



Smart Growth America

Making Neighborhoods Great Together

Tactics and Techniques for Livable Communities in Small Cities, Towns and Rural America

Rocky Mountain Land Use
Institute

March 5, 2011 Denver, Colorado

Smart Growth America . . .

. . . advocates for people who want to live and work in great neighborhoods. We believe smart growth solutions support businesses and jobs, provide more options for how people get around and make it more affordable to live near work and the grocery store. Our coalition works with communities to fight sprawl and save money. We are making America's neighborhoods great together.

Overview

- Sign up for our mailing list!
- Small towns - what I've learned
- McCall, Idaho
- Missoula, Montana
- Lessons learned

My experience – small towns

- Aspen
- Snowmass Village
- Basalt
- Carbondale
- Glenwood Springs
- Silt
- Rifle
- Gypsum
- Eagle
- Avon
- Beaver Creek
- Vail
- Minturn
- Granby
- Durango



Basalt, CO



Aspen, CO

My experience – small towns

- Jackson
- Wilson
- Driggs
- Ketchum
- Hailey
- Bellevue
- Sedona
- Moab
- Chelan
- Stehekin
- Bend
- Sisters
- Redmond
- Joseph
- Enterprise
- Wallowa
- Lostine
- McCall
- Donnelly
- Cascade
- New Meadows
- Council



Basalt, CO



Aspen, CO

My experience – small towns

- Sequoia National Park
- Kings Canyon NP
- Arches NP
- North Cascades NP
- Colorado National Monument
- Pinnacles National Monument



Basalt, CO



Aspen, CO

What I've learned...



Dense, mixed use communities are ugly



Riomaggiore, Italy

We have no history with them in North America



Mesa Verde, CO

Nobody would want to live in one



Aspen, CO



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They just don't work in the West



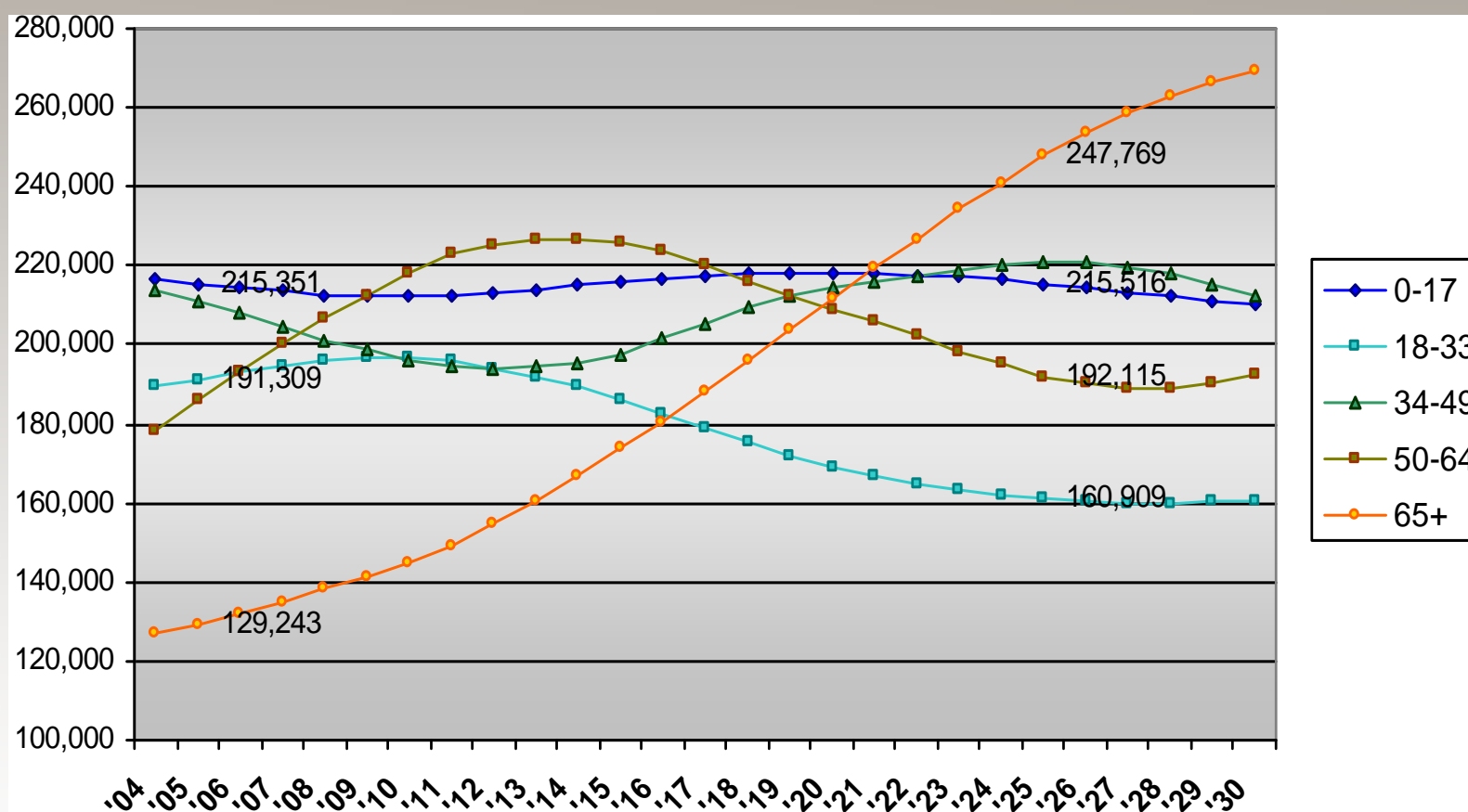
Vancouver, BC

So, shut up and drive!



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The “silver tsunami”



Source: U.S. Census Bureau, 2005

Graph courtesy of Dr. Larry Swanson, O'Connor Center for the Rocky Mountain West, U. of Montana



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Rise in single-person households

