Smart Growth: Protecting Dover's Quality of Life

May 14, 2002

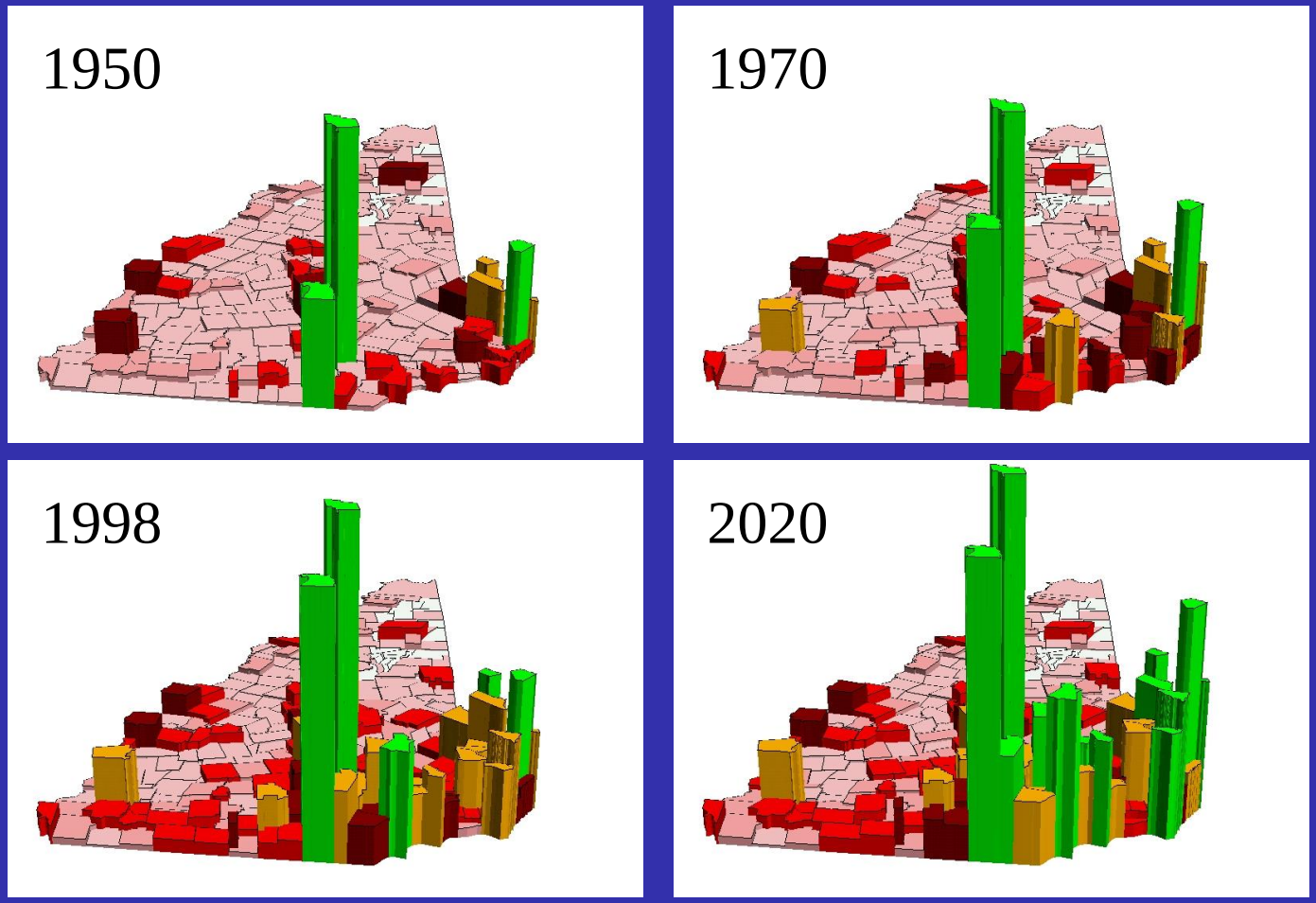
Carolyn Russell
Charlie French
Cynthia Copeland

Sprawl

Or Smart Growth?

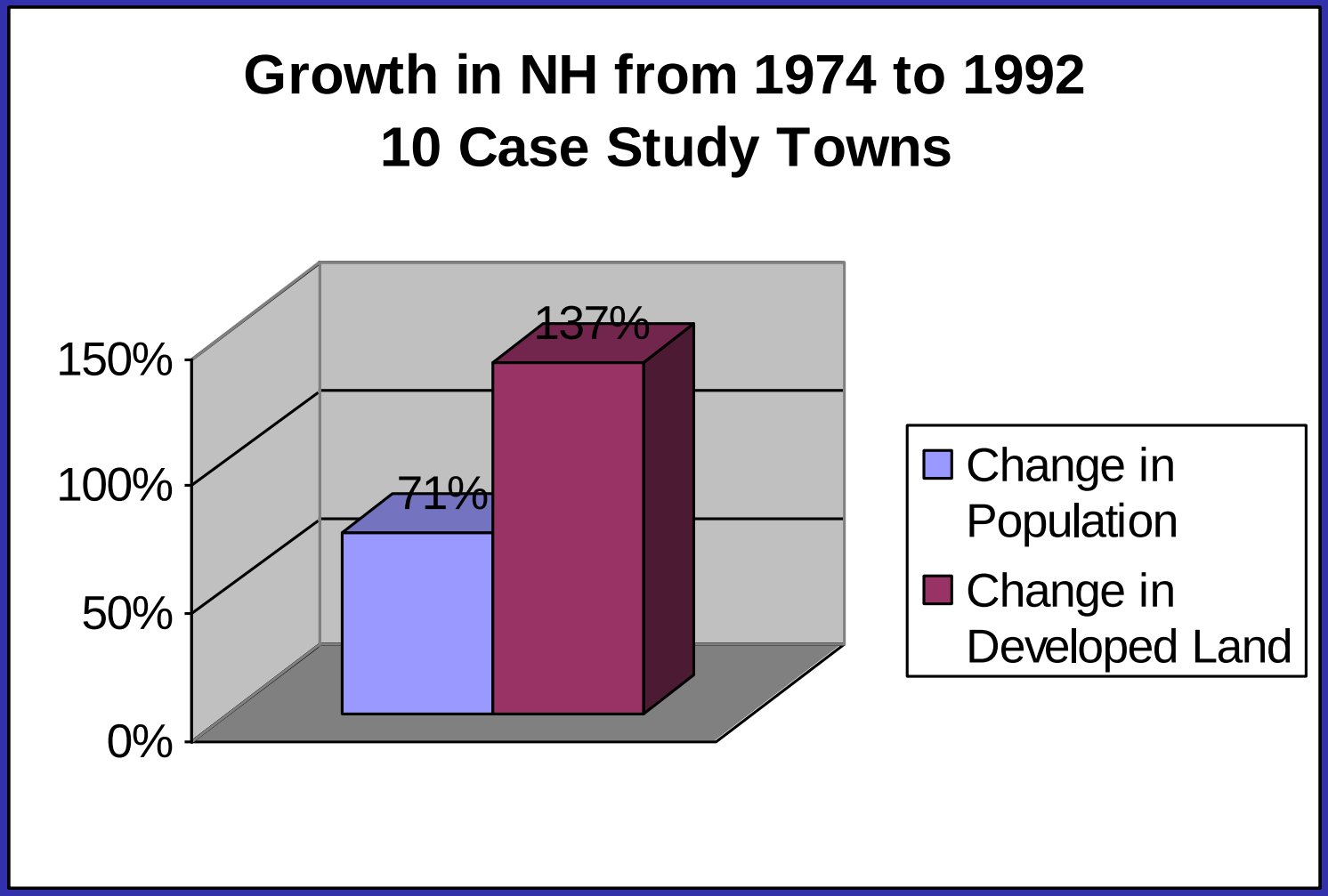
Population Density

Change: 1950 to 2020



*Society for the Protection of New Hampshire Forests

Change in Developed Land



OSP 2001 Report, "Managing Growth in NH: Changes and Challenges"

Smart Growth

Smart Growth is growth that is environmentally friendly, economically sound, and supportive of community livability.

