National Growth Management Models: 
Goals and Objectives

Main Street Districts & Growth Centers 101

RWU School or 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.

**Main Street Districts & Growth Centers 101**

*RWU School or Architecture, Art & Historic Preservation  Edgar Adams*
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

**Main Street Districts & Growth Centers 101**

RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
National Growth Management Models:

**Growth Boundaries: Portland Metro**

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
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.

**Main Street Districts & Growth Centers 101**  
RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
National Growth Management Models: 
**Growth Centers: Maryland**

Main Street Districts & Growth Centers 101

RWU School or Architecture, Art & Historic Preservation

Edgar Adams
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 and 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.

Main Street Districts & Growth Centers 101
RWU School or Architecture, Art & Historic Preservation Edgar Adams
National Growth Management Models: 

**Growth Centers: Balancing Conservation & Growth**

**Main Street Districts & Growth Centers 101**

**RWU School or Architecture, Art & Historic Preservation**  

Edgar Adams
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

---

**Main Street Districts & Growth Centers 101**

RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
National Growth Management Models: 
Types of Growth Centers: 
Puget Sound
National Growth Management Models:
Types of Growth Centers

<table>
<thead>
<tr>
<th>Type of Center</th>
<th>Gross Residential Density (units per acre)</th>
<th>Gross Employment Density (employees per acre)</th>
<th>Total Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Employment Center (Seattle)</td>
<td>20</td>
<td>80</td>
<td>300,000</td>
</tr>
<tr>
<td>Metropolitan Centers</td>
<td>15</td>
<td>50</td>
<td>30,000</td>
</tr>
<tr>
<td>Urban Centers</td>
<td>10</td>
<td>25</td>
<td>15,000</td>
</tr>
<tr>
<td>Town Centers</td>
<td>7</td>
<td>15</td>
<td>2,000</td>
</tr>
</tbody>
</table>

Source: 1995 VISION 2020 Update

21 REGIONAL GROWTH CENTERS – SIZE AND SHAPE COMPARISON

- Bellevue
- Bothell Canyon Park
- Bremerton
- Everett
- Federal Way
- Kent
- Lakewood
- Lynnwood
- Puyallup Downtown
- Puyallup South Hill
- Renton
- SeaTac
- Seattle First Hill/Capitol Hill
- Seattle Uptown Queen Anne
- Seattle Northgate
- Seattle University Campus
- Tacoma Downtown
- Tacoma Mall
- Tukwila
Main Street Districts & Growth Centers 101

RWU School or Architecture, Art & Historic Preservation

Edgar Adams
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

**Main Street Districts & Growth Centers 101**

RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
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

*Main Street Districts & Growth Centers 101*

RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
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

Main Street Districts & Growth Centers 101
RWU School or Architecture, Art & Historic Preservation  Edgar Adams
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%)

**Main Street Districts & Growth Centers 101**

RWU School or Architecture, Art & Historic Preservation  
*Edgar Adams*
National Growth Management Models: 
**Who should be interested in Growth Centers?**

**Sources:**

- [http://www.oregonmetro.gov/index.cfm/go/by.web/id=277](http://www.oregonmetro.gov/index.cfm/go/by.web/id=277)
- [http://www.mdp.state.md.us/OurWork/smartGrowth.shtml](http://www.mdp.state.md.us/OurWork/smartGrowth.shtml)
- [http://www.mrsc.org/subjects/planning/gma/gmaupdates.aspx](http://www.mrsc.org/subjects/planning/gma/gmaupdates.aspx)
- [http://psrc.org/growth/centers](http://psrc.org/growth/centers)
- [http://brgov.com/dept/planning/GCenters/centers.htm](http://brgov.com/dept/planning/GCenters/centers.htm)

This research was made possible through a grant from the RWU Foundation for Scholarship and Teaching.

**Main Street Districts & Growth Centers 101**

RWU School or Architecture, Art & Historic Preservation

Edgar Adams