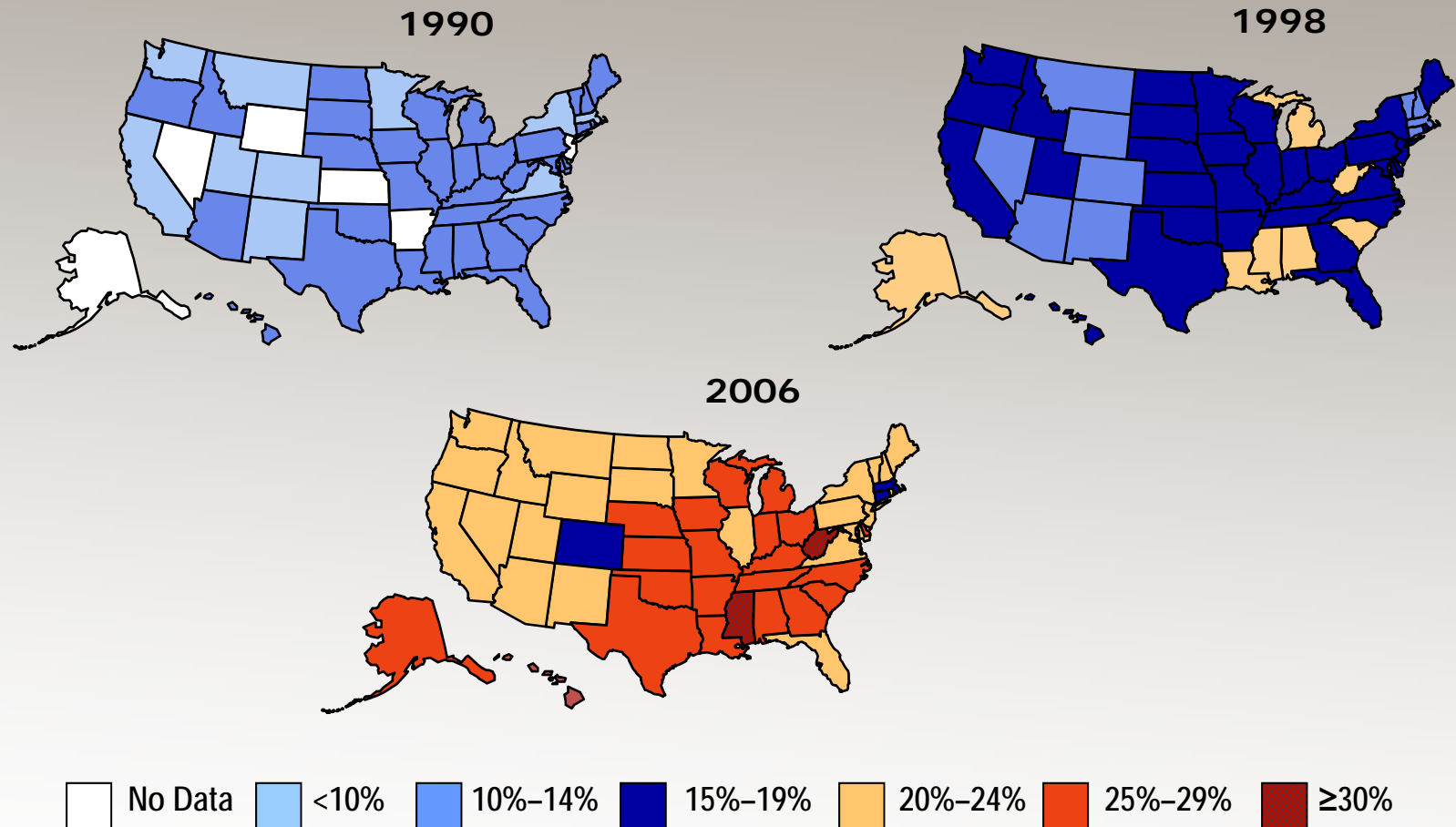
National Trend

Household	1960	2000	2025
With children	48%	33	28
Without children	52	67	72
Single	13	26	28

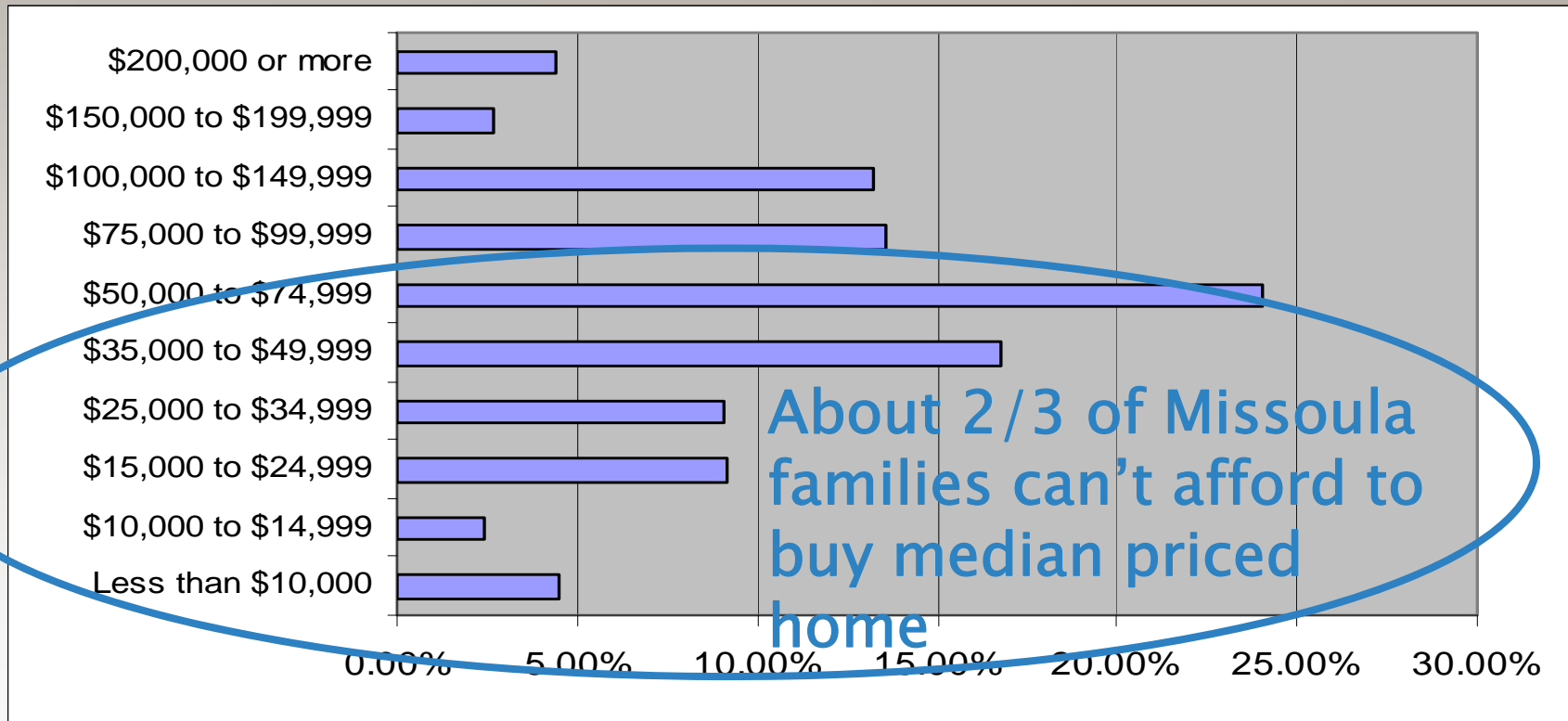
Nelson, Arthur "Where Will Everybody Live?" EPA White Paper, Virginia Tech 2007

Obesity Trends* Among US Adults

(*BMI ≥ 30 , or about 30 lbs. overweight for 5'4" person)



Housing affordability



American Community Survey

What is his inheritance?

- Old?
- Fat?
- Broke?
- Alone?