Smart Growth Principles

- Efficient Use of Land
- Mix Land Uses
- Transportation Options
- Human-Scale, Context-Sensitive Design
- Protect Environmental Quality
- Community-Based Implementation

Efficient Use of Land

- Preserve open spaces and working landscapes

Efficient Use of Land

- Concentrate Development

Efficient Use of Land

- Infill Development

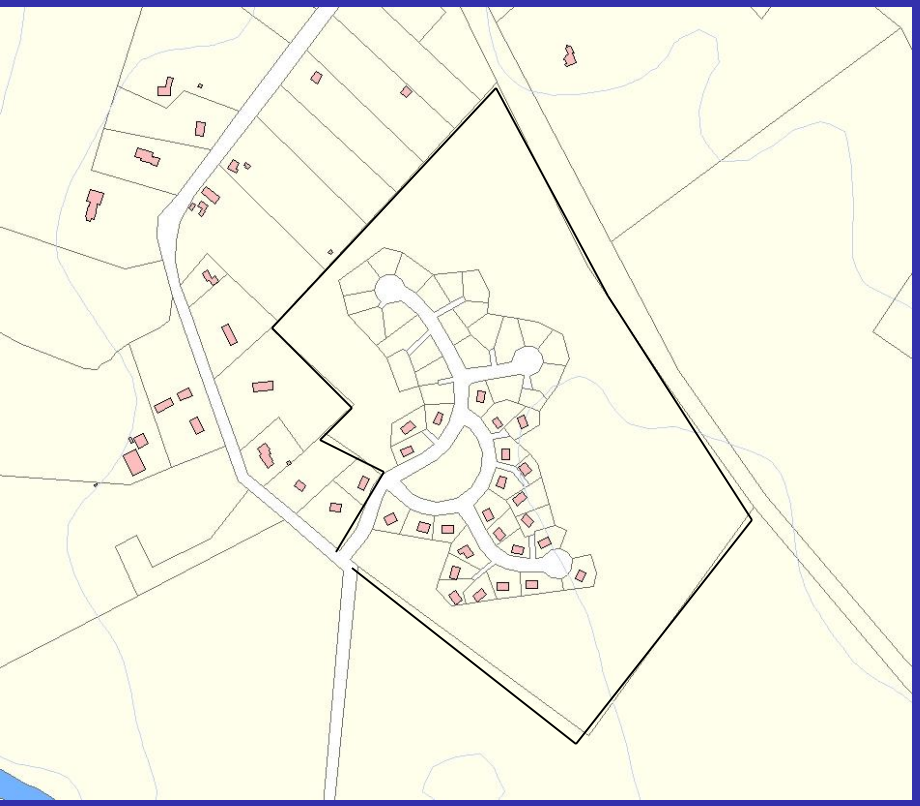
Horne Street

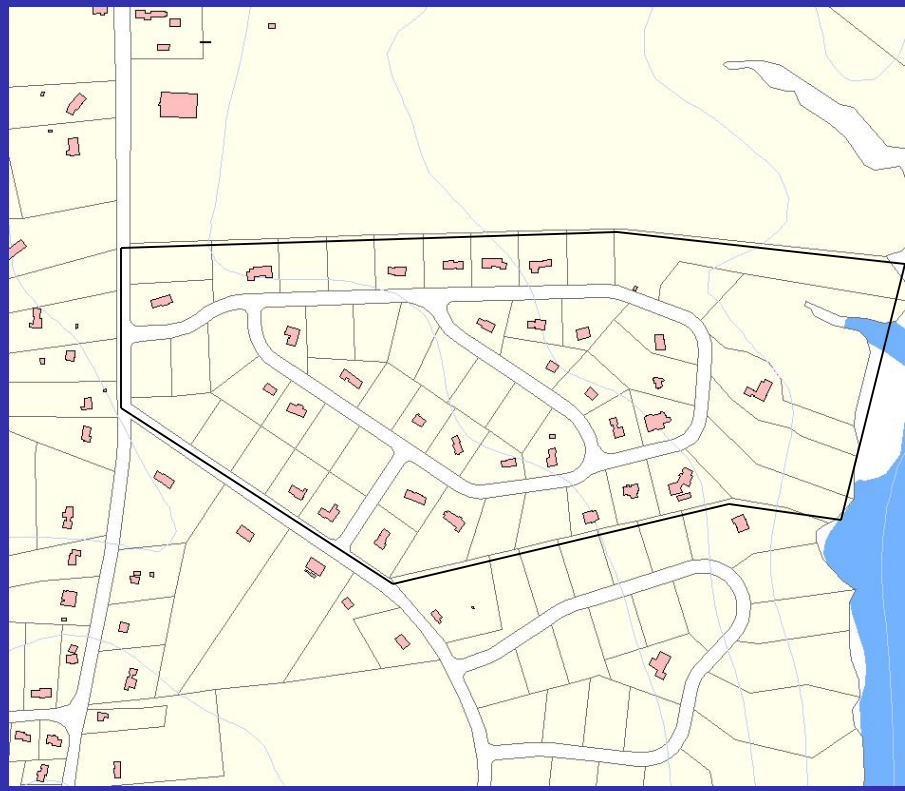
Efficient Use of Land

- Minimize Development Footprint

Efficient Use of Land

- Cluster/Conservation Subdivision





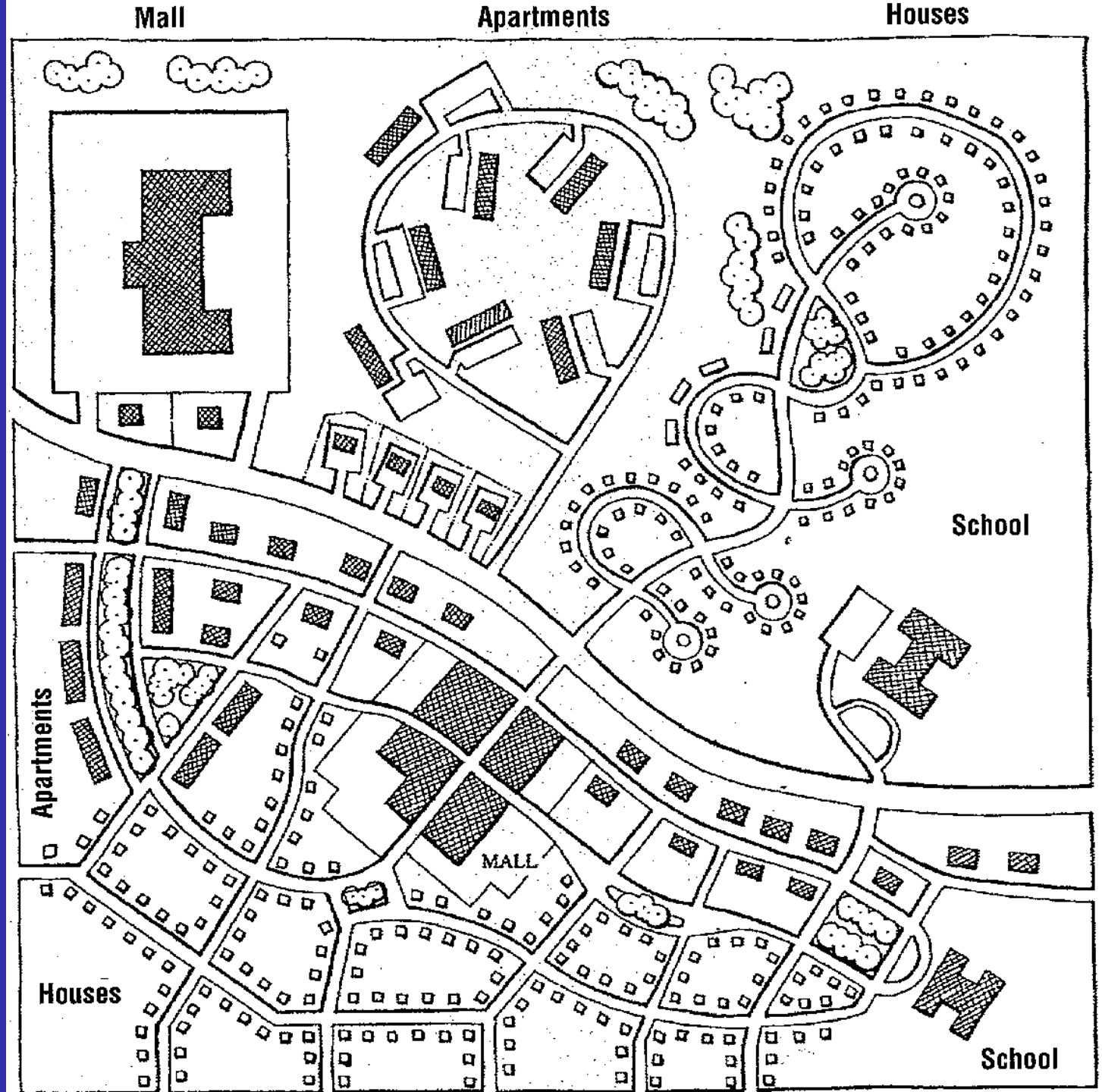
= Traditional New England Development Pattern

