

Choosing

Our Community's Future



A Citizen's Guide to Getting the Most Out of New Development

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*A Citizen's Guide to Getting the
Most out of Development*

Rail-Volution Tool Box Session

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Why this guidebook?



Communities can be shaped by choice, or they can be shaped by chance. We can keep on accepting the kind of communities we get, or we can start creating the kind of communities we want. — *Richard Moe, National Trust for Historic Preservation*

Why this guidebook?

The surest way to create neighborhoods, towns and metro areas worthy of passing on to our children is to engage the full, informed participation of the people who live in them.

It is our hope that, by leveling the playing field for citizens even a little bit, we can help make planning and development more collaborative and less adversarial.

Why this guidebook?



Help for citizens on:

- Big-box developments
- Infill
- Mixed use
- Mixed housing types
- Redevelopment
- Greenfield development
- Community planning

What citizens say they want

- A seat at the table for everyone with a stake in the community.
- Plentiful choices among safe, convenient and attractive neighborhoods.
- Ready access to jobs, daily necessities and fun, with less time in traffic.

What citizens say they want

- Thriving cities, suburbs and towns. (Fix it first, invest where we live.)
- Preserving what's best about the places we live.
- Lower personal costs and efficient use of tax money.
- A shot at the America dream of opportunity for all.

Key Principles for Managing Change

Make development
decisions
predictable, fair
and cost effective.

Fair to:
Citizens
Developers
Public officials



Key Principles for Managing Change

Create a range of housing opportunities and choices



The Kentlands, Gaithersburg, MD

Key Principles for Managing Change



Light rail in Denver

Provide a variety of
transportation
options.

Key Principles for Managing Change

Strengthen existing communities and steer development toward them.



Riverfront
redevelopment
in Providence, RI

Key Principles for Managing Change



Preserve natural beauty, parks, farmland and environmentally critical areas.

Barton Springs,
Austin, TX

Key Principles for Managing Change

Create complete neighborhoods where daily needs are close at hand.



Key Principles for Managing Change

Create a safe,
inviting
environment
for walking.



Key Principles for Managing Change

Foster distinctive
communities
with a strong
sense of place.

New town center
Smyrna, GA



Key Principles for Managing Change



Make efficient use
of public
investments in
infrastructure,
schools and
services.

Chapter 2. A citizen's intro to planning

- Steps in the P&Z process
- Zoning and development regs
- Key players and their roles
- Understanding developers
- Key questions to get answered
- What to say in your 2 minutes

Chapter 3. Evaluating potential impacts of development

- Evaluating density (gross, net, FAR, benefits of, key ?s)
- Assessing traffic impacts (real vs. feared, mitigating, parking and)
- Impacts of big box centers

“Given the poor planning associated with much recent development, many people have a rational suspicion of new projects.”

Chapter 3. Evaluating potential impacts of development

- Rental and affordable housing (design solutions, economic and traffic considerations)
- Security and safety (eyes on the street, calm streets, etc.)
- Property values and market demand

Chapter 4. Gauging the enviro impact of development

- Using, not abusing, enviro laws
- Growth and air quality (air facts, checking impacts of development)
- Water quality, stormwater mgmt.
- Natural areas and endangered species (pertinent regs, strategic conservation, techniques)

Chapter 5. True stories from the development front

- Case studies in which readers can see themselves and their own situations
- Lessons on constructive engagement that brings benefit to the community
- Charettes, how they work, and an example of success

Chapter 5. True stories from the development front

Atlantic Station, Atlanta, GA

- Brownfield
- Adjacent to single-family neighborhood



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Chapter 5. True stories from the development front

- **The I'On story**

Making it legal to build Charleston in metro Charleston



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Chapter 5. True stories from the development front

- **Pleasant Hill BART TOD plan**

How airing concerns in a charette created a better plan

Chapter 5. True stories from the development front

- **Envision Utah**

When the metro region is your neighborhood



Chapter 5. True stories from the development front

- **Envision Utah**

When the metro region is your neighborhood



Chapater 6. Lessons from local heroes

- **Profiles of citizens who engaged**

“In my opinion everybody is a NIMBY. None of us likes change. The solution is master planning as a community. Predictability greatly reduces fear and opposition.”

Kay Beynart



If being
called
NIMBY
drives you
BANANAS,
just say ...



MAYBE!

Might
Acept
You if
Bargained
Effectively



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