

National Growth Management Models:
Goals and Objectives



Chestertown, Maryland

Source: Remsburg.com

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I want to offer a brief overview of Nation Growth Management Models:

While there are a variety of different approaches to Growth Management – most rely on the ideas of Growth Boundaries or Growth Centers or some combination of the two as we have in Rhode Island.

There are a variety of implementations and even names for these basic tools and they come in all shapes and sizes.

Wanted to start by asking what do we all?

Most all of the regions that have strong Smart growth Programs, have them because they all have remarkable and unique towns, cities and landscapes that they value.

In some cases there economies and very identities are tied up in the places that they are trying to protect.

They are all special places that people really care about and feel strongly about.

And they all share certain common objectives:

National Growth Management Models:

Goals and Objectives

Common Goals/Objectives of Growth Management

- To protect treasured natural / agricultural resources
- To combat sprawling and wasteful development
- To preserve our investment in existing urban, town and village centers
- 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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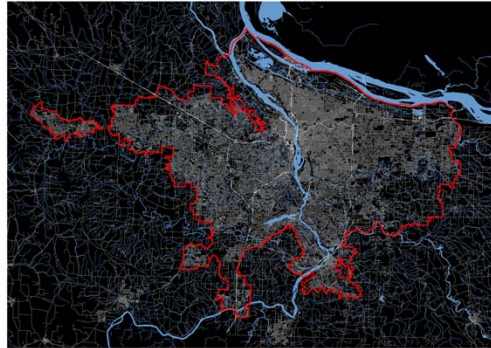
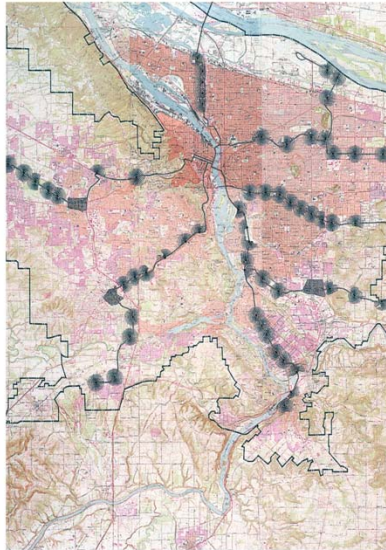
Lexington, Kentucky

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Baltimore County

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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

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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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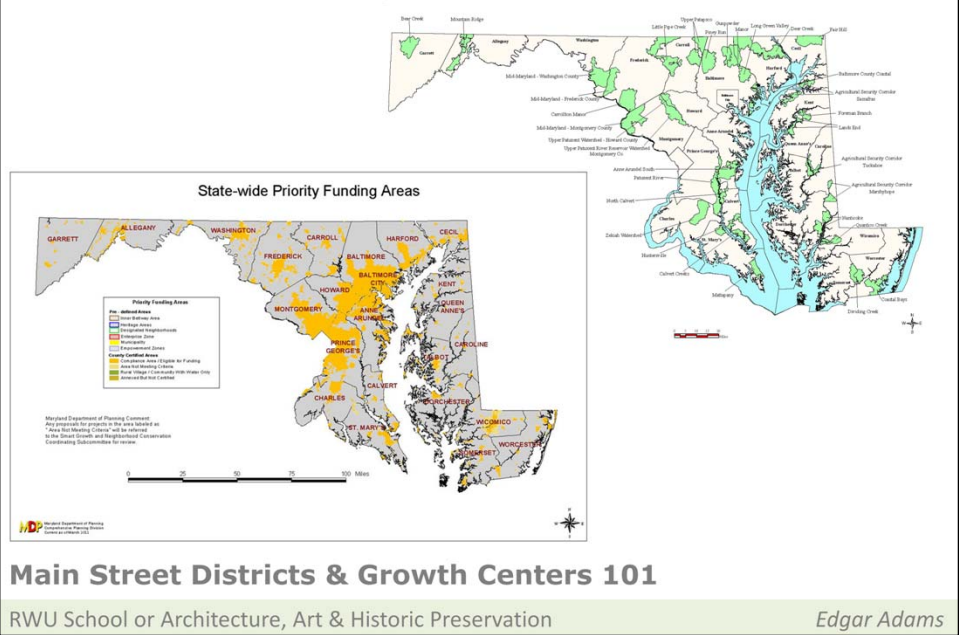
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National Growth Management Models:
Growth Centers: Maryland



Baltimore County

- 1975 Creation of two Growth Areas: Owning's Mills & Perry Hall / Whitemarch.