Mix Land Uses

Incorporate a mix of residential, retail, educational, and commercial/business activities in close proximity

Mix Land Uses

A Mix of Uses

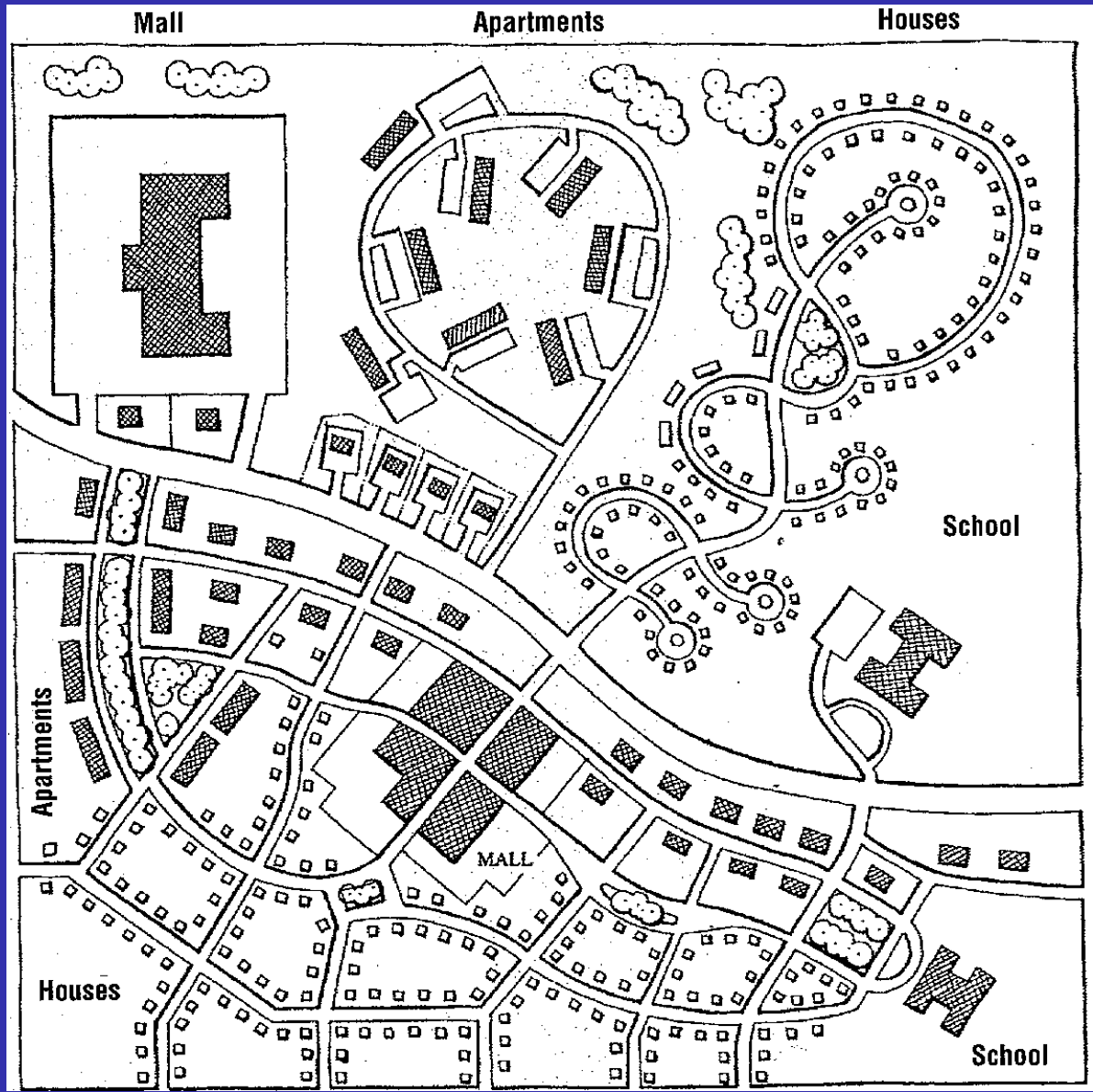

Mall
Apartments
Houses
School
Apartments
MALL
Houses
School

Transportation Options

- Support walking, biking, and public transit

Transportation Options

Connectivity and redundancy in transportation network

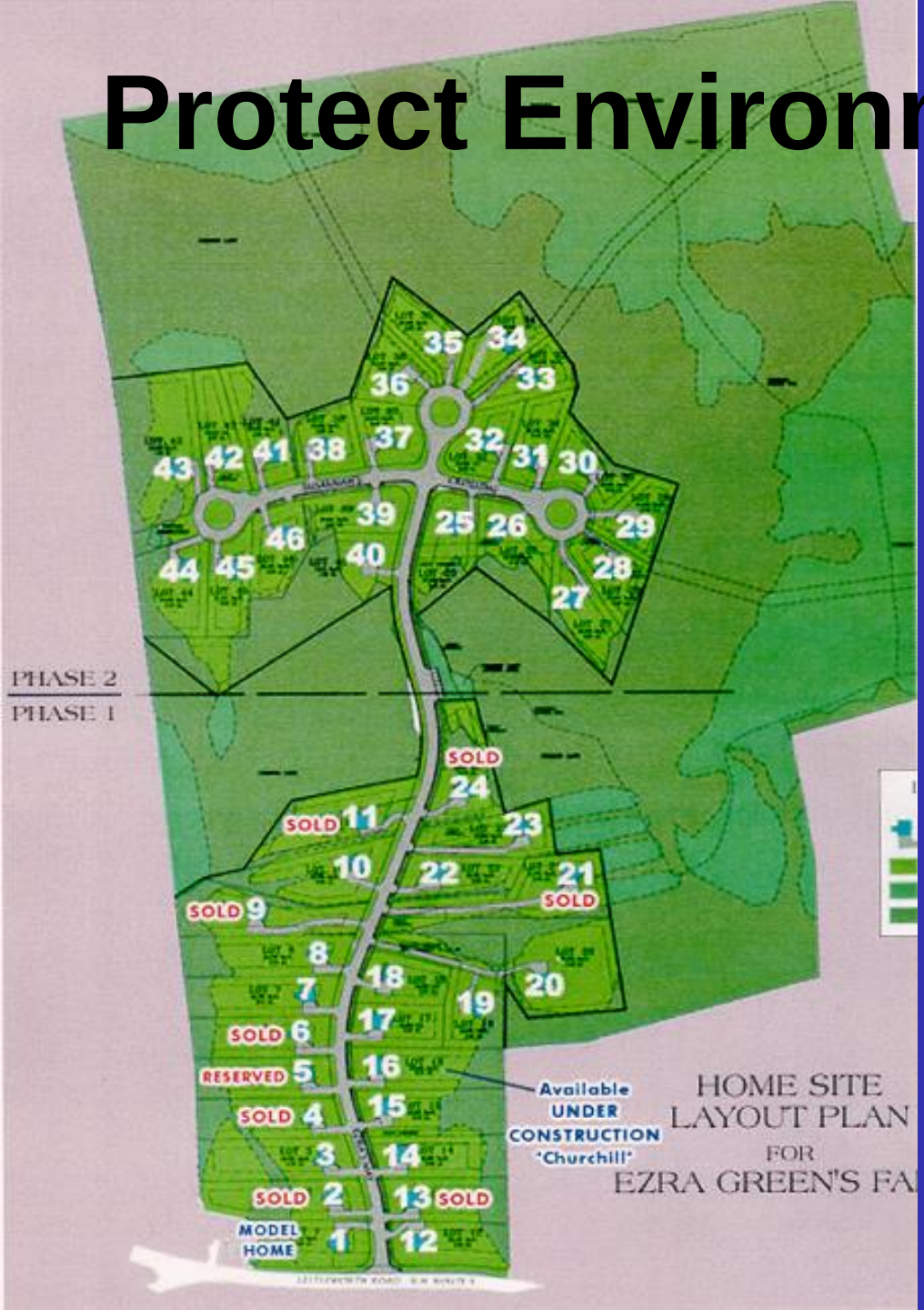


Use Human-Scale, Context-Sensitive Design

Protect Environmental Quality

Minimize the impact of development on environmental quality and ecological functions

Protect Environmental Quality



Ezra Green's Farm

- Homes grouped on 40% of property
- Protects wetlands and adjacent uplands
- Most houses located close to street (= less impervious surface and more buffer for wetlands)

Foster Community-Based Implementation

Environmental Benefits of Smart Growth Practices

- Protects air quality
- Protects water quality
- Maintains open spaces and protect natural areas and habitat
- Maintains ecological functions

