood Forest
21	Community	Florida/Old Hammond/ Choctaw
22	Community	Airline/Greenwell Springs
23	Community	Greenwell Springs/ Sherwood Forest
24	Community	Greenwell Springs/ Sullivan/Frenchtown
25	Community	Plank/Evangeline
26	Community	Airline/Greenwell
27	Community	Scenic/LA 19
28	Regional	Harding/Plank/ Blount/I-110
29	Regional	Hooper/Joor/Sullivan

JUNE 2008

SCALE = 1:50,000



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National Growth Management Models: ***Growth Center Incentives***

Baton Rouge

- Federal Historic Rehabilitation Tax Credit
- 5 Year Property Tax Abatement On Improvements To Structures
- State Residential Historic Rehabilitation Tax Credits
- Small Business Facade Improvement Grant

Others:

- Enterprise Zone and Community Development Funding
- Sales tax forgiveness on materials utilized in Main Street revitalization efforts.
- Incentives / funding for Brownfield development
- Streamlined permitting
- Increased densities within Growth Centers and Main Street Districts

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National Growth Management Models: *Preliminary Findings*

Keys to Success:

- Robust funding of incentives for Development and Conservation
- Continuity of programs between political administrations.
- Strong support for affordable housing through inclusionary zoning and targeted funding
- Assistance for local implementation to ensure strong follow through and local support
- Build broad grass roots support from a range of coalitions
- Identify clear practical steps toward reaching measurable goals

What to Avoid:

- Cumbersome or overly complicated designation process
- Lack of coordination or buy in with all agencies involved
- Failure to implement needed changes at the local level
- Unrealistic expectations

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National Growth Management Models: ***Who should be interested in Growth Centers?***

In no particular order:

- Preservationists
- Environmentalists
- Conservationists
- Main Street Organizers
- Supporters of Local Agriculture
- Chamber of Commerce Members
- Developers
- Transit Advocates
- Penny Pinching Budget Analysts
- Affordable Housing Advocates
- Soccer/Hockey moms/dads
- Public Health Advocates

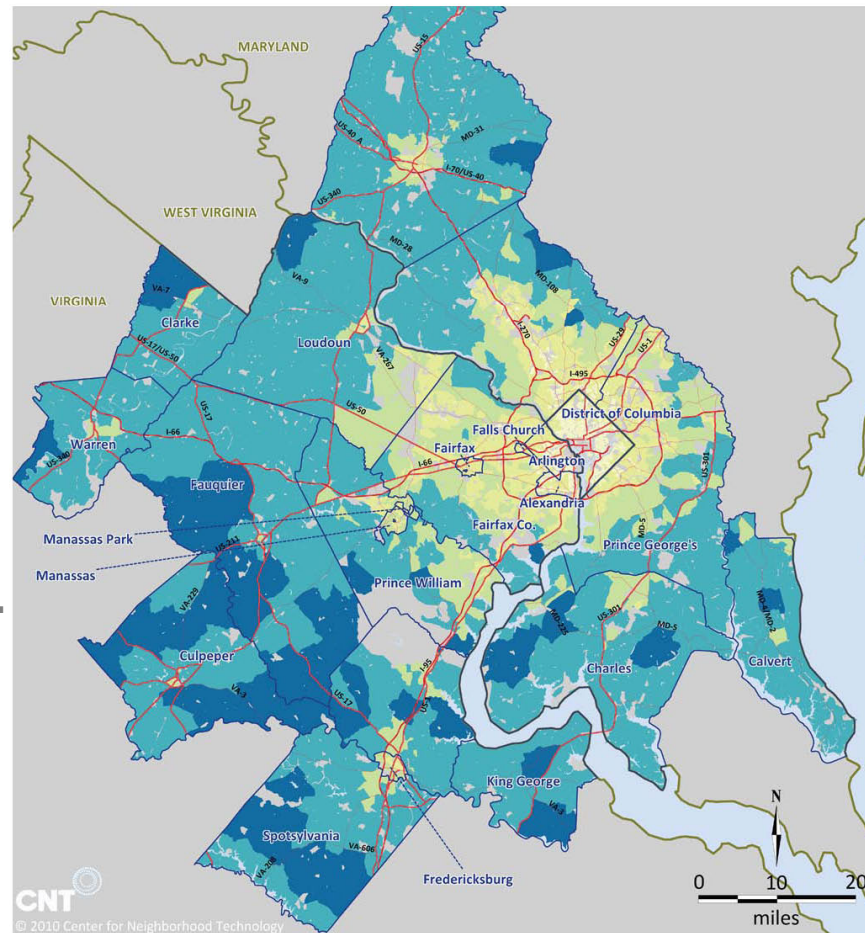
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National Growth Management Models: *Who should be interested in Growth Centers?*

The Costs of Sprawl

- GrowSmart RI's Landmark Report predicted a cost of 1.5 Billion by 2020
- CNT found that from 2000 to 2009 transportation costs to have increased by \$200 /mon. (\$2,500 / year) more in car dependent vs. Location efficient neighborhoods.
- Transportation costs as a percentage of AMI (blues anything over 20%)

FIGURE 28
Average transportation costs as a percentage of AMI



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National Growth Management Models: ***Who should be interested in Growth Centers?***

Sources:

<http://www.lexingtonky.gov/index.aspx?page=608>

<http://www.oregonmetro.gov/index.cfm/go/by.web/id=277>

<http://www.plan.maryland.gov/>

<http://www.mdp.state.md.us/OurWork/smartGrowth.shtml>

<http://www.mrsc.org/subjects/planning/gma/gmaupdates.aspx>

<http://psrc.org/growth/centers>

<http://brgov.com/dept/planning/GCenters/centers.htm>

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