Maryland Smart Growth Legislation

- 1992 Economic Growth, Resource Protection and Planning Act
- 1997 Rural Legacy and Priority Funding Area (PFA) programs provide funding for conservation efforts and focused economic growth and development.

National Growth Management Models: *Growth Centers: Maryland*

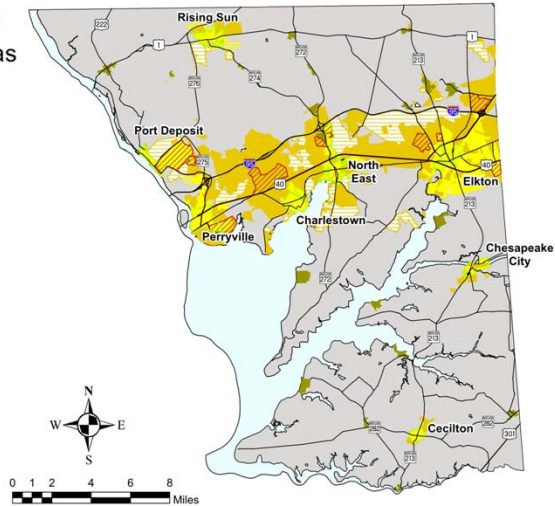
CECIL COUNTY Priority Funding Areas



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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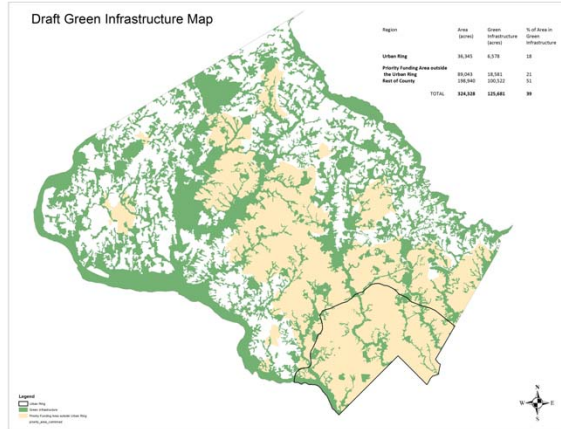
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Maryland Priority Funding Areas: Cecil County

- All existing municipalities, areas inside the Baltimore and Capital Beltways, Neighborhood Revitalization Areas, Enterprise Zones, existing industrial land and heritage areas where included.
- Criteria were established for locally designated PFA's

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



Montgomery County



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Recently updated Smart Growth Plan “PlanMD” 2035

- Save \$1.5 Billion a year in infrastructure costs.
- Save 300,000+ acres of farmland and forest. / using this notion of looking at “Green Infrastructure” to identify critical open spaces for conservation.
- Seen as a “Collaborative Process between the State and Local Governments to address critical issues of environmental and fiscal Sustainability”

Source: PlanMaryland Executive Summary December 2011

Montgomery County Green Infrastructure Map

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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Washington State

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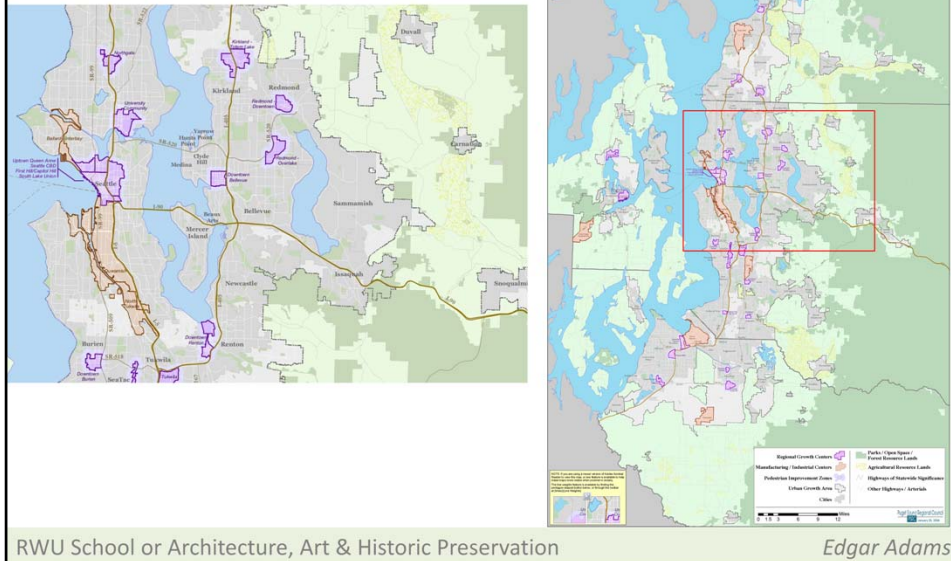
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Baton Rouge