Compact, Mixed Use Development with Transportation Options

↓

Reduces Traffic Congestion and Driving

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Reduces Air Pollution

Efficient Use of Land and Minimum Impact Development

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Reduces Runoff and Increases Infiltration

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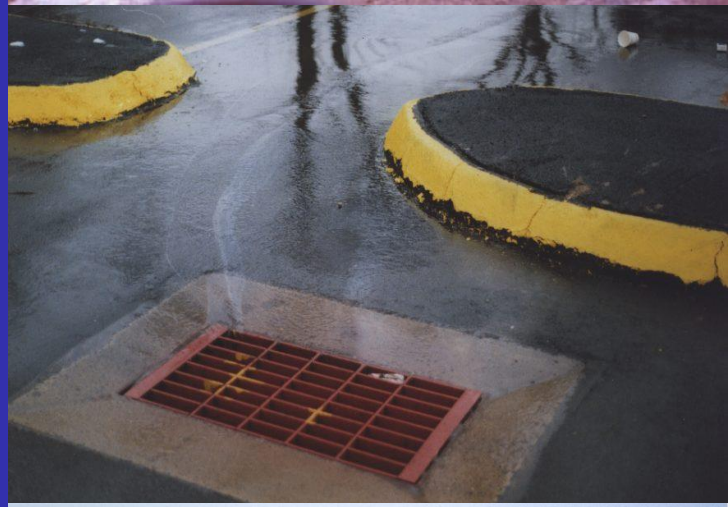
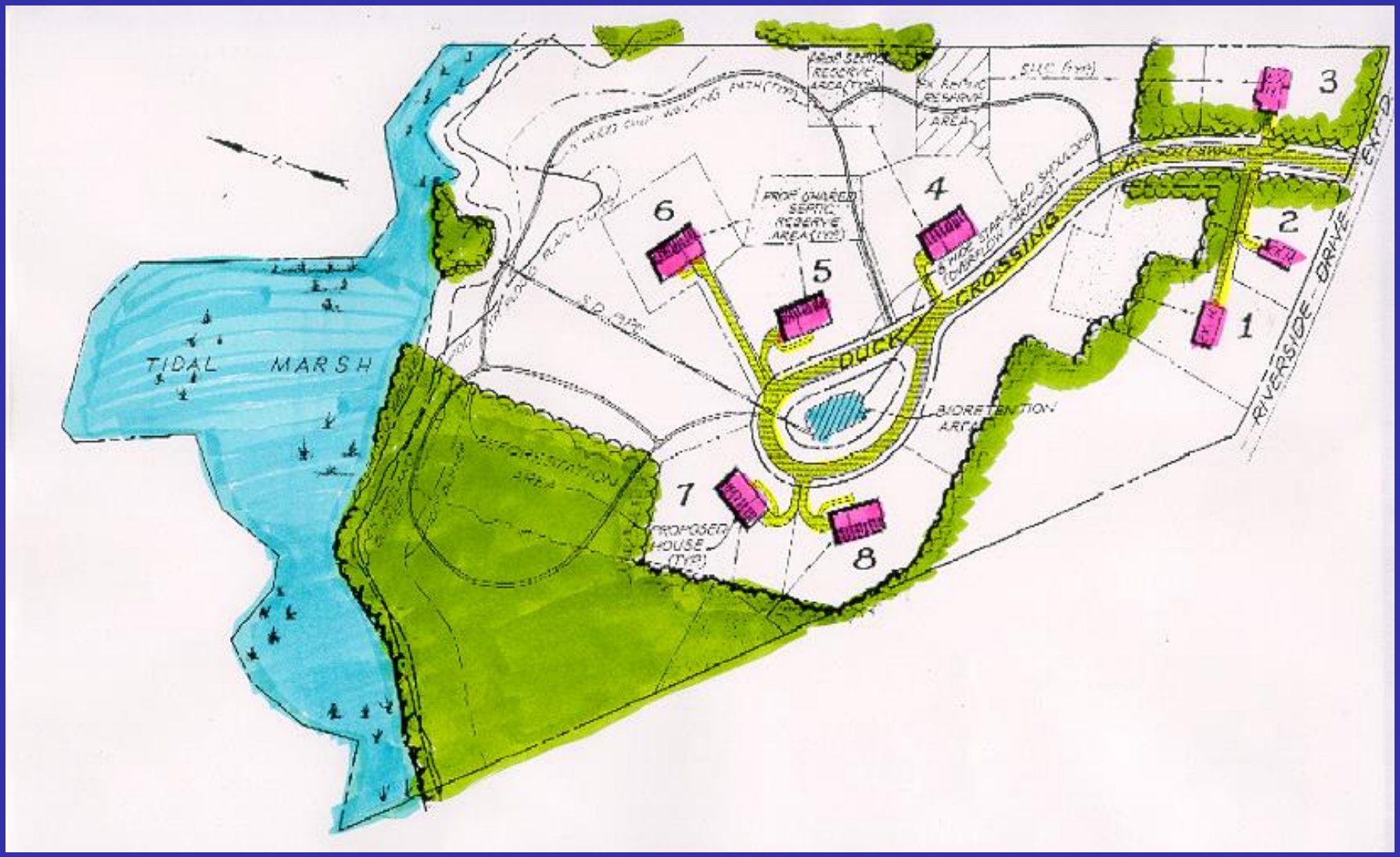
Protects Water Quality and Supplies

