

WANTED

SMART GROWTH

REWARD

ANSWER TO URBAN SPRAWL?

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Light-footprints of mankind

Cross border survey anti-sprawl concept 'Smart Growth' U.S.A. – Canada – Netherlands

- 1. Definition**
- 2. Culture**
- 3. Market**
- 4. Residents**
- 5. Politics**
- 6. Lessons learned**
- 7. Caution** 

Definition

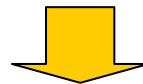
Axioma:

Unfettered development of cities or metropolis (urban sprawl) is unwanted and not sustainable, either.

Spatial planning = Managing growth/decline = Balancing Act
(making the right choices)

Definition Smart Growth (U.S.A.)

... to encourage development, redevelopment and economic growth in locations that are well situated, with respect to present or anticipated public services and facilities, and to discourage development where it may impair or destroy natural resources or environmental qualities.



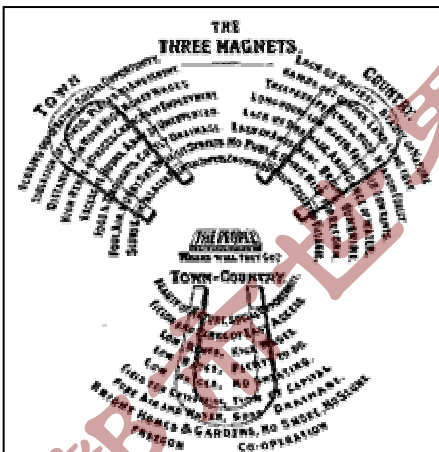
... development serves the economy, community and the environment ...

Culture



- How the West was won (frontier)
- Developers should be free to build where homebuyers want to live
- Self-management on high standards ('we don't expect much from government')

- Delta situation, luring danger of flooding
- Joint forces & water management: 'keep dry feet'
- Millennium old principle of common interest



- 'Utopia' of Sir Thomas Moore (1516)
- Ebenezer Howard (1850-1928): Garden City > satellite towns with perfect blend of city & nature
- Early policy of urban regeneration (1969) > redevelopment brownfields

Market

American dream:
single family home
for ordinary people



States / counties:
different practises
different (non)laws,
different values



It's build wherever
you want ...

Shorthanded
for critical and
top-down
strong
government
decrees, one
needs other
mechanism
and tools to
put a halt to
'it's build
wherever you
want':
**bottom up
SMART
GROWTH**

Top-down 3-
tiered strong
government,
approved plans
on all levels for
every m² or sq.ft.



Housing policy
& legislation,
urban growth
boundaries, ppp



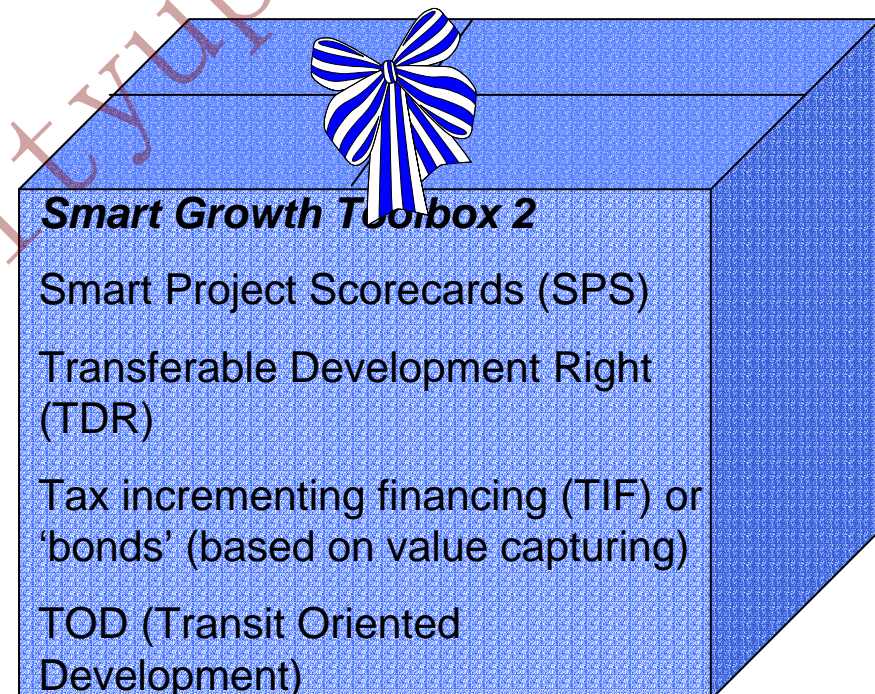
Early brownfield
redevelopment



*Smart mix =
smart growth +
brownfield
redevelopment
+ good public
transportation*