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Major Regional, Regional & Community

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



Centers all within Urban Growth Area (in gray): 21 Regional Growth Centers and 8 Manufacturing / Industrial Centers

UGA includes 4 counties + 15 cities incl. Seattle, Tacoma, Redmond, Bremerton, Bellevue

Regional Growth Centers range in size from 211 acres (Puyallup) – 1,722 acres (Canyon Park)

Average size 730 acres median 670 acres

Vision 2020 guidance suggested max. 1.5 sq. miles (Seattle, Redmond .75 Sq. Miles)

Snohomish County 1 sq. 640 acres ideal size

RI's Gov. Growth Council - ¼ to ½ mile radius or ½ - 1 sq. mile in area max.

Manufacturing/Industrial Centers 5,585 acres (Port of Tacoma), Average size is 2,756 acres

National Growth Management Models: *Types of Growth Centers*

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

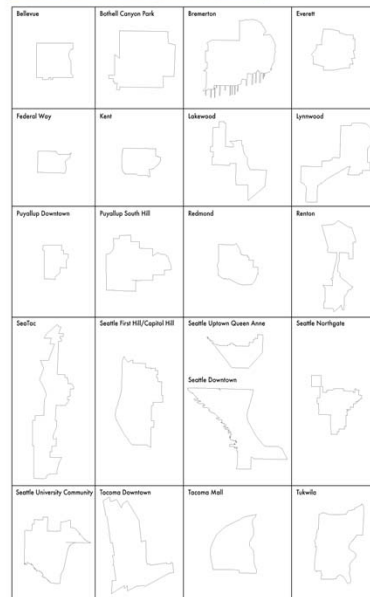
Type of Center	Gross Residential Density (units per acre)	Gross Employment Density (employees per acre)	Total Employment
Regional Employment Center (Seattle)	20	80	300,000
Metropolitan Centers	15	50	30,000
Urban Centers	10	25	15,000
Town Centers	7	15	2,000

Source: 1995 VISION 2020 Update

MAP 18. REDMOND REGIONAL GROWTH AND MANUFACTURING/INDUSTRIAL CENTERS



21 REGIONAL GROWTH CENTERS – SIZE AND SHAPE COMPARISON



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Centers all within Urban Growth Area: 21 Regional Growth Centers and 8 Manufacturing / Industrial Centers

UGA includes 4 counties + 15 cities incl. Seattle, Tacoma, Redmond, Bremerton, Bellevue

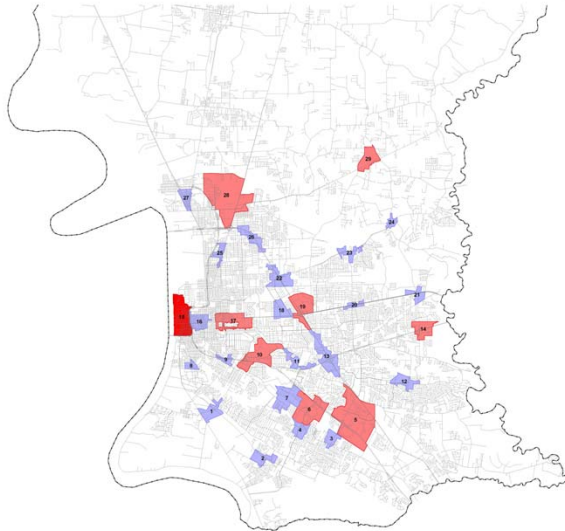
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National Growth Management Models: *Types of Growth Centers: Baton Rouge*