More than any other time in history, mankind faces a crossroads. One path leads to despair and utter hopelessness. The other, to total extinction. Let us pray we have the wisdom to choose correctly. – Woody Allen

Shaping the future we want



New reality

- Technology
- Economy
- Transportation
- Mores
- Values
- Quality of urban life



McCall, Idaho

- A community of 3,700 people
- Boise metropolitan area, approximately 100 miles to the south
- A 5,500 acre alpine lake
- Three ski mountains and a lift served tubing hill
- Ponderosa State Park
- Established downtown
- Established second home community
- Airport with capacity for expansion
- Physical and civic infrastructure and a city government staffed to manage change
- www.mccall.id.us

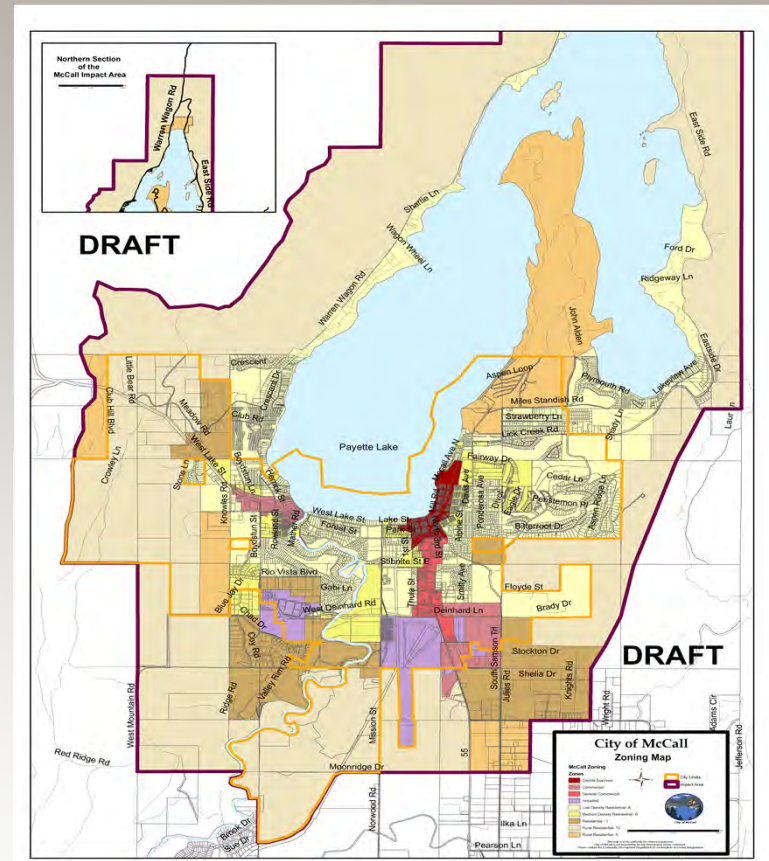


Zoning and subdivision ordinances

- Project commenced in late 2000
- Public review draft – July 2005
- Rewrite advisory committee – July-August 2005
- Commission adoption draft – October 2005
- City and County Planning & Zoning Commission recommendation for adoption – December 2005
- City Council adoption – February 23, 2006
- County Commission adoption – March 27, 2006

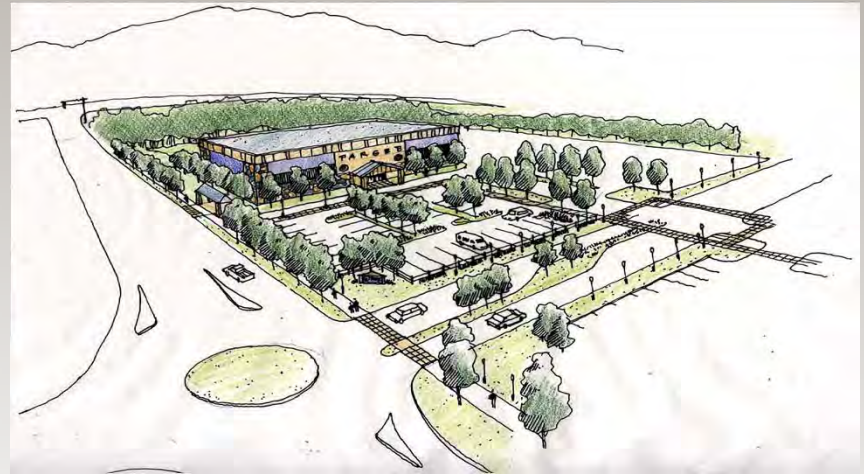
Regional Cooperation

- Code modified to create McCall Area P&Z
- Four members appointed by Mayor with Council confirmation
- Three members appointed by County Board
- Hears all cases in City and Impact Area
- City decisions go to City Council
- Impact Area decisions go to County Board



Regional competitiveness

- Professional offices not permitted on ground floors fronting the street in the CBD
- Ten percent formula restaurant cap
- Ten percent formula retail cap
- 40,000 SF max building footprint
- 100,000 SF max shopping center square footage
- Drive-ups prohibited in CBD
- Sidewalks, curbs and gutters required



Dark sky

- New code in response to citizen input
- Protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.
- Three years to commercial compliance
- Twelve months to residential, institutional compliance



Design review



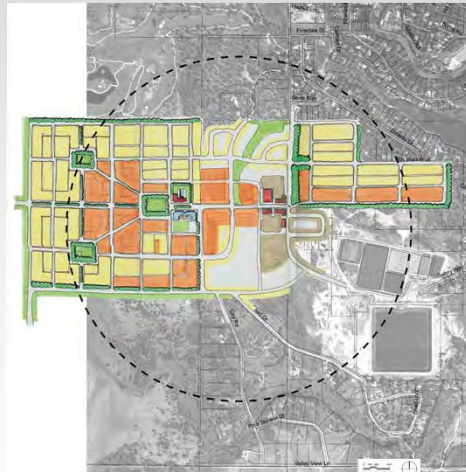
- Process for using *Design Guidelines*
- The *City of McCall Design Guidelines* is a separate document
- Design review approval required for just about everything except a single family home less than 3,500 square feet that is not in the Scenic route or Shoreline zones
- Subdivisions with design review procedures approved by the City would be exempt from this requirement

Affordable Housing Incentives in Zoning Ordinance

- R-16 Zone District
- 60 dwelling units/acre in CBD
- 40 dwelling units/acre in CC
- New NC zone
- Residential development in commercial zones only as a part of mixed use project