Residents

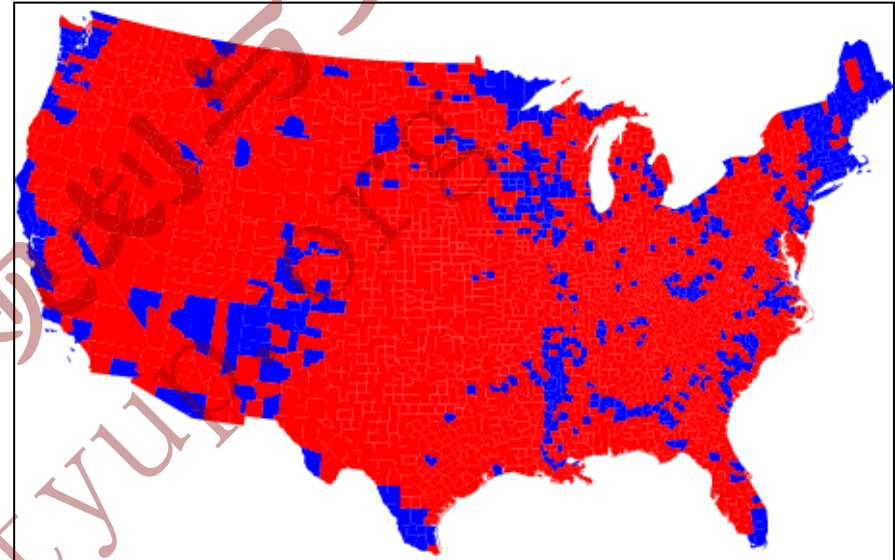
To counter *sprawl*-like developments on a large scale and to promote *brownfield* redevelopment, **residents' awareness** and **voter's sense of urgency** need a real *boost*! **Consumer's wishes** can have a **multiplier effect** and are an important *push* factor for the market to build smart and for authorities to enact smart.



Politics



New urbanist developments & smart growth settlements/neighbourhoods



Election results by county
Presidential Election Polls 2004



Note: The blue may be small in area, but they are large in terms of numbers of people, which is what matters in an election.

Lessons learned: **Prevention is better than cure**

- Sprawl is part of the growth of cities - in every era there was a transitional zone around the (walled) city.
- In past eras sprawl for the happy few created nowadays much appreciated estates and parks.
- Sprawl in the 20st century has become a mass phenomenon -with a negative connotation (a.o. green cannibalism).
- The policy of *smart growth* reforms extensive sprawl only at a very slow pace.

So: Prevention is better than cure > DO PLAN & MANAGE!

- *Smart growth* –requires a long term policy and holistic approach.
- *Smart growth* -urgently needs concerted action and a democratic setting.
- *U.S. Smart toolbox* –cherry picking recommended.

Tailor *smart* tools to ones proper situation > there is no 'one and the same *smart* solution' fitting divers' cultures in countries and communities all over the world.