Legend

3 GROWTH CENTER LABELS

GROWTH CENTER LABELS

- Major Regional
- Regional
- Community

PARISH BOUNDARY

STREET CENTERLINES

Number	Category	General Location
1	Community	Highland/Surbank/Lee
2	Community	Buttani/Gardens
3	Community	Perkins/Siegen
4	Community	Perkins/Bludonnet
5	Regional	I-10/Siegen
6	Regional	I-10/Bludonnet
7	Community	Perkins/Staring/Essex
8	Regional	Highland/State
9	Community	Acadian/Perkins
10	Regional	College/Corporate
11	Community	Jefferson/
12	Community	Old Hammond-12
13	Community	Courney/Jones Creek
14	Regional	Arline/Old Hammond
15	Major Regional	I-10/Neal
16	Major Regional	Downtown
17	Community	District
18	Regional	Florida/Norht/ Government
19	Regional	Florida/Government/ Acadian
20	Community	Florida/Lacell
21	Community	Arline/Florida
22	Community	Florida/Brewwood
23	Community	Forest
24	Community	Florida/Old Hammond/ Choctaw
25	Community	Arline/Greenwell
26	Community	Springs
27	Community	Greenwell/Springs/ Sherwood Forest
28	Community	Greenwell/Springs/ Sullivan/Frenchtown
29	Community	Frank/Evangeline
30	Community	Arline/Greenwell
31	Community	Scenic/LA 19
32	Regional	Harding/Plank/
33	Regional	Blouch/110
34	Regional	Hooper/Laur/Sullivan

JUNE 2008

CPPO

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2008 Horizon Plan

Baton Rouge – City Parish Planning Commission

- 1997 designated 29 Growth Centers.
Major Regional, Regional (6) & Community (23)

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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Incentives for Growth Centers

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

- Sales tax forgiveness on materials utilized in Main Street revitalization efforts.
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National Growth Management Models:

Preliminary Findings

Keys to Success:

- Robust funding of incentives for Development and Conservation
- Continuity of programs irrespective of 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

What to Avoid:

- Cumbersome or overly complicated designation process
- Lack of coordination or buy in with all agencies involved: EDC, DOT, DEM, HCD, RIPTA, Service Agencies
- Failure to implement needed changes at the local level

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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

Main Street Districts & Growth Centers 101

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Who should be interested in Growth Centers?

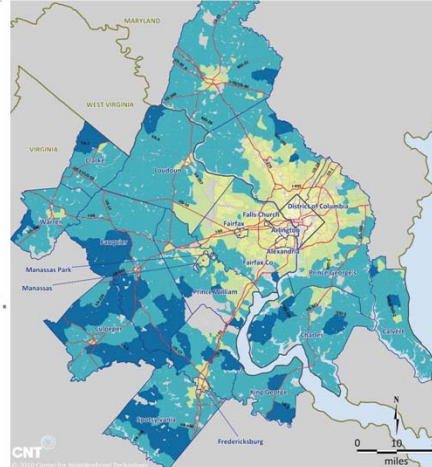
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National Growth Management Models: *Who should be interested in Growth Centers?*

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 10
Change in transportation costs
as a percentage of AMI



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GrowSmart RI's Landmark Report predicted a cost of 1.5 Billion by 2020

Center for Neighborhood Technology's Housing + Transportation Affordability index:

- Trans Costs Increased \$1400 per year in location efficient

- neighborhoods.
- And Increased \$3,900 per year in car dependent neighborhoods.
 - Difference of about \$200/month increase between location efficient and car dependent

Transportation costs as a percentage of AMI (blues anything over 20%)

I got the Transportation cost over 20% of AMI blues! (Area Median Income)

RWU Growth Center Study

Traditional Analysis

RWU Growth Centers Study

Analysis of Local Growth Centers / Mill Villages:

- Slatersville, Oakland, Mapleville
- Nasonville
- Chepachet
- Shannock
- Carolina
- Hope Valley
- Bradford
- Little Compton

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RWU Growth Centers Study

History of Shannock:

Timeline:

- 1709: Land purchase of Shannock
- 1747: Grist and Saw Mill constructed on the upper falls
- 1771: Grist and Saw Mill purchased by Joshua Clarke, Woolen Mill Constructed. "Clark's Mills" Established



Aerial View (1942)



Clark's Mill

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Kyle Gammell

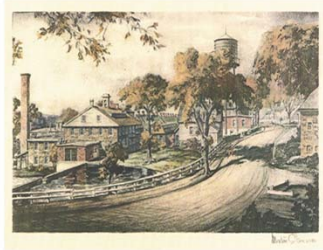
-Name Progressions: "Mishanneke" meaning "Squirrel", then Mishanneke falls (Squirrel Falls), then Shanneke, finally Shannock.

RWU Growth Centers Study

History of Shannock:

Timeline:

- 1833: Knowles' Mill Constructed
- 1837: Stonington-Providence Railroad Line completed through Shannock
- 1839: Shannock's first Postmaster. Coal and Groceries bought by train



Shannock View



Railroad Station

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-1837: Railroad contributed significantly to the growth and change of the village.
Prior to railroad, Perry Clark would take a tip-cart pulled by two oxen to providence to purchase supplies he would resell in the local store

RWU Growth Centers Study

History of Shannock:

Timeline:

- 1844: First School District Constructed
- 1846: Knowles' Mill built dam upstream from Clark's Mills
- 1848: One of the first Cotton Mills built by Simeon Perry Clarke



Clark House



Sullivan and Perry Store

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-1839: Proposed Dam height puts Clark's Mills in jeopardy of flooding

-1848: Had 1,000 Spindles, expanded to 3,000 Spindles by 1876

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History of Shannock:

Timeline:

- 1925: Horseshoe Falls Farm established, nationally known for their Golden Guernsey cattle and record milk production levels
- 1968: Columbia Narrow Fabrics (formerly Shannock Narrow Fabrics Co. ceased operation.



Horseshoe Falls Inn



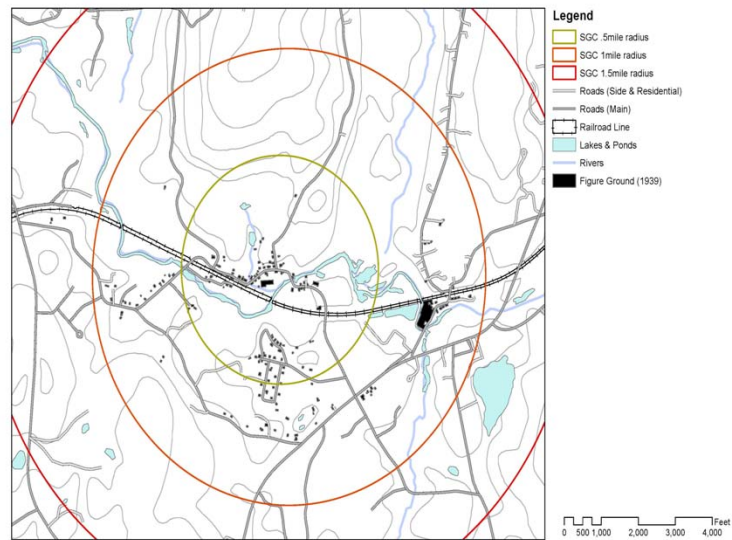
Horseshoe Falls Barn

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Development Pattern: 1939



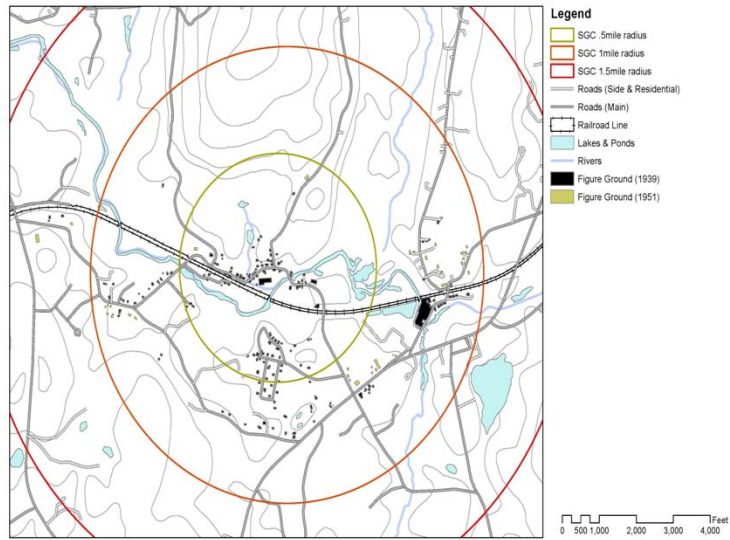
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-Clark's Mill Located directly in the center. Primary Housing development a half mile to the south to get out of the flood plains (and make use of the relatively level higher elevation lands), which can be seen later