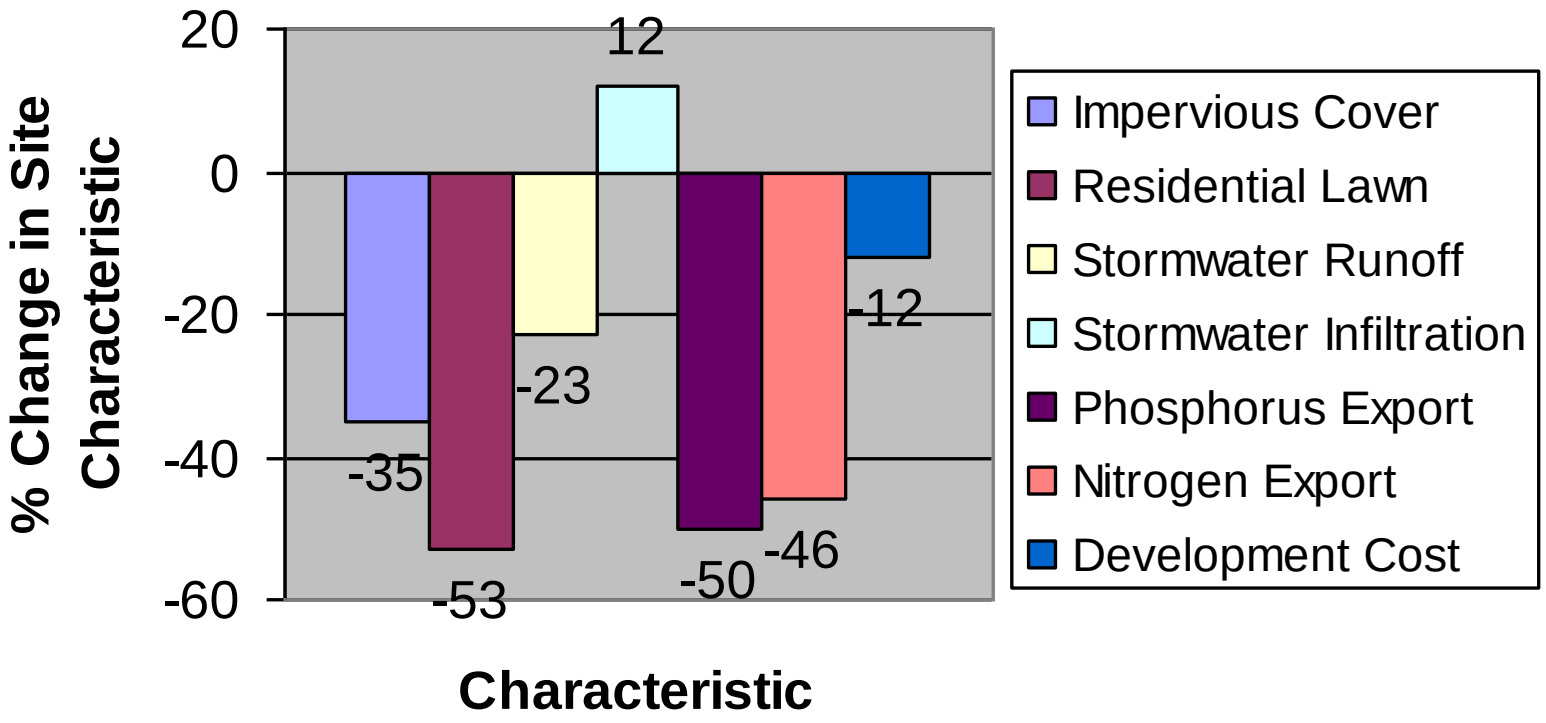


Example: Low-Density Conventional Subdivision

Example: Conservation Subdivision



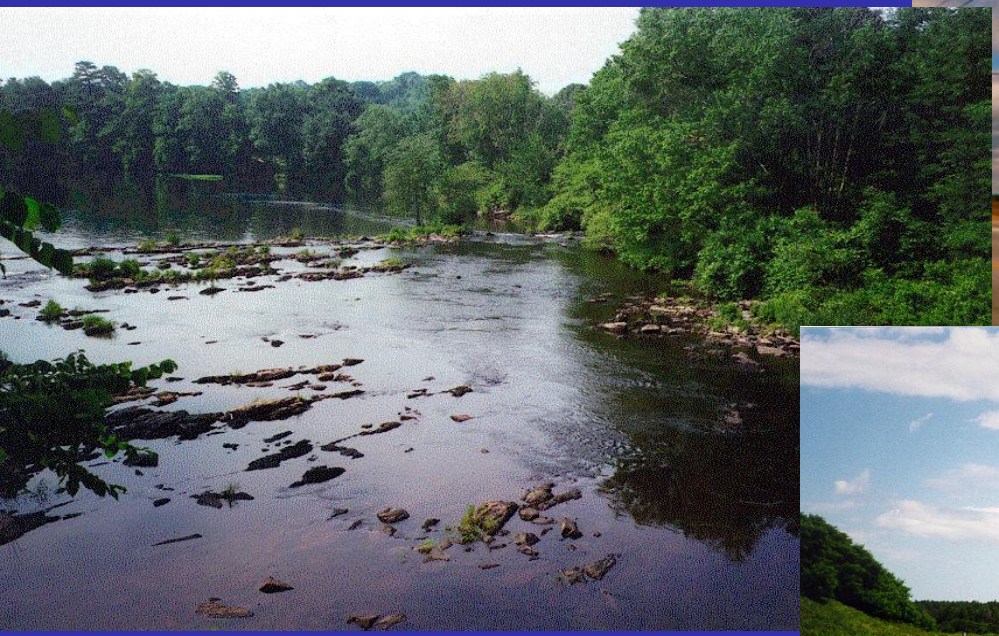
Percentage Change in Key Site Characteristics



Study by the Center for Watershed Protection, "The Benefits of Better Site Design in Residential Development."

Effect of Development on Aquatic Habitat

Environmental Benefits of Smart Growth



Economic Impact of Smart Growth

Smart Growth is growth that is environmentally friendly, supportive of community livability, and economically sound.

Economic Implications of Smart Growth as it Pertains to:

1. Residential Development

2. Retail/Industrial Development

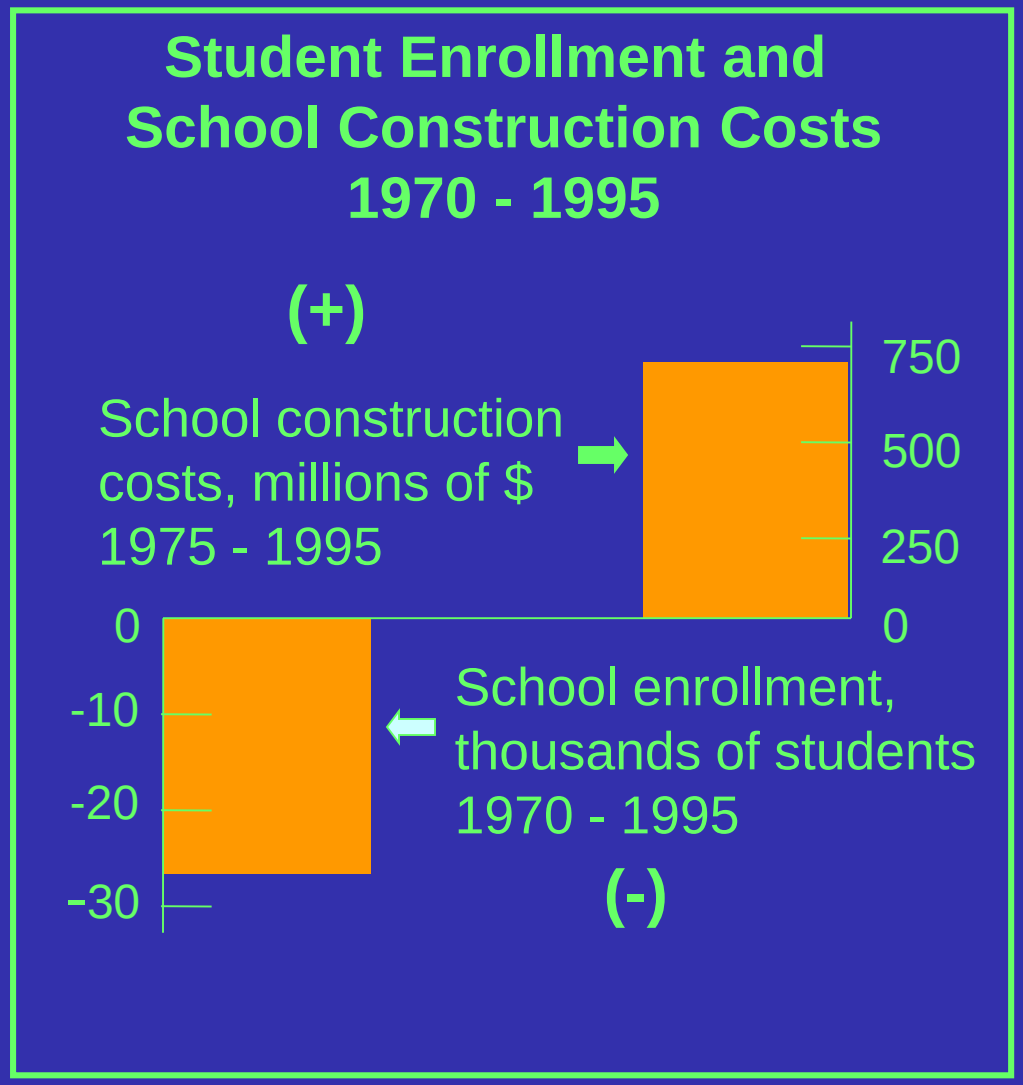
Residential Implications

- Community
  - Cost of Services (sewer/water, school, fire...)
  - Open Space
- Individuals
  - Commuting Costs
  - Housing Costs
  - Property Values
  - Taxes

Residential Sprawl Increases State and Local Government Costs for:

- School Construction
- School Busing
- Road Construction
- State Police Coverage
- Air and Water Pollution Control
- Growth Management
- Rural Infrastructure