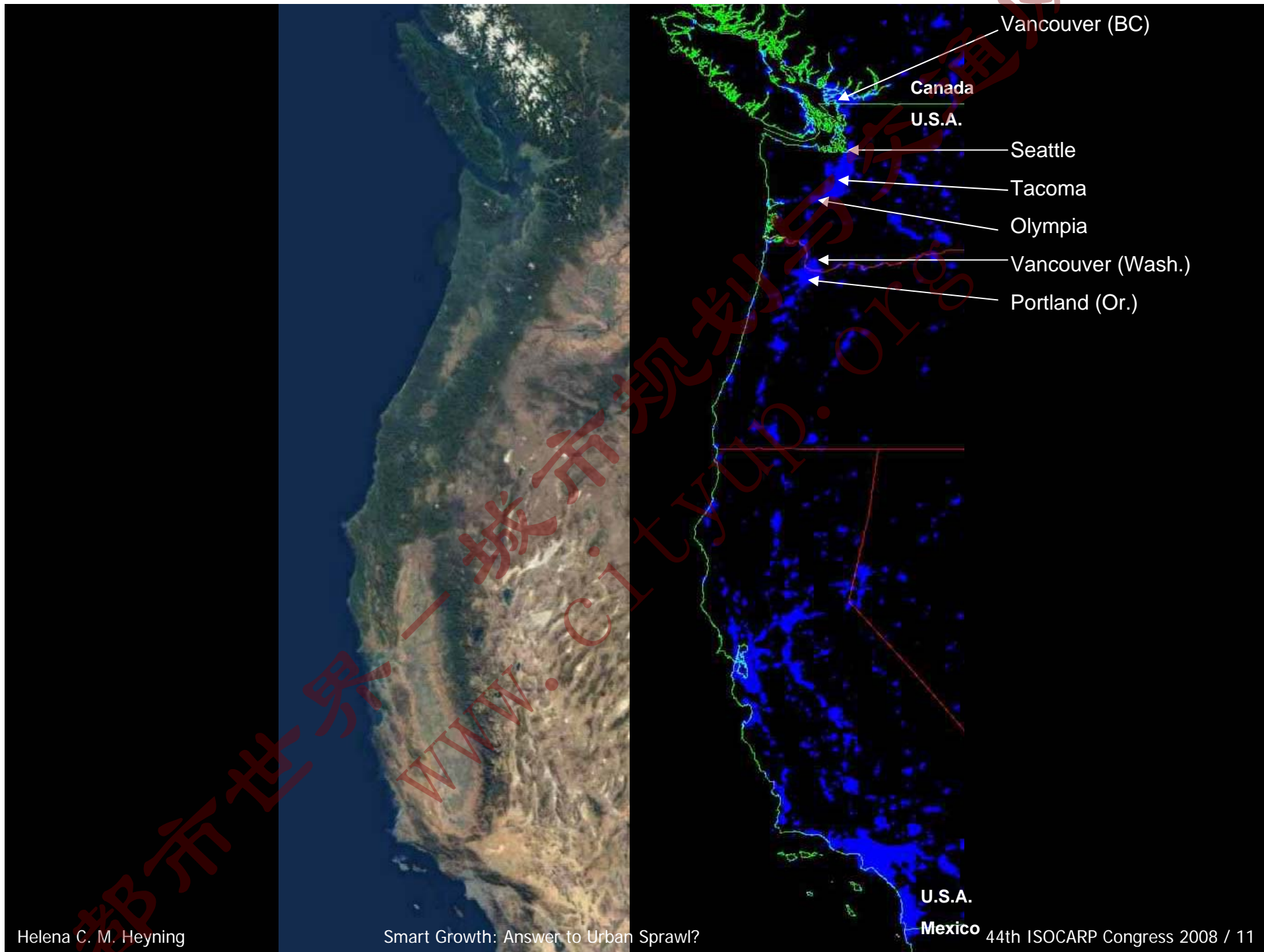


CAUTION!

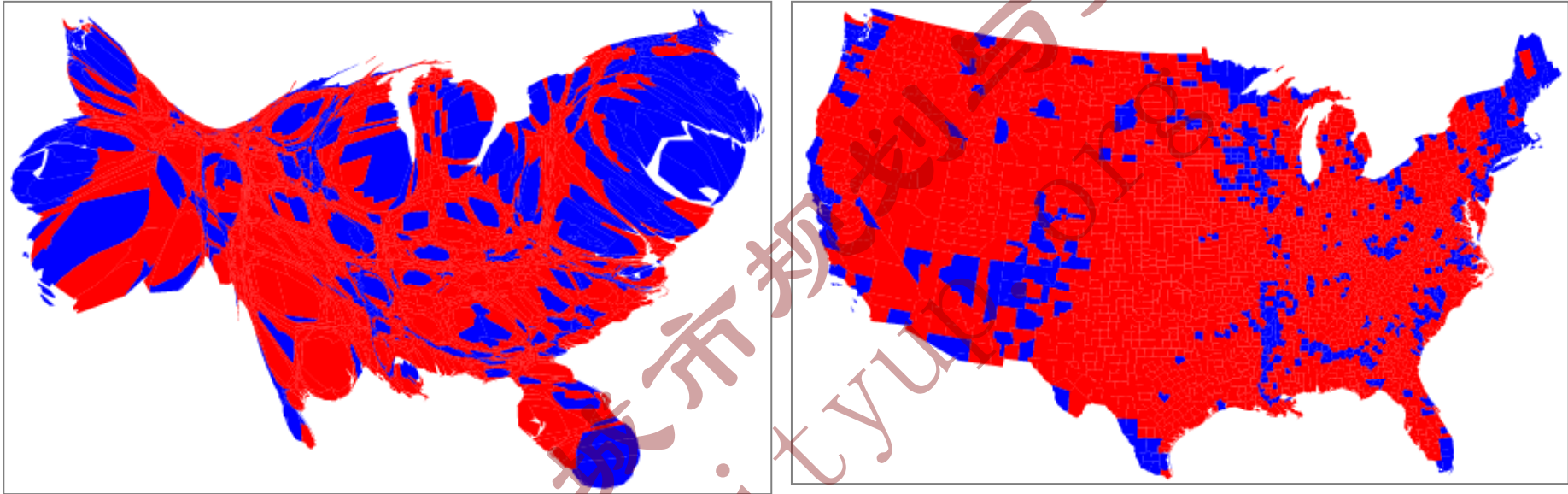


Countries with an emerging economy and a rising middle class should beware of the dangerous combination of:
**growing prosperity (changing house preferences)
+ cheap automobiles (reliance on cars) + non-planning
(liberty above all things).**

The kombi generates *sprawl* and enlarges the energy crisis.



Election results by county



Cartogram, a map in which the sizes of states have been rescaled according to their population

That is, states are drawn with a size proportional not to their sheer topographic acreage -- which has little to do with politics -- but to the number of their inhabitants, states with more people appearing larger than states with fewer, regardless of their actual area on the ground. <http://www-personal.umich.edu/~mejn/election/>

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