RWU Growth Centers Study

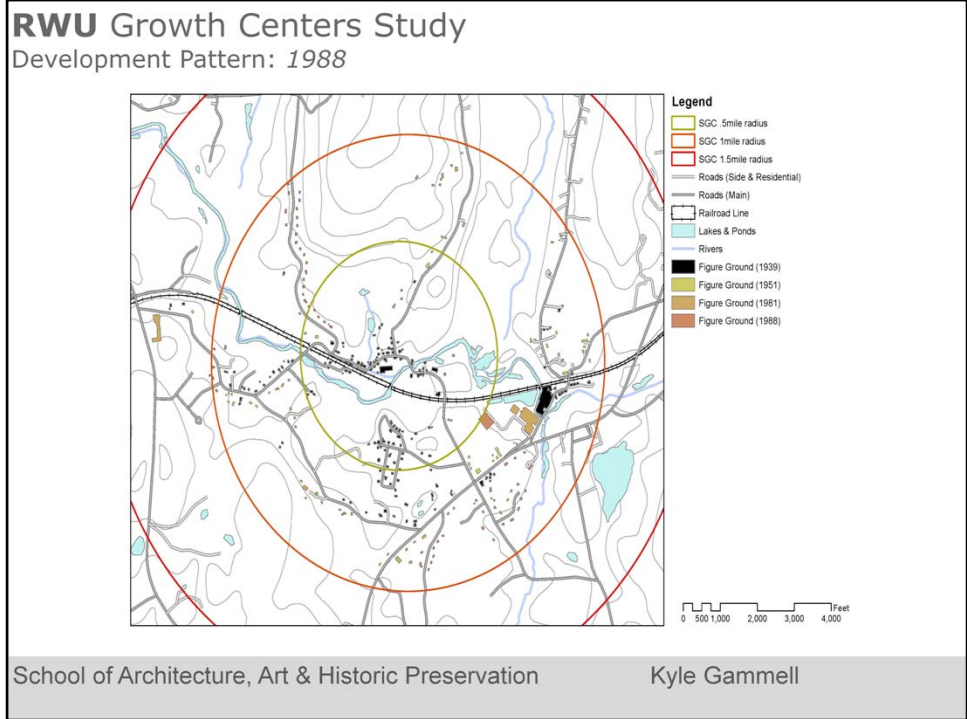
Development Pattern: 1951



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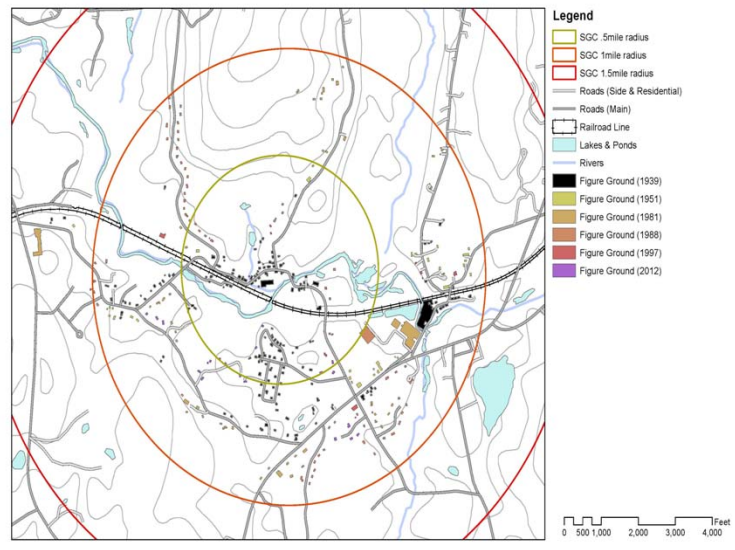
-Minor growth between 1939 to 1951



