

The Way it used to be



The Way it is Now



Images of Sprawl



Characteristics of Sprawl

- **Rigid separation of uses**
- **Separation of housing by type**
- **Commercial uses in strips and at interchanges**
- **Automobile is exclusive transportation mode**
- **Large scale roads and parking lots**
- **Wide dispersal of development**
- **Undifferentiated form of development**
- **Lack of attention paid to architecture**
- **Absence of civic spaces**

Impacts of Sprawl

Disinvestment in central cities

Deterioration of towns and villages

Loss of agricultural lands

Environmental degradation

Loss of sense of place

Lack of beauty in built environment

Lack of housing opportunities

Segregation of people by race and income

Higher taxes

Diminution of social capital

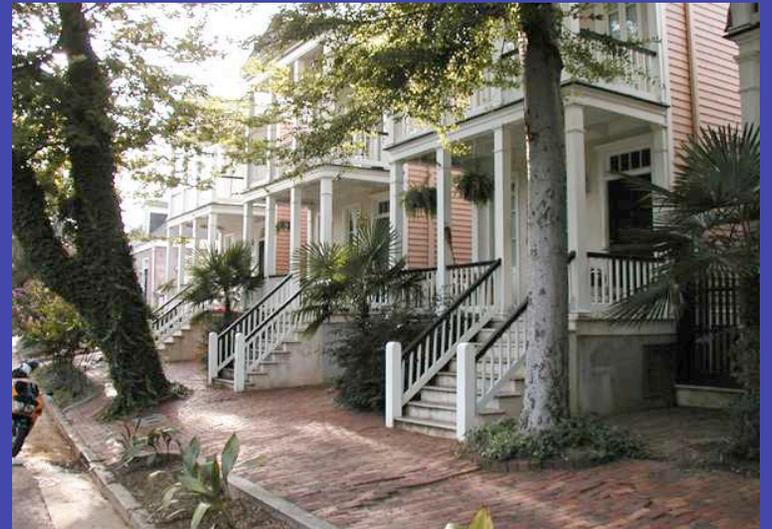
Americans sense that something is wrong with the places where we live and work...We hear this unhappiness expressed in phrases like ‘no sense of place’ and ‘the loss of community’. We drive up and down the gruesome, tragic suburban boulevards of commerce, and we’re overwhelmed at the fantastic, awesome, stupefying ugliness of absolutely everything in sight - the fry pits, the big box stores, the office units, the lube joints, the carpet warehouses, the parking lagoons, the jive plastic townhouse clusters, the uproar of signs, the highway itself clogged with cars – as though the whole thing had been designed by some diabolical force bent on making human beings miserable.”

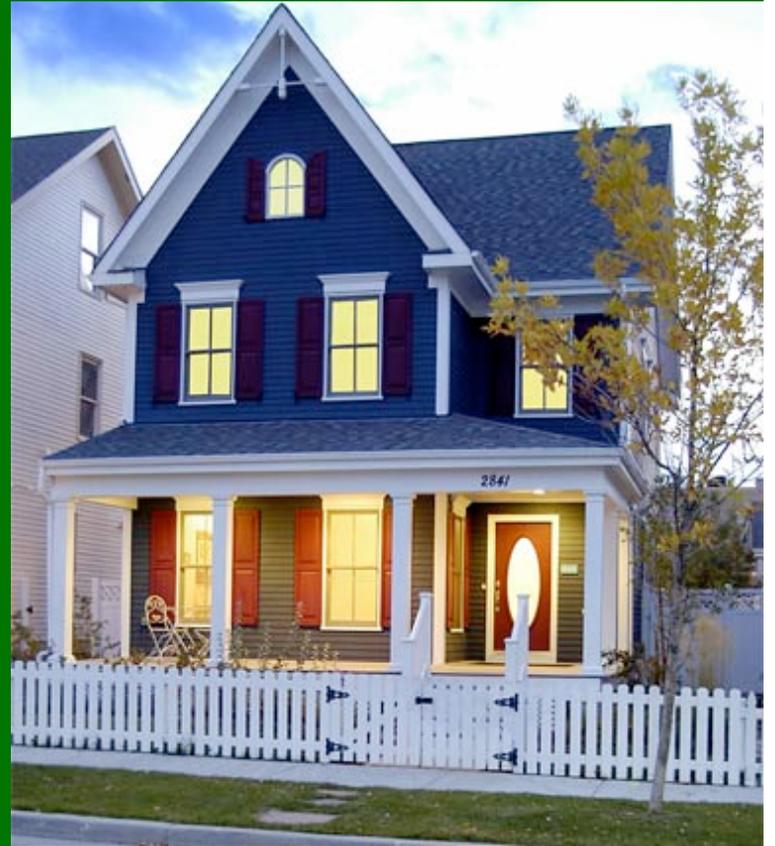
James Kunstler, The Geography of Nowhere

