

# Introduction to Smart urban Growth

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# Background

- the **direction of rapid growing economy and population** which started after World War II still fastened the **growth step of cities.**
- the **boom of automobiles** gave people freedom to move around between **homes and working places**. Therefore, people were not tied to their working places anymore;
- there was a direction that **people move outward in the metropolis** to 1. Relief themselves from central cities, 2. to breath fresh air, 3. to be less crowded 4. and to enjoy more open space.
- This **suburbanization** promoted **urban sprawl** which is called '**cancer to the region**' (Freilich 1999).

# Sprawl Development

- **Sprawl** is an extension of long existing patterns of decentralization and low density development.
- a generally accepted definition of sprawl development is:
- A form of urbanization distinguished by **jump patterns of development, commercial strips, low density, separated land uses, automobile dominance, and a minimum of public open space.** (Gillham 2002, 8)



# Impacts of Urban Sprawl

- **Sprawl** is widely labeled as inadequate accessibility to essential land uses such as:
- **housing, jobs, and public service.**
- there is, at the same time, a common sense that sprawl has a strong negative implication
- there is vast number of publications that explored the **negative impacts of urban sprawl on cities.**
- Freilich(1999) listed **seven negative impacts of sprawl,** which
- include: 1. **community impacts,** 2. **housing impacts,** 3. **employment impacts,** 4. **economic impacts,** 5. **political impacts,** 6. **transportation impacts,** 7. **agricultural and open space impacts**

**So, why do so many people care? It is because the current pattern of development, Sprawl Development, is not meeting the needs of families.**