-A lot of new residential housing developments pop up between 1981 and 1988

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Development Pattern: 2012



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-Several new small residential developments between 1997 and present day

RWU Growth Center Study

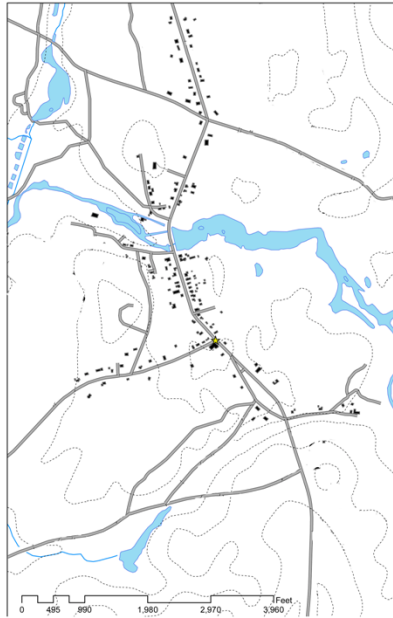
GIS + Traditional Analysis
(in progress)

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Carolina 1939

Legend

-  Figure Ground
-  Ponds
-  Growth Centers
-  Small Roads
-  Rivers
-  small roads



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RWU Carolina

Carolina 1981

Legend

-  Figure Ground
-  Ponds
-  Growth Centers
-  Small Roads
-  Rivers
-  small roads



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Carolina Today

Legend

-  Figure Ground
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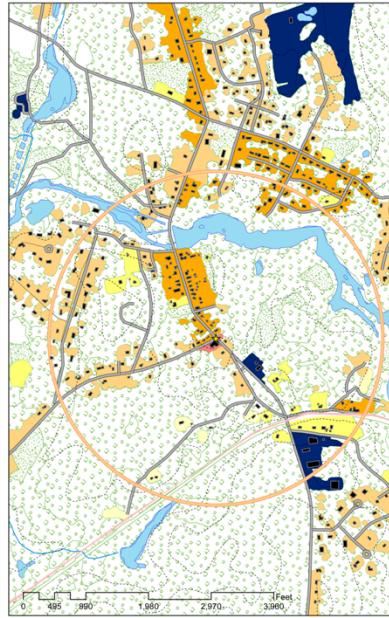
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RWU Carolina

Carolina, Land Use

- Legend**
- 1/2 Mile
 - 100 year Flood Plane
 - Ponds
 - Train
 - Growth Centers
 - Small Roads
 - Rivers
 - small_roads_1
- 2003/2004 Land Use**
- Description**
- Water
 - Commercial/Residential Mixed
 - Commercial
 - Commercial/Industrial Mixed
 - Industrial
 - Brushland (shrub and brush areas, reforestation)
 - Cropland
 - Orchards, Groves, Nurseries
 - Pasture
 - Idle Agriculture (abandoned fields and orchards)
 - Deciduous Forest
 - Softwood Forest
 - Mixed Forest
 - Developed Recreation
 - Institutional (schools, hospitals, churches, etc.)
 - Low Density Residential
 - Medium Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Mixed Barren Areas
 - Transitional Areas
 - Vacant Land
 - Figure Ground



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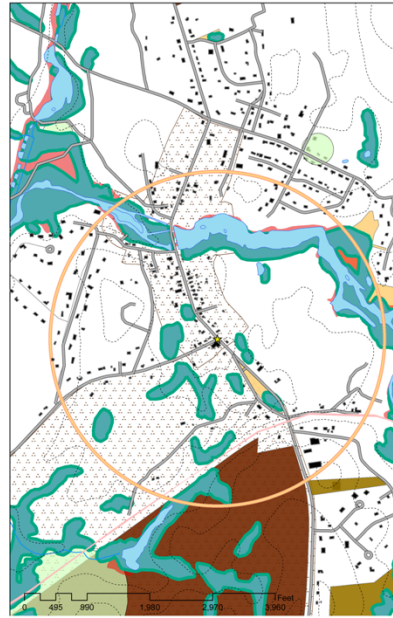
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Carolina, Protected Areas