Impact of Sprawl on Maine Schools



Source: The Costs of Sprawl: Maine State Planning Office. May 1997

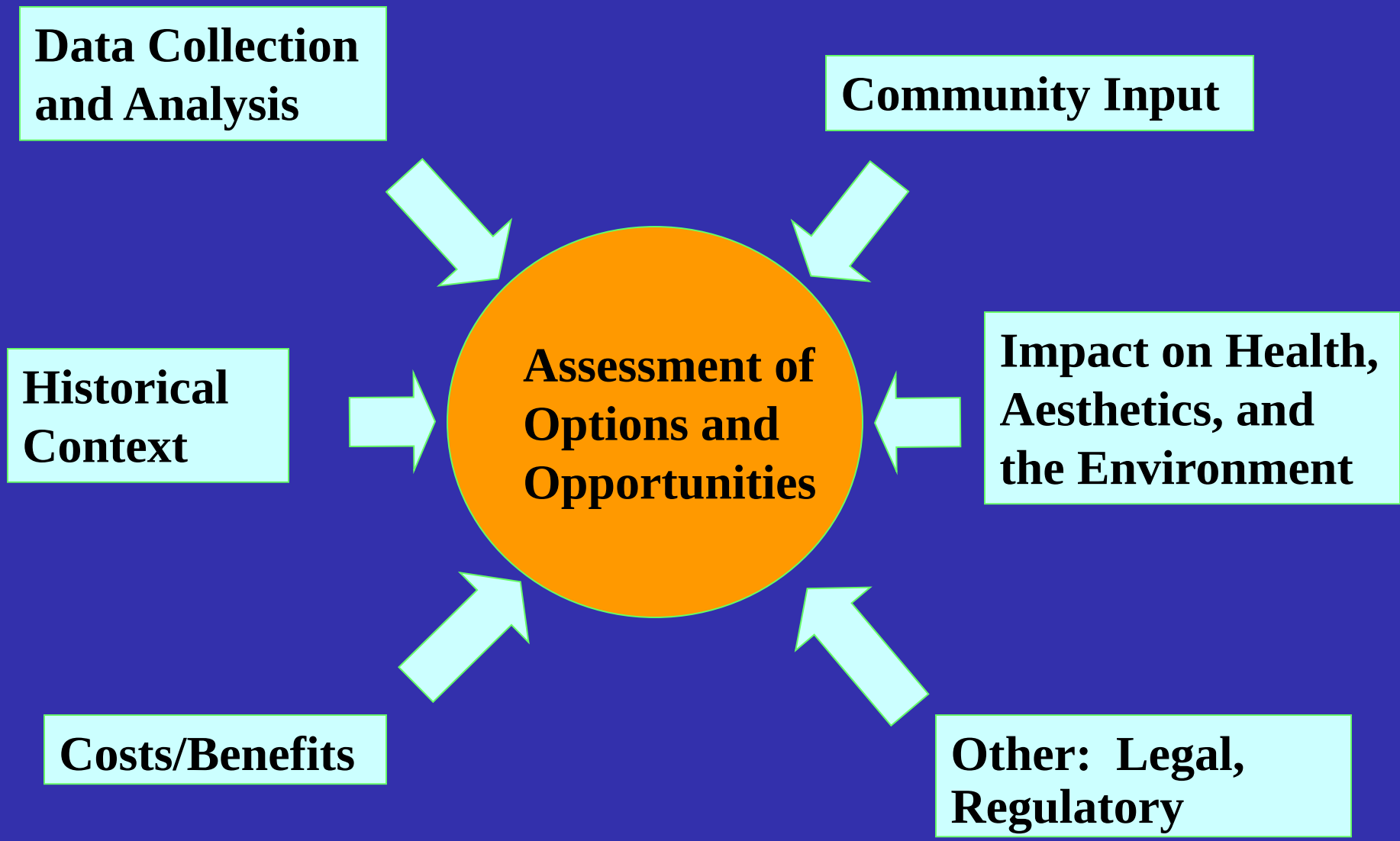
Retail/Industrial Implications

- Economic Benefits of Smart Growth
  - Revitalization of Downtown
  - Recycling of Local Dollars
  - Consolidation of Services (transportation, etc)
  - Increased Property Values
- Costs of Sprawl
  - Increased Cost of Services
  - Leakage of Revenue
  - Forced Business Closures
  - External Costs (property value, pollution, safety)

Keys to "Smart" Economic Development

1. Comprehensive Assessment of Options
2. Educate Citizens and Public Officials
3. Integrate Smart Growth in Planning Activities

Comprehensive Assessment



Case Study: Green Bay Comprehensive Retail Assessment

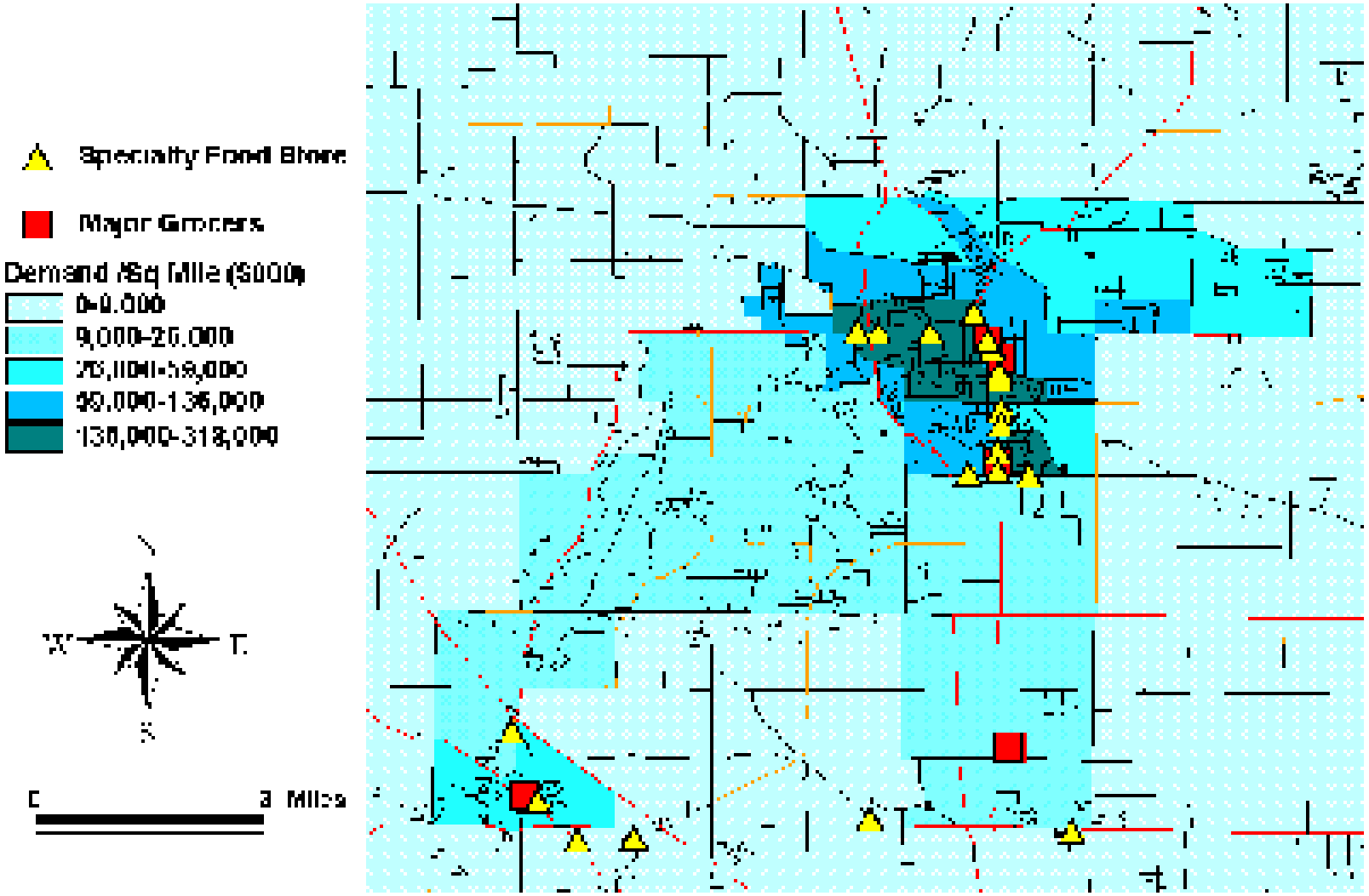
Assessment Goals

- Assess desirable categories of business
- Determine strengths and weaknesses with respect to retaining and attracting business
- Consider needs of local citizens, consumers retailers, developers, and the environment

Green Bay Process

1. Assessed needs/wants of community
2. Used GIS and other data to identify retail options
3. Made recommendations to the Planning Board
4. Educated Green Bay citizens and Public Officials
5. Developed regulatory devices to promote smart retail development

Supply & Demand Analysis, Specialty Foods



Tools for Smart Economic Development

- Brownfield Redevelopment
- Business Incubators/Micro Enterprise Dev.
- Direct Local Investment
- Land Banking
- Split-rate Property Tax
- Historic Preservation
- Streamlined Permitting (articulate what development is/isn't acceptable)


Smart Growth in Dover
It's about the environment, economy, and people
Community well being

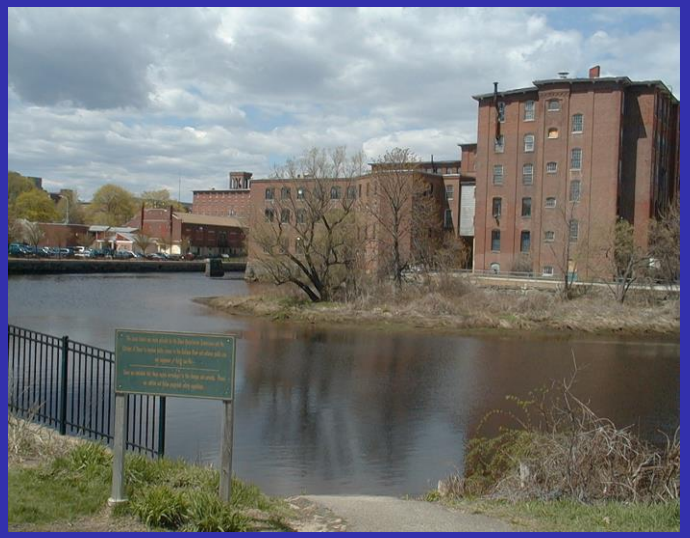
It’s a story that we create with our actions