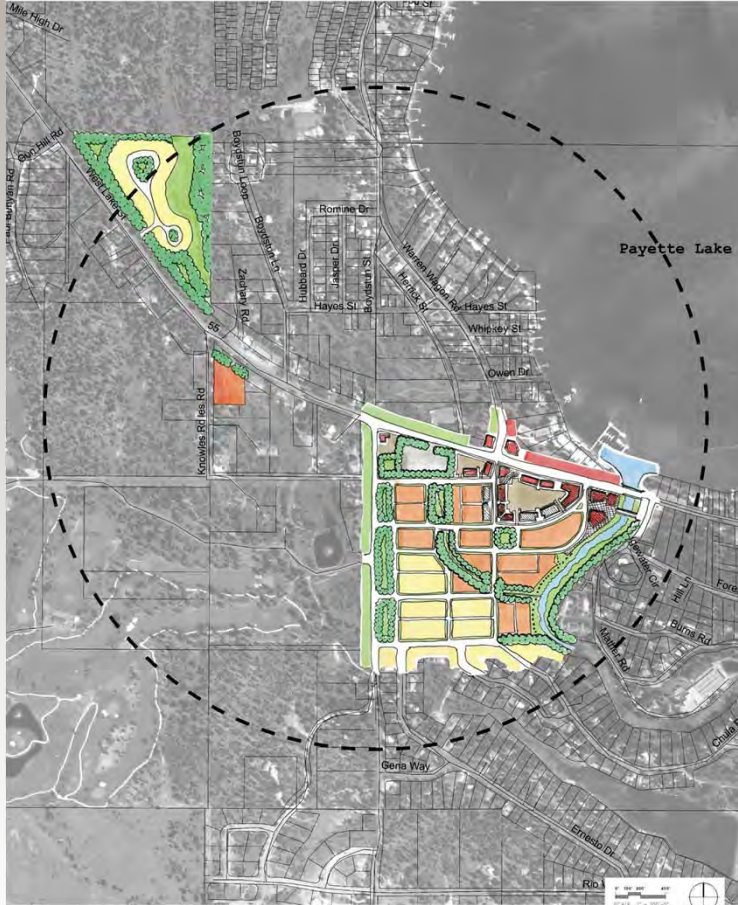


EPA smart growth grant



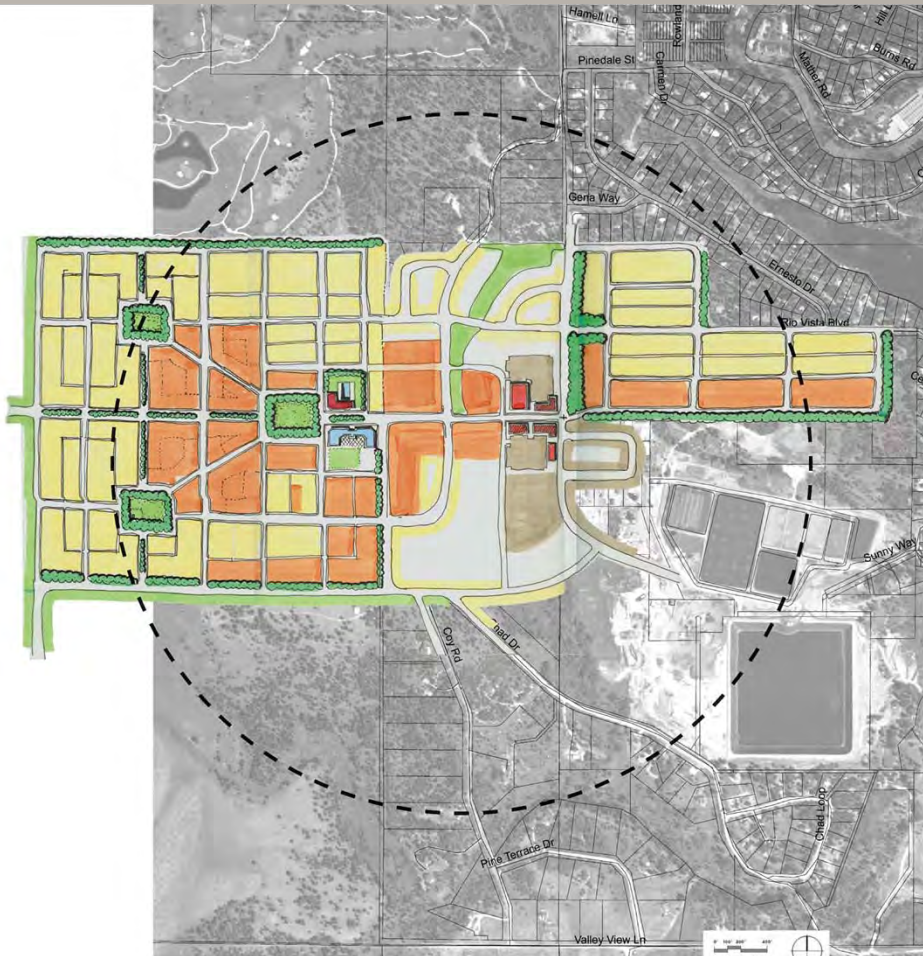
- Grant award – July 2005
- Workshops – October 2005
- Comprehensive plan amendment recommended by P&Z – January 2006
- Comprehensive Plan Amendment adopted February 9, 2006

EPA smart growth grant



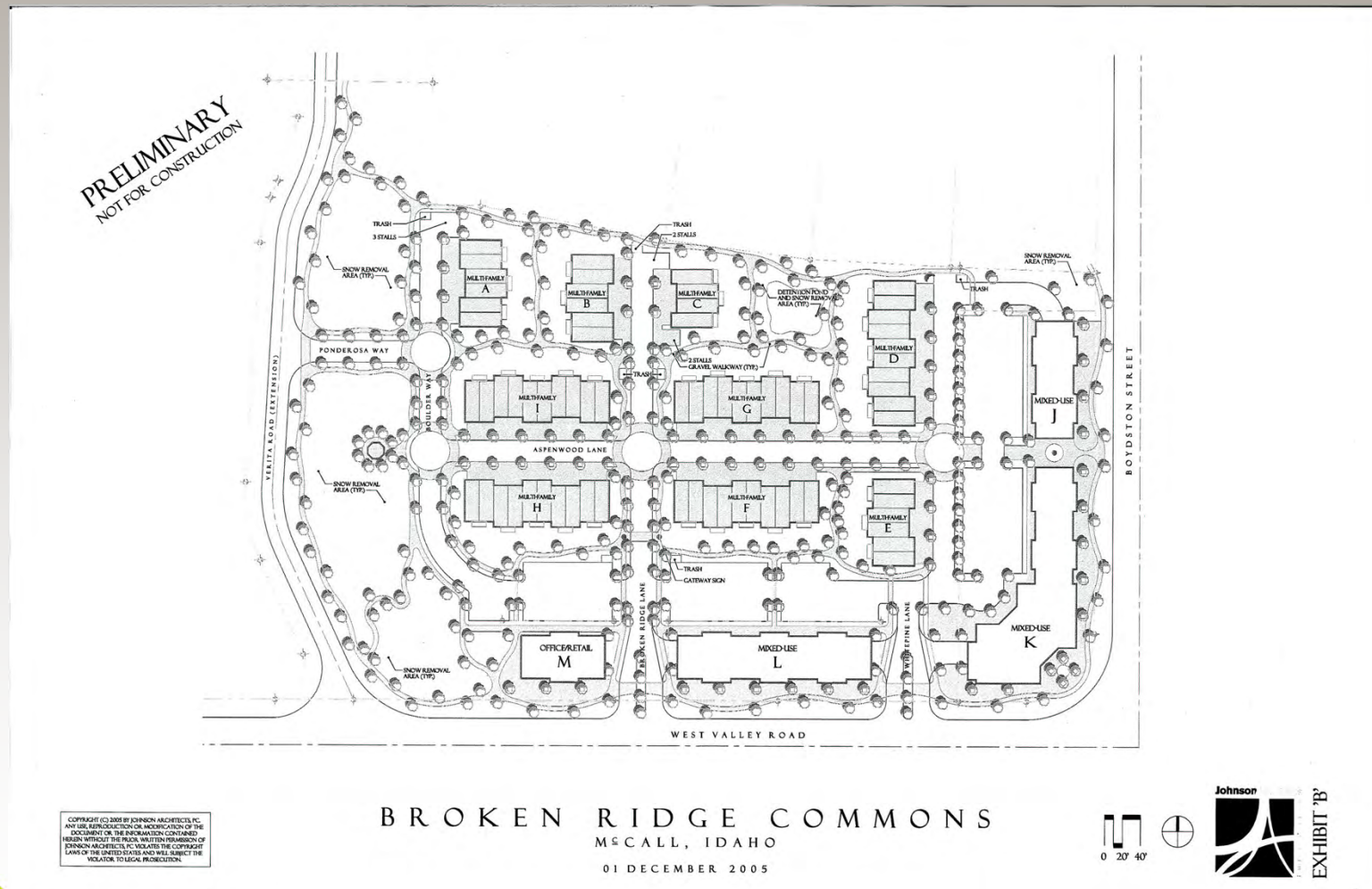
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Results



