**Smart Growth and Sustainable Cities:**

1) New Urbanism: Anti-car, Anti-Suburbia Planning for the US;
2) Sustainable Europe;
3) The New Asian City

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**What is Smart Growth and the New Urbanism??**

- American concepts in response to urbanism and suburban development.
- American Urbanism (1850-1920) had two Traditions:
  - The American Industrial City
  - Small Towns exemplified by “Main Street”
- Both Traditions had mixed-use, pedestrian oriented centers and residential areas, and urban commercial/office concentrations.

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**American Urbanism (1850-1920)**

- All American cities experienced rapid urbanization from 1850-1900, around the concepts of the Industrial city.
- Urbanism exemplified by Chicago—skyscrapers in a dense, mixed use “urban” setting with transit; industrial and residential areas adjoining downtown and spreading out on transit—"Elevated," streetcar, electric trolley routes
- Commercial development along “strips” of commercial

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**American Urbanism (1850-1920)**

- 1920’s Henry Ford’s mass production of the automobile revolutionized city patterns and form, as cities moved away from urbanism.
- Many urban residents wanted to “escape the city” and move to suburbs with individual homes on their own plot of land, and the suburbs were formed.
- Land use patterns shifted from pedestrian to auto orientation

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**American Suburbanization (1920-1990)**

- From 1920 until 1990, all American Central Cities lost population, while rapid growth occurred in the areas surrounding the center, in the SUBURBS.
- Suburban development included:
  - Freeways and wide roads for high speed access over greater distances
  - New shopping centers and malls surrounded by parking lots separated from residential areas (big box retail)
  - Single family residential areas oriented toward cars

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**American Urbanism (1850-1920)**

- Streetcars, electric trolleys, electric rail were owned by streetcar companies who owned the initial residential “suburbs.”
- By 1930 most of these private transportation companies were purchased by the auto companies, and then closed, creating a total dependence on the automobile for many areas of the city
- New forms of auto oriented development led to the auto dominated suburbs
Smart Growth and the New Urbanism: A Response to Suburbs (1990-Date)

- Failures of “big box” retail led to abandonment and empty development as new suburban development moved further out.
- The inefficiency of cities built around cars became apparent
  - Drive through designs took people away from urban design
  - Parking standards required more and more parking
  - Segregated land uses required every trip to be made by cars

Planning in America contributed by creating standard zoning requirements based on auto-oriented communities, demand for parking and more traffic lands.

Planning standards for commercial required that commercial be separated from other land uses, and surrounded by parking for every business.

Planning zoning codes became more complex to address auto needs

Smart Growth and New Urbanism Address Key Issues

- The need to design for people instead of cars.
- The environmental problems of automobiles and auto-based cities.
- The standardization and “placelessness” of businesses and communities designed around cars.
Smart Growth

- Smart Growth recognizes the problems of suburban development and design of cities which emphasize automobiles and not people.
- Howard Kunstler, Home from Nowhere
- American Planning Association-Stuart Meck
- Smart Growth America
- U.S. Environmental Protection Agency

New Urbanism

- New Urbanism recognizes urban design which focus on people, the natural environment, and urban social settings.
- Andres Duaney and others
- Council on New Urbanism
- Ahwahnee Principles

Key Definitions

Sprawl is irresponsible development that takes our tax dollars away from our community and destroys farmland and open space.

Smart Growth is well-planned development that keeps tax dollars in our communities and provides more choices for our families.

Smart Growth Principles

1. Mixed Land Uses
2. Compact Building Design
3. Wide Range of Housing Opportunities and Choices
4. Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place

6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas

7. Strengthen and Direct Development Towards Existing Communities

Smart Growth Principles (Cont.)

8. Wide Variety of Transportation Choices


10. Encourage Community and Stakeholder Collaboration in Development Decisions

Source: www.epa.gov/smartgrowth/about_sg.htm

Sprawl Vs. Smart Growth

Dumb Growth

Smart Growth

Dumb Growth

Smart Growth
**Why Do People Prefer Smart Growth?**

- **Sprawl Creates Traffic Congestion**

- **Sprawl Provides Few or No Options for Pedestrians and Cyclists**

- **Sprawl Destroys Farmland**

- **Sprawl Consumes Open Space**

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Between 1982-1992, the U.S. lost an average of **45.7 acres** of farmland per hour, every day. **4,000,000 acres in total!**

*Source: American Farmland Trust*

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**Spokane Suburbs—City of Spokane Valley**
New Urbanism Manifesto

- No more housing subdivisions!
- No more shopping centers!
- No more office parks!
- No more highways!
- Neighborhood or nothing!

(Duany, Plater-Zyberk and Speck, 2000, 243)

"Smart Growth and the New Urbanism: New Frameworks for U.S. Planning."

Creating Change for Suburban Landscapes and future urban development—Create new Town Centers, and understand new urban design needs for shopping and community activities.

Placemaking encourages “new urban” developments like Southlake Town Center outside Fort Worth, Texas.

Mixed-use, new urban projects are “hot” in the development industry, yet they require more skill to pull off successfully than the typical suburban shopping center, office park or apartment complex. (Steuteville 2003)

Urbanism Development in Texas

New Urbanist Grocery design has smaller stores and parking integrated with other commercial, office and residential “urban” development. Pearl Street, Portland.

50,000 square foot Whole Foods Store on Pearl Street, Portland, Oregon, takes up nearly an entire 200’ x 200’ city block. Anchors a 5 block “Brewery Blocks” development. Underground parking, upper floor office, rooftop has food chiller plant. (Langdon 2003)
Ross Perot, Jr., on the balcony of the W Hotel, Dallas

"People are tired of the big house, they're tired of the big yard, and there's a real movement to simplify your lifestyle as children leave," Perot says. "You can move into a beautiful downtown home, walk to the arts, walk to a basketball game, walk to restaurants. There is something unique in the downtown fabric that you couldn't get in the suburbs."

Big Mall Owners see their future in Town Centers

General Growth Properties, the nation’s second-largest owner of shopping malls, has decided to start redeveloping its more than 200 properties by adding housing, offices, hotels, and other elements — and applying New Urbanism’s techniques in some locations.

Thomas D’Alesandro IV, senior vice president of the Chicago-based company, foresees “the reinvention of existing malls into mixed-use centers.” (New Urban News 2007)

Planning for Spokane Valley Smart Growth

Create a New Town Center
Create Walkable Developments with Transit options
Restructure 6 lane couplets to two two-way streets with center turn
Encourage mixed use development with mix of residential, commercial and office in the town center

Can the City of Spokane Valley Improve this Landscape?? Can they Build a New Town Center here?

Site for New Town Center, City of Spokane Valley
City of Spokane Valley New Town Center and City Hall

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

References
- The Domain, Austin, Texas. URL: http://www.domainresidences.com/
- Mill Creek, Washington. URL: http://www.cityofmillcreek.com/community/%20development/Projects/mill_creek_town_center.htm
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