Where we decide to shop, work, and live

Where we play at a young age

and when we are daring

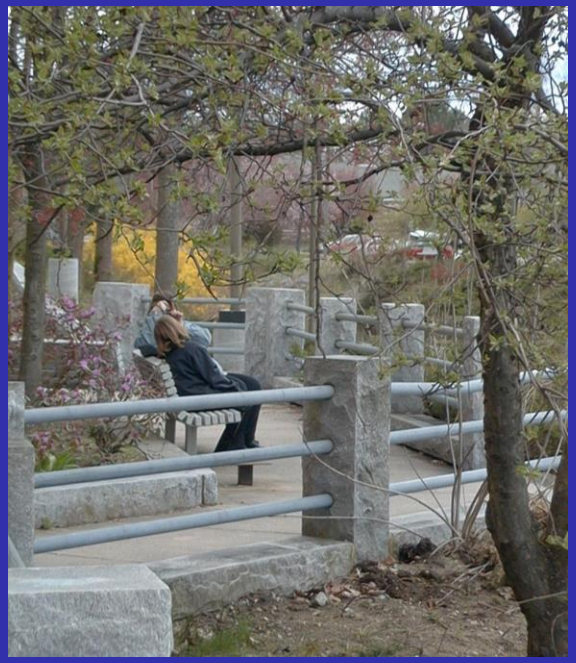
Walking and canoeing in a rural landscape



or a more developed setting

… each beautiful…

Finding time to enjoy Dover alone and with friends and family



Greeting friends

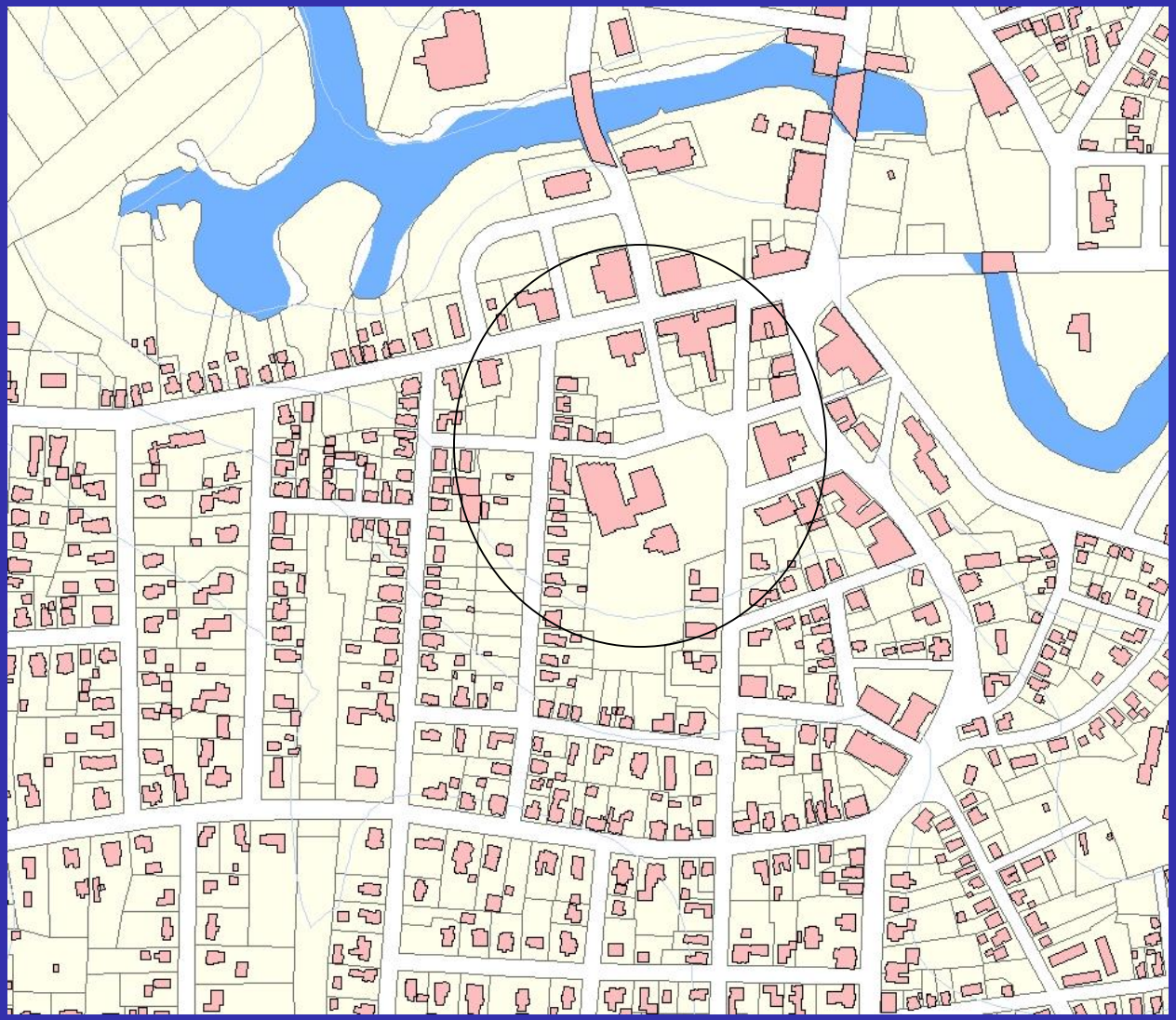
Feeling safe

Being in an aesthetically pleasing place with easy connections to your destination

City Hall

the center of the civic district

Parcel map of downtown Dover with Civic District outlined



Library, District Court, Post Office, renovated Middle School – all in the core of the city