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Results



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Results



Material Callout

Rough Sawn Wood Siding Stained

Rough Sawn Timbers

Stone Veneer

Steel Awnings

Corrugated Metal Awnings



2 Story @ 35'-0" Height Limit



3 Story @ 35'-0" Height Limit



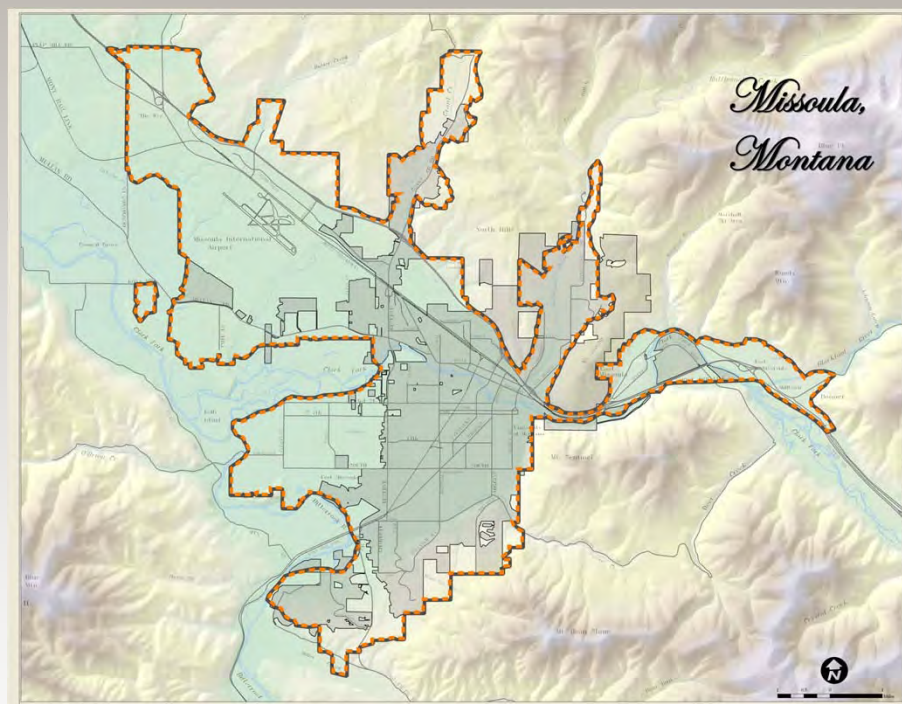
Typ. @ 50'-0" Height Limit

**Woodsman
Redevelopment**
402 N. 3rd. McCall, ID 83638



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Missoula Urban Fringe Development Area Project



UFDA

- **Uff da** (can also be spelled uff-da, uffda, uff-dah, oofda, ufda, oofta or ufta) is an exclamation of Scandinavian origin that is relatively common in the Upper Midwestern states of the United States. It roughly means "drats," "oops!" or "ouch!", especially if the "ouch!" is an empathetic one. In Norwegian Midwestern USA cultures, "Uff Da" translates into: "I am overwhelmed."

UFDA

- Process
- Data
- Alternatives
- Recommendation



Bozeman, MT



Outreach

- Three cycles of meetings
- 70+ presentations, including:
 - BCC/Mayor/Council
 - Planning Board
 - Community Forum, Neighborhood Councils, Community Councils/County neighborhoods
 - Business/Economic Development groups
 - Service clubs
 - General public meetings
- Public Hearings
- Website and media



Bozeman, MT



*Planning for
about 15,000
new
households
over the next
20 years*

Building Permit Activity

	Building Permit Report (Units)			
	Single Family	Duplex	Multi-Family	Total
FY2001	285	22	260	567
FY2002	365	38	297	700
FY2003	419	130	981	1,530
FY2004	367	32	327	726
FY2005	457	28	166	651
FY2006	374	32	47	453
FY2007	303	28	125	456
Total Units	2,570	310	2,203	5,083

