Green Guide for Schools
Strategies: Development

Smart Growth, Mixed Use and Compact Development

Fast facts

- Nine out of ten Americans want states to fund refurbishment and improvement of existing communities rather than new, sprawling development (NRDC, 2007).
- Of people planning to buy a home in the next three years, 87% prefer a short commute (NRDC, 2007).
- Higher density housing facilitates more walkable communities, because neighborhood shopping and schools within walking distance become financially feasible, with enough people living in a small area (NABH, 2009).
- Dense land use patterns that offer more mixed-use opportunities and smaller unit options can assist with lowering housing prices, reducing transportation costs, and providing access to needed amenities (RMLUI, 2209).
- Residents of "smart growth" communities drive as little as one-fifth as residents of conventional sprawl developments (NRDC, 2007).
- Mixed land use reduces disruption and fragmentation of habitat and provides wildlife corridors (UDOT, 2003).

Actions for Schools:
Emphasize open space.
Join Smart Growth Network for access to an e-newsletter, online information and discussion forums on facilitating "smart growth".

Resources:

Smart Growth-
Codes that Support Smart Growth Development http://epa.gov/livablecommunities/codeexamples.htm
National Resources Defense Council- http://www.nrdc.org/buildinggreen/factsheets/smartgrowth.pdf
Smart Growth Online - http://www.smartgrowth.org/about/principles/default.asp
Smart Growth Leadership Institute - http://www.sgli.org/index.htm
Smart Growth Toolkit - http://www.smartgrowthtoolkit.net/

Form-based Code-
A Form-based Code for Cincinnati - http://www.planetizen.com/node/37267
Form-based Code Institute - http://www.formbasedcodes.org/resource.html
Local Government Commission-Form-Based Codes -
http://www.lgc.org/freepub/community_design/factsheets/form_based_codes.html

Congress for New Urbanism-LEED for Neighborhood Development (LEED-ND)
http://www.cnu.org/leednd

Southern Corridor Draft EIS, March 14 2003- www.udot.utah.gov/sc/06-Smart_Growth.pdf

US EPA- http://www.epa.gov/dced/pdf/bestdevprimer.pdf

References:

Natural Resources Defense Council. March 2007. Fact Sheets: If you build it, they will come: Americans want smart growth alternatives to conventional transportation. http://www.nrdc.org/buildinggreen/factsheets/smartgrowth.pdf accessed February 03 2009

The Urban Land Institute. February 2007. http://thegroundfloor.typepad.com/the_ground_floor/2007/02/mixed_developme.html. Accessed February 03 2009.

National Association of Home Builders. 2009. High Density development and Mixed-Use Development. http://www.nahb.org/generic.aspx?sectionID=628&genericContentID=17371. Accessed February 03 2009.

National Association of Home Builders. 2002. Smart Codes Smart Process Checklist. Land Development Services Department. N.W. Washington DC 20005

Project for Public Places. 2008. Mixed use Development: Creating a Place. http://www.pps.org/mixed_use/info/mixed_use_approach Accessed February 07 2009.

Strategy- Parking Area Development

Fast Facts-

- Large parking lots contribute directly to non-point source water pollution, which is the leading cause of water pollution in the U.S. Each acre of impermeable parking surface produces runoff of 25,000 gallons of water during a 1-inch storm (Sierra Club).
- Permeable asphalt/concrete parking lots reduce storm water management; water passes through into the ground aquifer, decreasing the need for expensive drainage systems (City of Toronto, 2008).
- The redesign of Fort Bragg's vehicle maintenance facility parking lot reduced impervious surface by 40%, increased parking by 20%, and saved $1.6 million (20%) on construction costs over a conventional design (North Carolina Stormwater Authority, 2008).
- American Power Solutions replaced 215 watt fixtures in the parking lot of an apartment complex with 140-58 watt fixtures at zero cost (APS, 2006).