### **Environment**

**Air and water pollution are threatening human health**

### **Economics**

**Transportation budgets are larger than food budgets**

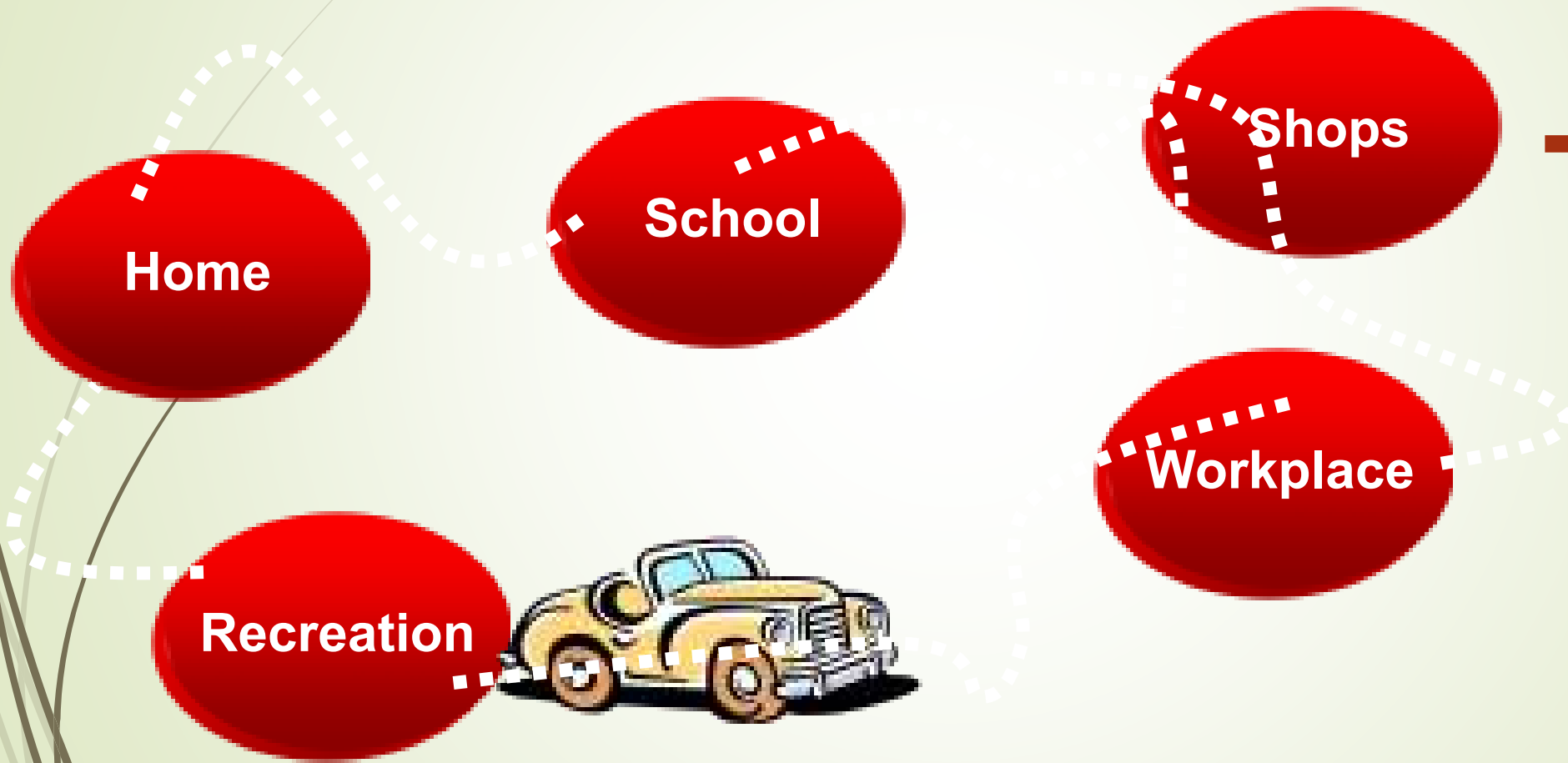
### **Equity**

**Families are finding fewer choices in housing styles, price ranges, and neighborhoods**

### **Engagement**

**People have less and less time for involvement in their children's schools or other civic activities**

## Everything is a Drive Away



- ▶ Perhaps the most significant sign of sprawl is **the lack of choices that families have around transportation**
- ▶ Irresponsible developments placed further and further out from established communities **force us all to spend more and more hours in our cars, just to make it through our daily activities.** It separates everything we do from everything else we do.

## Background- **growth management- Smart Growth**

- **Since late 60s of the last century**, a number of towns, cities and counties in the U.S. have started various **growth management programs**.
- These programs proposed to obtain a desirable development pattern in consideration of **preserving an existing lifestyle and community character which could be in harmony with the environment**.
- **In the mid-1990s the term Smart Growth** appeared on the planning act and rapidly became a catchword of the day.
- Whether this term is inherently different from **growth management** or whether it is just basically growth management under a more attractive name is arguable (Levy 2008).
- However, **it originated from growth management movement**.

# Concept of smart growth

- The term, **smart growth**, was first used in connection with the **Maryland state plan in 1997**.
- In the foreword of *Solving Sprawl*, **Governor Glendening** expressed the core values of **Maryland smart growth programs**:
- I firmly believe it is time to change our culture, time to adopt a new philosophy: we will work hard to sustain our unbelievable economic growth. We will preserve the beauty of our nation and we will protect our environment.
- And we will do so through :
- **1. Land preservation, 2. quality design, 3. support for our traditional communities, 4. solid long-range planning.**
- If we do that, we can **improve the quality of life for our citizens now** and, more importantly, **for our children's children.**(Glendening 2001, xii)



# Smart Growth – Definitions

- These programs indeed brought a promising new concept into not only **urban planning**, but also all the **aspects of urban lives**.
- Since then the concept of smart growth changed from time to time, its focus, however, **concentrated on controlling urban sprawl** (Freilich 1999, Downs 2001).
- **Burchell (1999, 2000) defined smart growth** as: the growth that is opposed to sprawled growth, it is the redirection of portion of growth to the inner - metropolitan area, combined with a more controlled movement outward;
- it would consume far less capital and fewer natural resources and enable the achievement of more determined development goals.