Working in downtown

Music

Child Day Care

Cameras

Barbershop

Schools

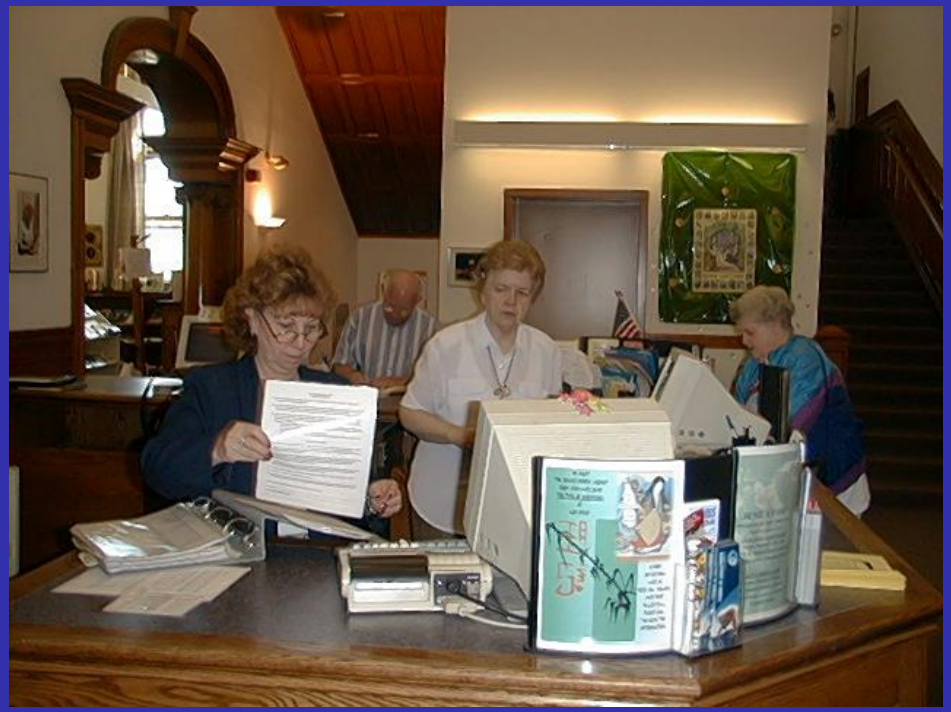
Child Day Care

Post Office

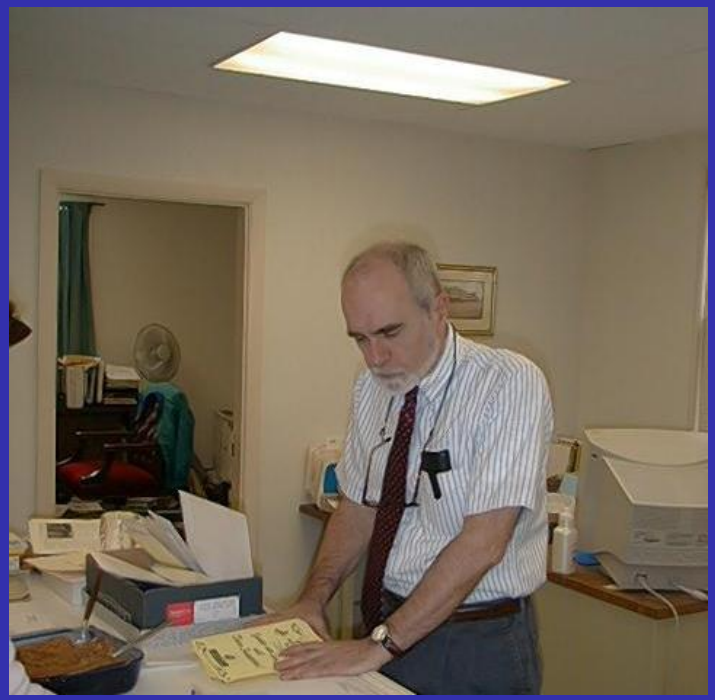
Market

Hardware

Volunteers & Employees



Greater Chamber of Commerce & the Main Street Program



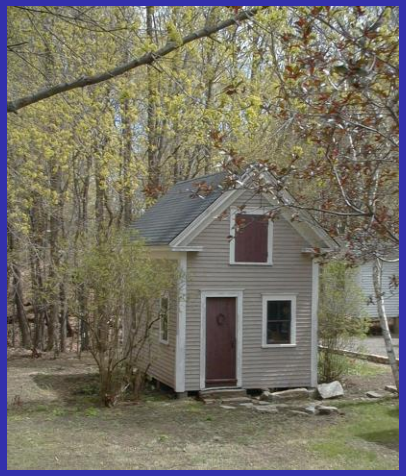
Living in the historic areas of Dover

Above the store

Two houses on a lot

Renovation and restoration of homes

Apartments, single family homes, duplexes, condominiums, rooms and offices

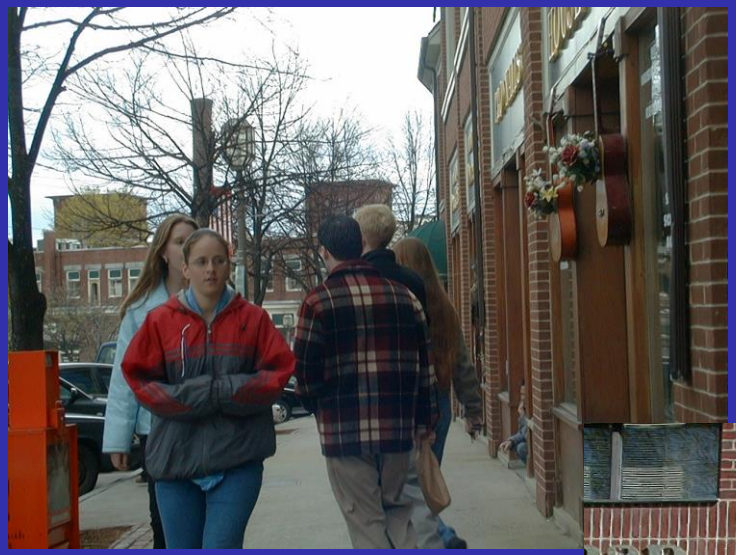


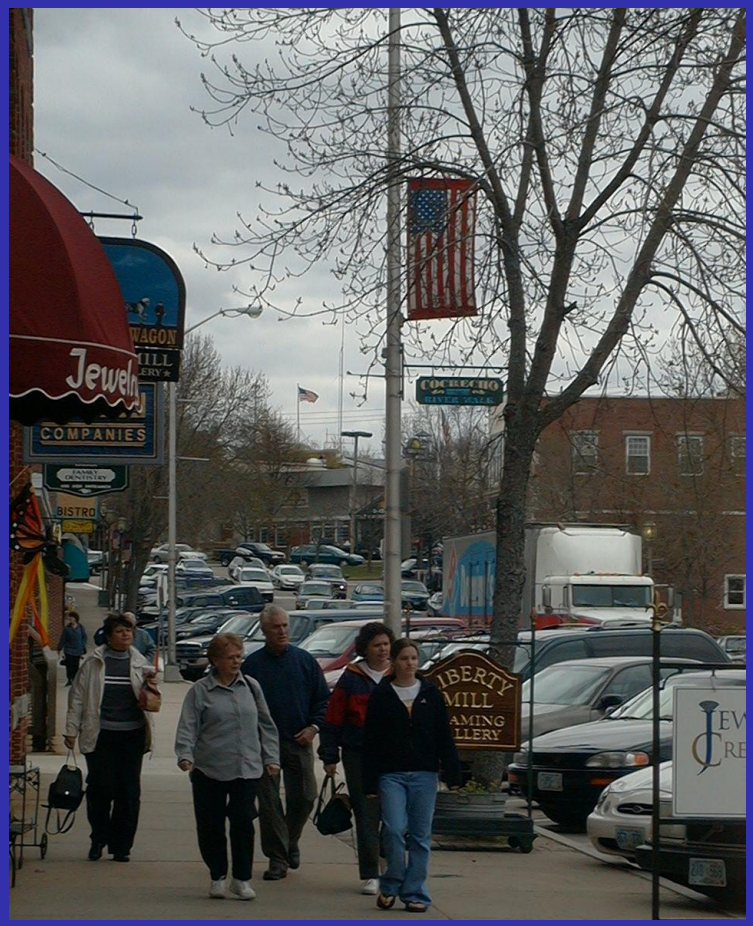
Renovation of buildings for new residents

New infill development for residential use

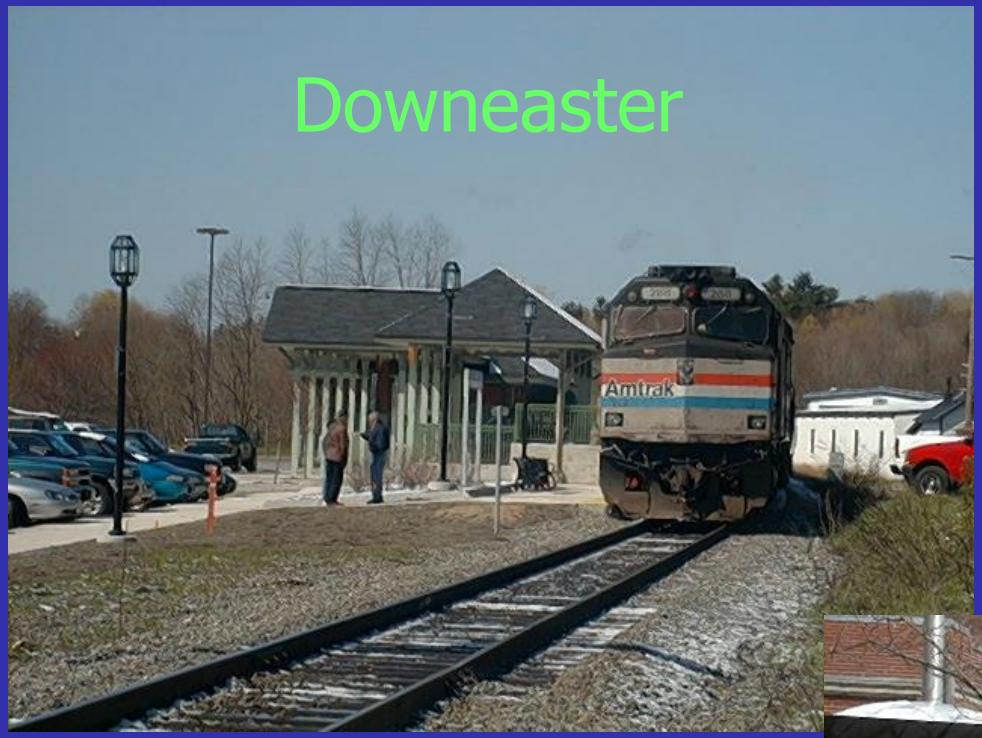
Safe places for older residents to live and shop

Easy to walk to home, school, work, stores





Every trip starts and stops with walking….



Downeaster

Commuter rail

needs a density of 15 to 20 households per acre for viability

COAST

Transit

needs a density of 6 to 8 households per acre for viability

Safety for pedestrians

Parking for cars

Staying connected with the natural beauty of Dover

Staying connected by volunteering

Smart Growth: Doing whatever we can do

to respect the environment and manage our resources

to enhance the economic vitality of our city

to create a healthy, vital community