

Tenets of Smart Growth in Michigan

What is Smart Growth? 1

- "Does not seek to stop or limit growth, but rather to accommodate it in a way that enhances the economy, protects the environment and preserves or improves a community's quality of life." (Urban Land Institute)
- "Promotes economic prosperity and enhances the quality of life through measures that respect the importance of freedom of choice, flexible land uses, and natural resource management." (National Association of Industrial and Office Properties)
- Solutions "that reinvigorate cities, bring new development that is compact, walkable, and transit-oriented, and preserve the best of our landscape for future generations." (Natural Resources Defense Council)

Selected Causes of Urban Sprawl 2

- Push Factors:
 - Crime rate
 - Local School Quality
 - Income
 - Concentrated Poverty
 - High Tax Rates
 - Old Housing Stock
 - Dilapidated Homes
 - Lack of Jobs
 - Decline of Culture & Entertainment
- Pull Factors:
 - Larger Homes
 - Rising Home Values
 - Individual Property Ownership
 - Proximity to Open Space
 - Better Schools
 - Safety
 - Availability of Jobs
 - Better Lifestyles

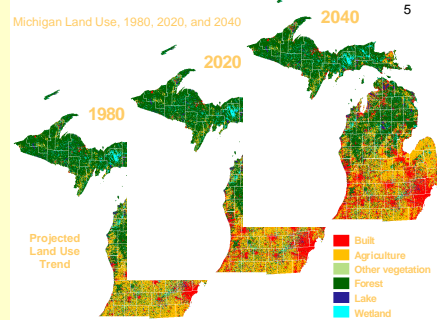
Selected Consequences of Urban Sprawl 3

- Loss of Open Space/Excessive Consumption of Land.
- Rising Land Values.
- Higher Property Taxes/High Infrastructure Costs.
- Discrimination based on Income Segregation.
- Reduced Housing Options.
- Traffic Congestion/Increased Commute Times.
- Increased Pressure on Natural Resources and Wildlife.
- Social Isolation.
- Diminished Farm Viability.
- Right-to-Farm Problems.
- Auto Dependent Transportation.

Characteristics of Urban Sprawl 4

(Anthony Downs)

- 1) Unlimited outward extension of homes and populations.
- 2) Low density residential and commercial settlements.
- 3) Leap-frog development.
- 4) Fragmentation of powers over land use amongst small localities.
- 5) Dominance of transportation by private automotive vehicles.
- 6) No centralized planning or control of land uses.
- 7) Wide-spread strip commercial development.
- 8) Great fiscal disparities among localities.
- 9) Segregation of types of land uses in different zones.
- 10) Reliance mainly on the trickle down or filtering process to provide housing to low income households.



The Tenets of Smart Growth 6

(Smart Growth Network, "Smart Growth Online")

- 1) Create a range of housing opportunities and choices.
- 2) Create walkable neighborhoods.
- 3) Encourage community and stakeholder collaboration.
- 4) Foster distinctive, attractive places with a strong sense of place.
- 5) Make development decisions predictable, fair and cost effective.
- 6) Mix land uses.
- 7) Preserve open space, farmland, natural beauty, and critical environmental areas.
- 8) Provide a variety of transportation choices.
- 9) Strengthen and direct development toward existing communities.
- 10) Take advantage of compact building design.

A Closer Look at Smart Growth 7

(Soji Adelaja)

- 1) Housing opportunities for integrated communities should include a mix of housing types by size, income, and value.
- 2) We should further define healthy and walkable communities to include high density residential and commercial settlements in close proximity.
- 3) For the most effective Smart Growth strategy, partnerships and cooperation at the regional level must be enhanced.
- 4) Distinctive, attractive communities should include commercial, residential, and industrial land uses.
- 5) Preservation of open space should include public spaces, rather than excessive privately held open spaces.

A Closer Look at Smart Growth 8

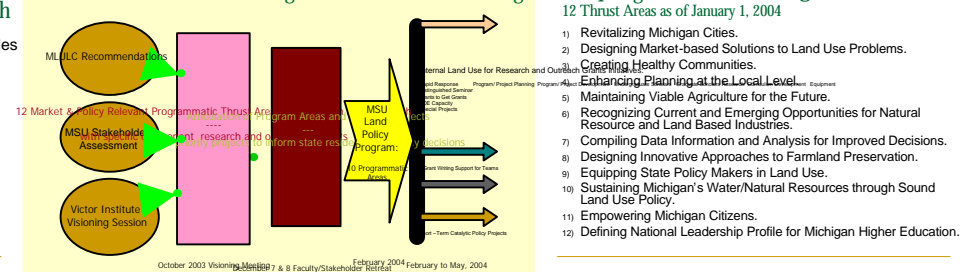
(Soji Adelaja) (cont.)

- 6) Functional communities are a product of minimal traffic and diverse transportation options (walking, biking, light rail, and cars).
- 7) Focus should not be solely on new development, but should also include revitalization of existing development in city centers.
- 8) In order to conserve fiscal, land and natural resources, compact and well designed communities are needed.
- 9) Fiscal equity opportunities that allow for the possibility of regional revenue sharing should be considered.
- 10) A state-level vision and incentive system for land use and conservation is needed to supplement local planning.

Necessary Conditions for Successful Implementation of Statewide Smart Growth 9

- Recognized and effective leadership guided by principles of state sustainability.
- Relevant and timely information on which to base decisions.
- Creative solutions and innovation appropriate to Michigan.
- Informed and educated public.
- Involvement, partnerships and stakeholder collaborations.
- Catalytic resources to implement the vision and create incentives for local decision-makers.

Vision and Needs Driving Research and Outreach Agenda and Proposed Land Use Program: 10



Proposed Land Use Program: 11

- 1) Revitalizing Michigan Cities.
- 2) Designing Market-based Solutions to Land Use Problems.
- 3) Creating Healthy Communities.
- 4) Enhancing Planning at the Local Level.
- 5) Maintaining Viable Agriculture for the Future.
- 6) Recognizing Current and Emerging Opportunities for Natural Resource and Land Based Industries.
- 7) Compiling Data Information and Analysis for Improved Decisions.
- 8) Designing Innovative Approaches to Farmland Preservation.
- 9) Equipping State Policy Makers in Land Use.
- 10) Sustaining Michigan's Water/Natural Resources through Sound Land Use Policy.
- 11) Empowering Michigan Citizens.
- 12) Defining National Leadership Profile for Michigan Higher Education.

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Michigan Land Use Summit
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