Average/year	726 Units
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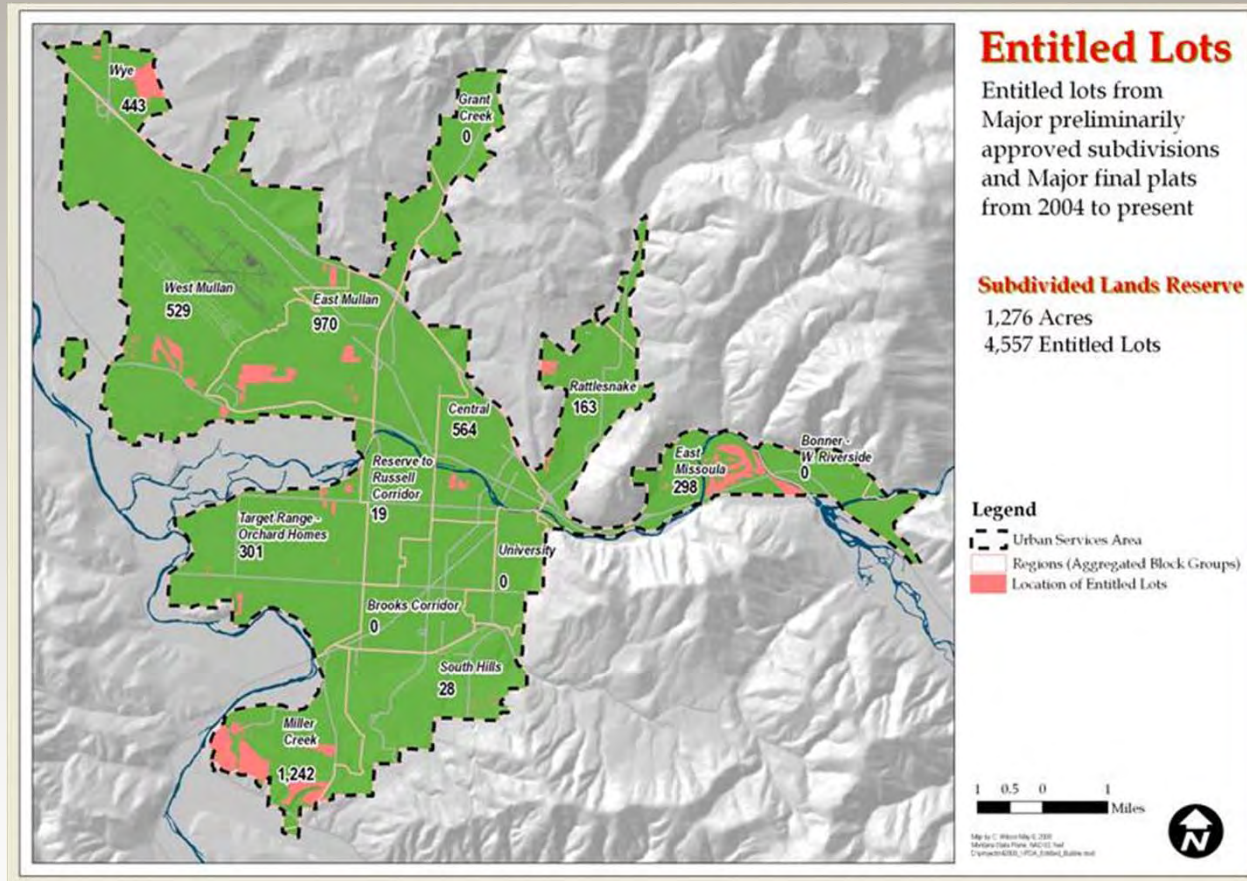
FY Runs from 7/1-6/30