“We all react, consciously and unconsciously, to the places where we live and work, in ways we scarcely notice...our ordinary surroundings, built and natural alike, have an immediate and a continuing effect on the way we feel and act, and on our health and intelligence.”

Tony Hiss in The Experience of Place

We Can Do Better



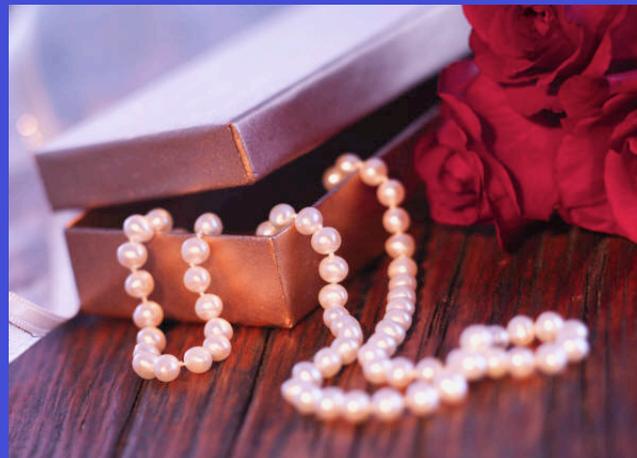


Why do we plan?

Planning Board Responsibilities



**We feel
better
when
we look
good!!**



GUT REASON?

Imagine . . .

your community selected

as one of “10 best”

Watch next 10 slides carefully.

Two test questions:

What did you see?

What didn't you see?

Louisville, CO



PHOTO: BRIAN DOBEN

Milton, MA



PHOTO: JOSHUA HOWARD

Chanhassen, MN



PHOTO: ROB HOWARD



Papillion, NE

PHOTO: BRIAN DOBEN



Middleton, WI

PHOTO: ROB HOWARD

Warren, NJ



PHOTO: JARED MOOSSY/REDUX



Keller, TX

PHOTO: CHRISTOPHER REARDON

Peachtree City, GA



COURTESY: PEACHTREE CITY

Lake St. Louis, MO



COURTESY: CITY OF LAKE ST. LOUIS

Mukilteo, WA



COURTESY: PRIMORDIA PRODUCTIONS

What is Planning?

- Planning works to improve the quality of life for the stakeholders of a community
- Planning works to enhance and preserve the quality of both the built and natural environments
- Planning deals with the use, management, and development of land and related issues
- It is also known as City Planning, Urban Planning, Town Planning, and Land Use Planning

Planning/Master Plan chapters

- Land use
- Natural resources
- Cultural resources
- Transportation
- Public facilities (not programmatic issues)
- Infrastructure
- Recreation (not programmatic issues)
- Economic development
- Housing
- Community development

What does Smart Growth advocate?

- **Respect for historical patterns of growth**
- **Compact development form**
- **Reinvestment in urban areas**
- **Equitable distribution of affordable housing**
- **Preservation of agriculture and natural resources**
- **Multiple modes of transportation**
- **Construction of diverse, walkable neighborhoods**
- **Harmonious mix of uses**

Smart Growth Principles

- **Protect downtowns from inappropriate changes!**
- **Protect older neighborhoods from inappropriate changes!**
- **Do not direct large scale multifamily to older neighborhoods. Maintain scale**
- **Keep the post office downtown**
- **Keep municipal activities downtown**
- **Protect the working landscape**
- **Promote regional planning**
- **Create a culture that celebrates excellence in design, beyond merely utilitarian concerns**

Respect for cultural and archaeological resources