# Smart Growth – Definitions

- **U.S. Environmental Protection Agency also gives a broad definition of smart growth.**
- Smart growth covers a range of development and conservation strategies that help protect our natural environment and make our communities more attractive, economically stronger, and more socially diverse (EPA 2008).
- **the American Planning Association's (APA's)(2002) definition of smart growth**
- 'smart growth is the planning, design, development and revitalization of cities, towns, suburbs and rural areas in order to create and promote social equity, a sense of place and community, and to preserve natural as well as cultural resources. Smart growth enhances environmental integrity over both the short and long term, and improves quality of life for all by expanding, in a economically responsible manner, the range of transportation, employment and housing choices available to a region'(APA 2002, 1)

# Urban Sprawl Vs. Smart Urban Growth



# Why Does Smart Growth Work Better?

**Environment**

Causes less air and water pollution, and destroys fewer farms and open space

**Economy**

Succeeds economically and attracts businesses and a skilled workforce

**Equity**

Encourages more affordable housing and creates better choices in transportation and housing

**Engagement**

Encourages participation in civic life and supports healthier and more active residents of all ages

# Why Do People Prefer Smart Growth?

**Sprawl Creates  
Traffic Congestion**



# Smart Growth Provides More Transportation Choices



# Why Do People Prefer Smart Growth?

## Sprawl Provides Few or No Options for Pedestrians and Cyclists

1. How many people in this room had a parent who walked to school as a child?
2. How many of you ever walked to school?
3. Is there children between 5 and 15 in your family?
4. Now, leave your hands up if children in your family walk to school?

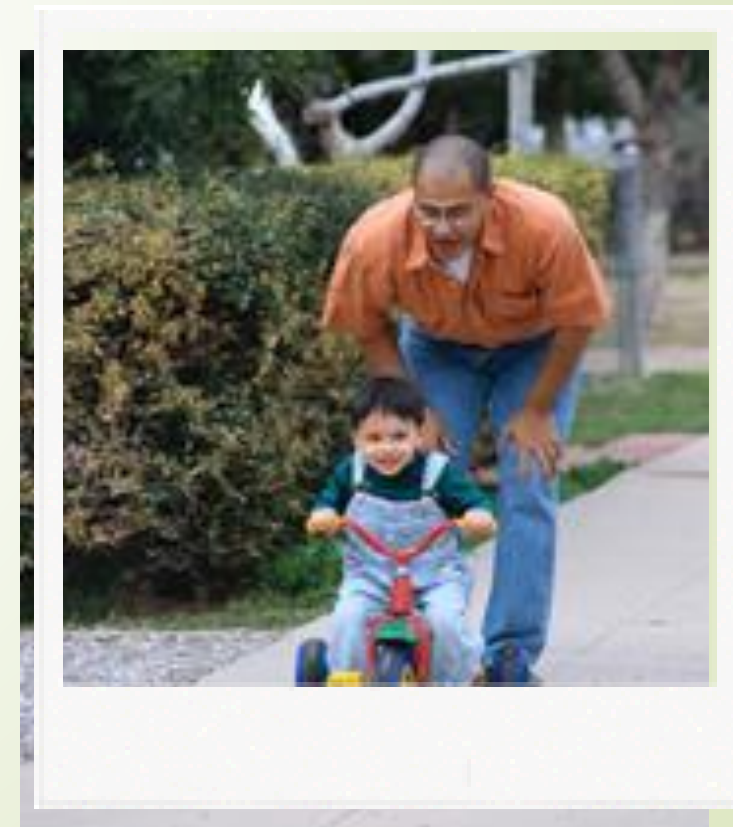


## Smart Growth Provides Safe Places to Walk, Bicycle and Tricycle


### ➔ Smart growth communities

provide safe and accessible places for neighbors to meet, as they allow their children to pedal their bikes and tricycles.

➔ In walkable communities, neighbors are more likely to know each other. That benefits everyone from children to seniors. It's good for promoting a sense of community, and good for security against crime because neighbors who know each other tend to look out for each other and each other's children.