Legend

- Wetland
- 100 year Flood Plane
- Ponds
- Train
- Growth Centers
- Small Roads
- Rivers
- small roads
- Figure Ground
- The 50' space around Wetland
- 100 Year Flood Zone
- Natural Heritage Areas
- Local Conservation**
- Protection Type**
- Fee Interest
- Easement Interest
- Deed Restriction
- Conservation Intent



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Carolina, Development Land Areas

Legend

- | | |
|---------------------------|------------------------------|
| Edge type | Wetland |
| — Soft Edge | 100 year Flood Plane |
| — Hard Edge | Ponds |
| Elevation | Train |
| 716.71 - 807.124 | ★ Growth Centers |
| 626.297 - 716.71 | Small Roads |
| 535.883 - 626.297 | Rivers |
| 445.47 - 535.883 | small roads |
| 355.056 - 445.47 | Figure Ground |
| 264.643 - 355.056 | The 50' space around Wetland |
| 174.229 - 264.643 | |
| 83.816 - 174.229 | |
| -6.598 - 83.816 | |
| | Natural Heritage Areas |
| Local Conservation | |
| Protection Type | |
| Fee Interest | |
| Easement Interest | |
| Deed Restriction | |
| Conservation Intent | |
| Trees | |
| Suggested Development | |

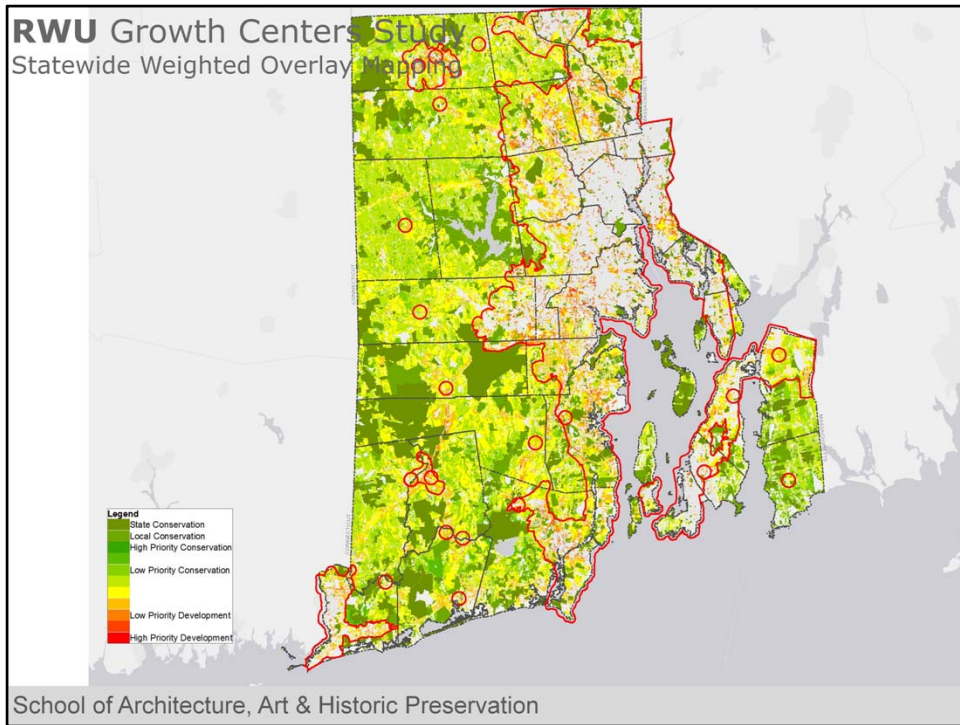


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RWU Growth Center Study

GIS Analysis using Weighted
Overlay Criteria
(in Progress)



- Most residential land developed away from the river, wetlands, (hydric soils and floodplain) to the south.
 - with smaller linear developments along the main roads to the north

Rejects

National Growth Management Models:

Growth Centers

Baltimore County

- 1975 Creation of two Growth Areas: Owing's Mills & Perry Hall

Maryland Smart Growth Legislation

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