Based on City of Missoula Building Permit Data

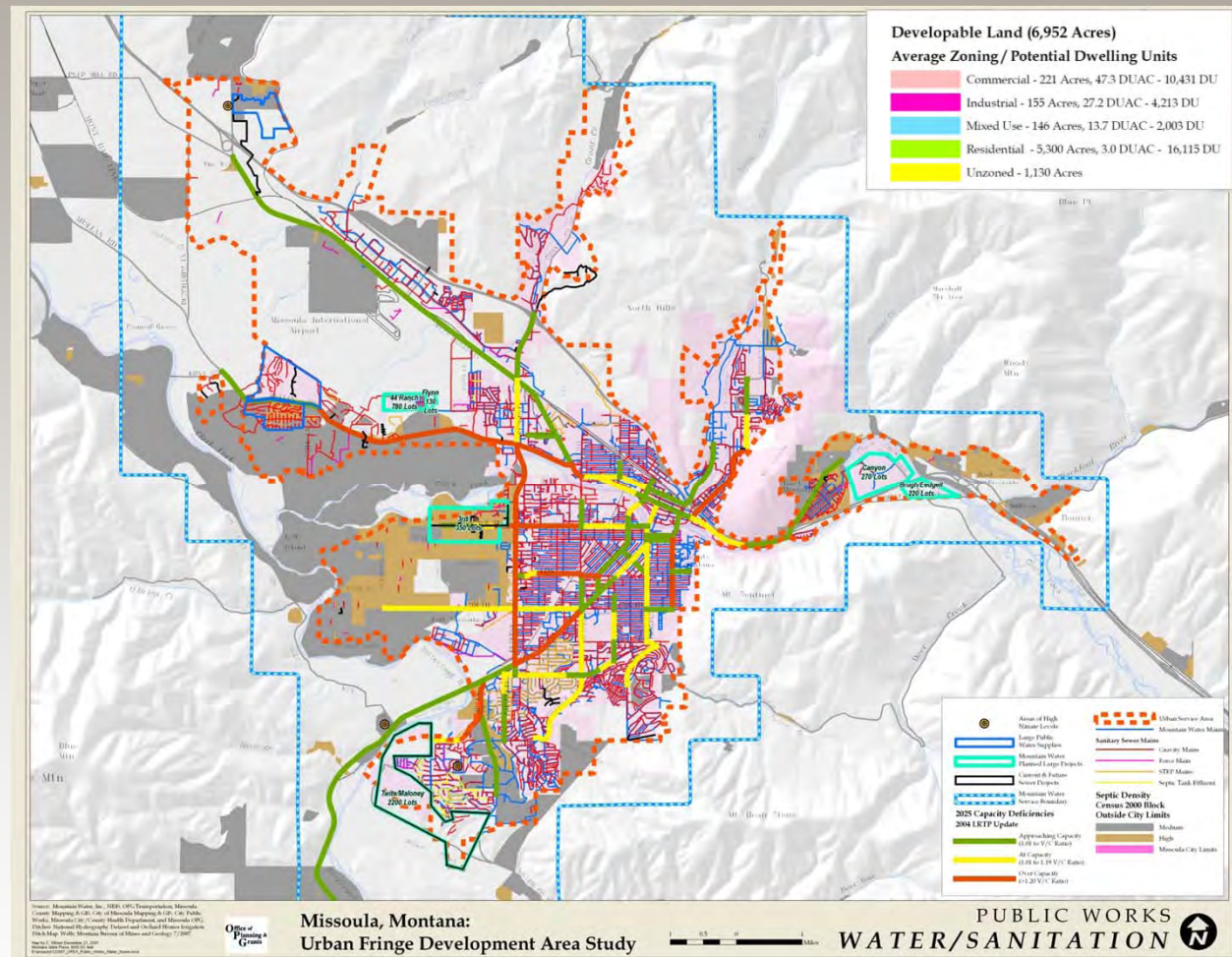
Date: 12/05/2007

20 years of new development x 726 dwelling units/year = **14,520 units**

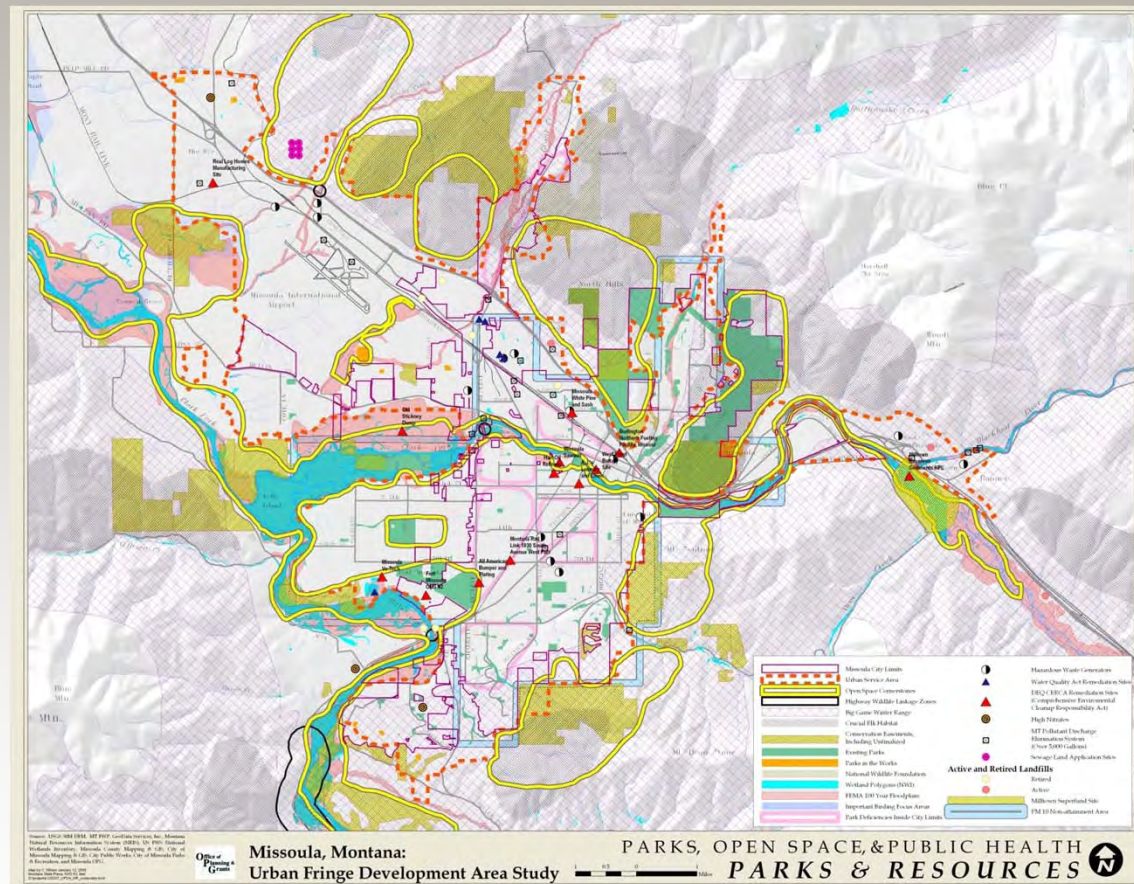
4,557 lots on 1,276 acres



