

SMART GROWTH AHWAHANEE PRINCIPLES

The following Smart Growth Principles were taken from “Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy Communities by Richard Jackson, Howard Frumkin, and Lawrence Frank (Chapter 11 on Smart Growth)

COMMUNITY PRINCIPLES

All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks, and civil facilities essential to the daily life of the residents.

Businesses within the community should provide a range of job types for the community residents.

The community should contain an ample supply of specialized open spaces in the form of squares, greens, and parks whose frequent use is encouraged through placement and design.

Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.

Whenever possible the natural terrain, drainage, and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.

The community design should help conserve resources and minimize waste.

Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping, and recycling.

The street orientation, the placement of buildings, and the use of shading should contribute to the energy efficiency of the community.

As many activities as possible should be located within easy walking distance of transit stops.

REGIONAL PRINCIPLES

Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatible with the climate to encourage the development of local character and community identity.

IMPLEMENTATION PRINCIPLES

The general plan should be updated to incorporate the above principles

Rather than allowing developer-initiated piecemeal development, local governments should take charge of the planning process. General plans should designate where new growth, infill or redevelopment will be allowed to occur.

Plans should be developed through an open process and participants in the process should be provided visual models of all planning proposals.

“Smart Growth strategies include mixed land use, decreased automobile dependence balanced by transportation alternatives (walking, bicycling, and transit), and increased density balanced by preservation of green spaces.”

“Density is balanced by open green space (farmland, forest, parks, or riparian corridors that remain unbuilt and that provide access to nature for people who live in the area. There is an emphasis on walkability with wide, tree-shaded sidewalks on both sides of the streets and on mixed land use with destinations such as stores, schools, theaters, open space, and offices near home.”

“At a local level practices that contribute to sustainability are reducing energy, protecting land from development, minimizing waste generation, and supporting local agriculture. Examples of sustainability indicators include transit ridership, percentage of people living within 10 minutes walk of a park, incidence of asthma, and extent of recycling.”

Note: A Healthy Citizens Study in London made a Checklist of the top items which citizens considered important for health. Among the top ones were: housing style, the quality of space outside buildings, the number of trees and gardens, and the presence of shared recreational space near home.