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

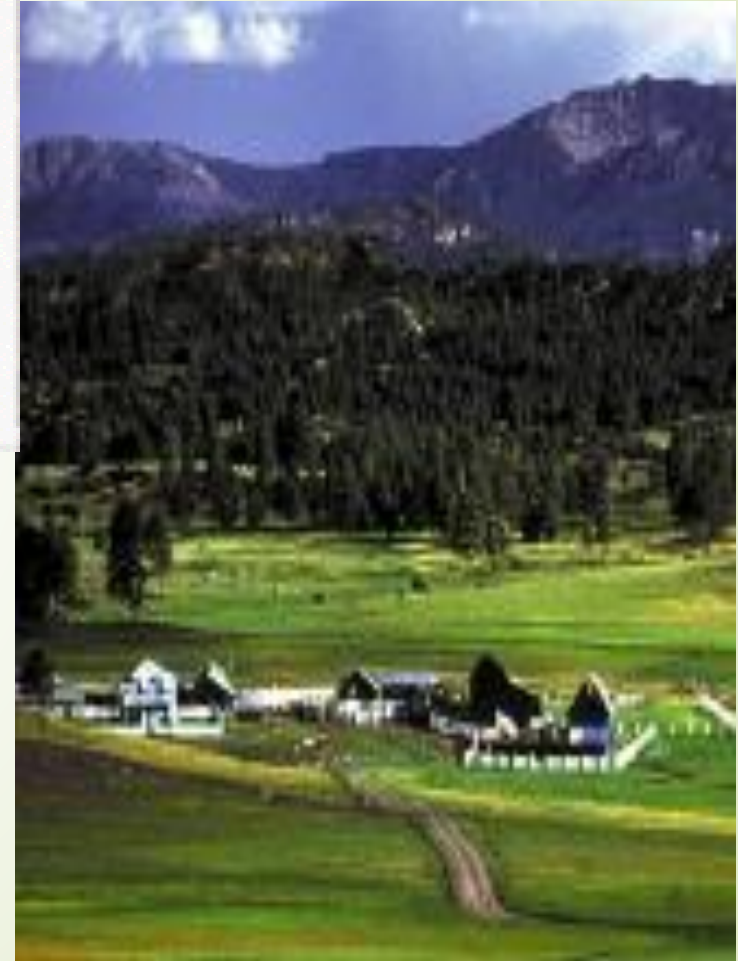
**Smart Growth is well-planned development that keeps tax dollars in our communities and provides more choices for our families.**

# Sprawl Destroys Farmland

- **Disappearing farms are becoming a new picture for sprawl. Sprawl consumption of farmland will soon compete with our need for food.**
- **From 1982 to 1992, there was lost an average of 400,000 acres per year in US of prime farmland to urban and suburban development -- that's 45.7 acres per hour, every single day.**
- **What's more, our most fertile farmland tends to be adjacent to metropolitan areas. That means farms get pushed to less fertile land, requiring more and more chemicals. Where does the runoff go? Chances are it winds up in a downstream water body**



**Smart Growth  
Allows  
Farmers and  
Communities  
to Save  
Farmland**



# Sprawl Consumes Open Space

Cities across the country have found their favorite green spaces turned into housing developments. Recreation opportunities are diminished, views are lost, and wildlife is displaced. The paving of open space also contributes to flooding.



**Smart Growth Creates  
Parks and Preserves Open  
Space**



# Sprawl Pollutes the Environment and Harms Public Health

It is sad but true that children--including very young children--are often found carrying inhalers. School teachers no longer treat this as unusual for their students.

Learning to live with unhealthy air is not something that families should have to accept. We should expect clean air and clean water for our children, and for many generations to come.

To be healthy, our children need vigorous exercise, preferably out of doors. But in sprawling regions with high pollution levels, outdoor sports can increase asthma attacks in children. [click]

**In 1997,  
approximately  
113 million  
people  
lived in counties  
that had unhealthy  
air quality**

Source: U.S. Environmental Protection Agency

**Smart Growth Protects the Health of People and the Environment**



## Sprawl Takes Resources Away from Our Communities







# **I'm Not Alone In Supporting Smart Growth**

**Organizations that have adopted Smart Growth principles include:**

- **National Association of Counties**
- **National Governors Association**
- **Smart Growth Network**
- **National Association of Realtors**
- **National Trust for Historic Preservation**
- **American Farmland Trust**
- **And many more**

# Smart growth principles

- **Smart Growth Network's 10 principles** adopt much broader development subjects
- 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.

# Thank You

## Any Questions?