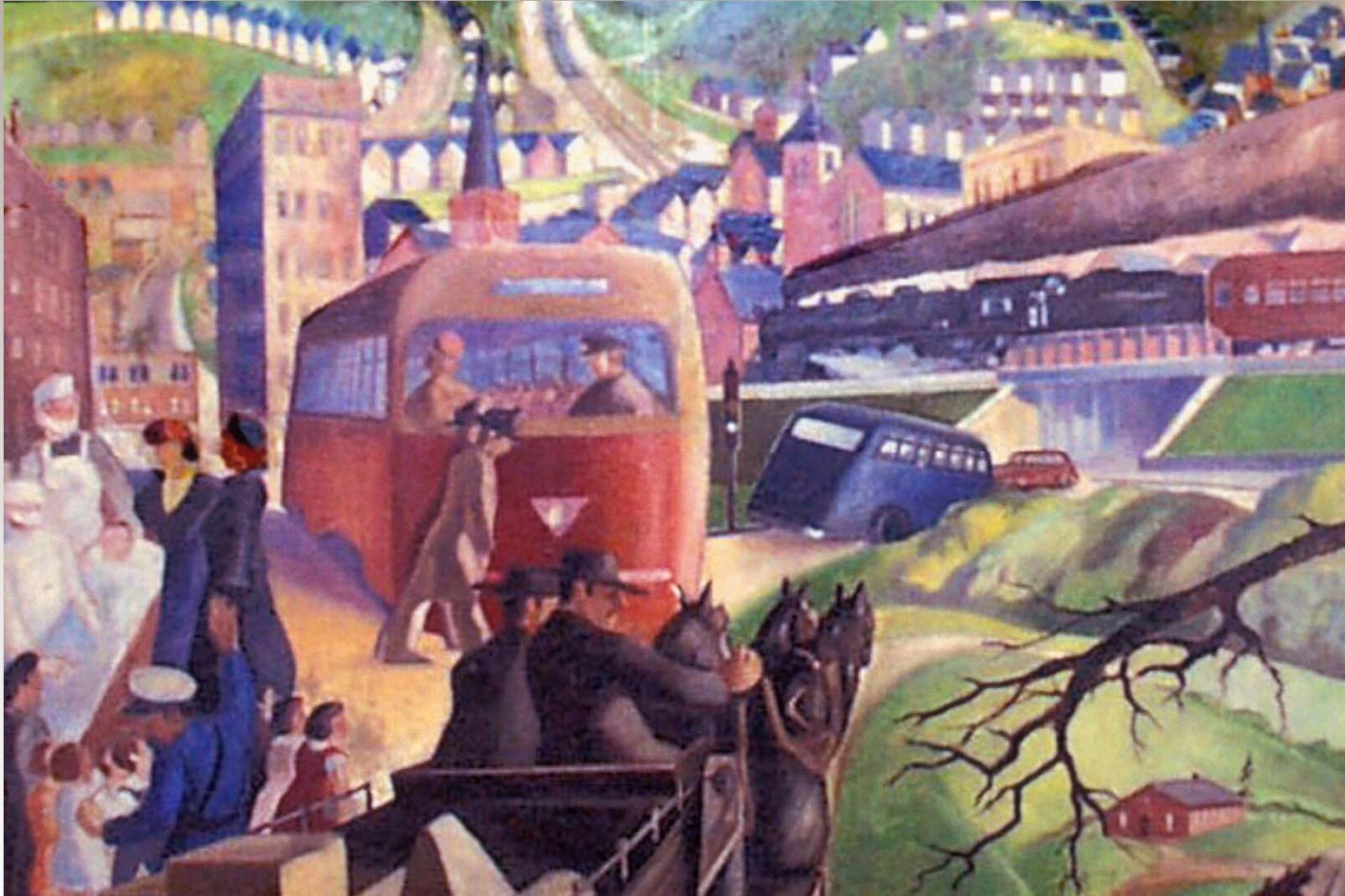
Infrastructure



Parks, Open Spaces, and Public Health



Scenario development

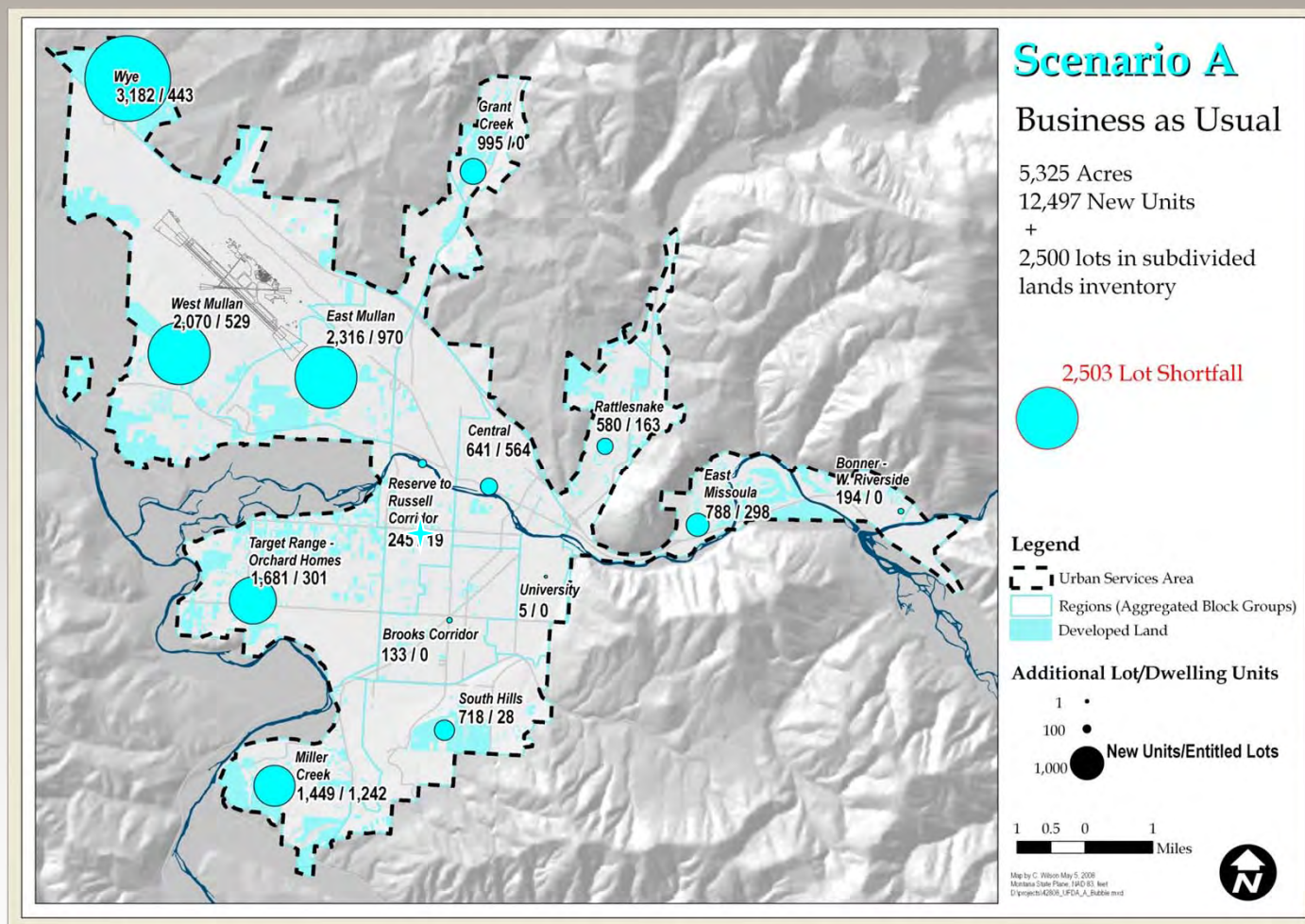


Wilkesburg, PA

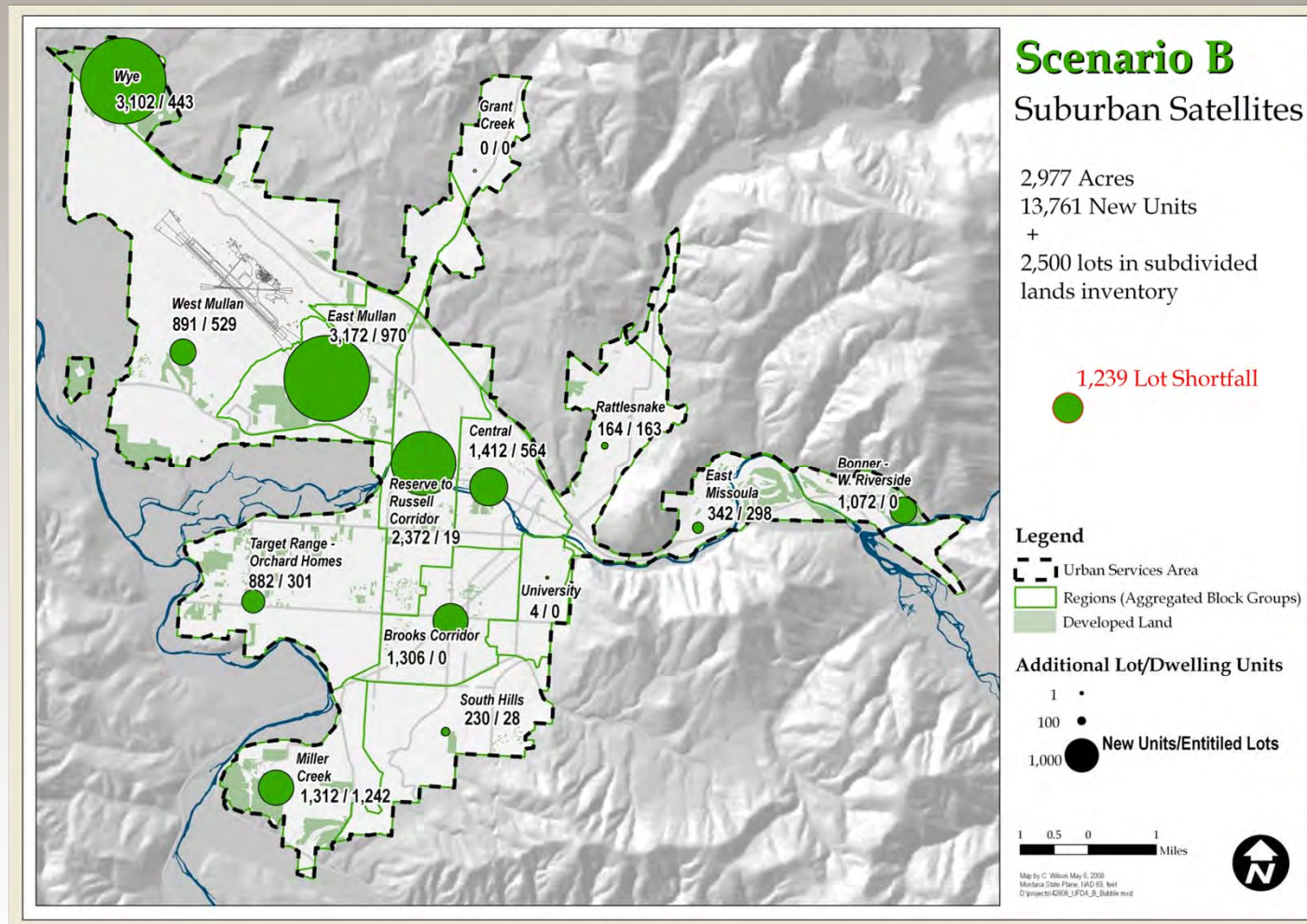


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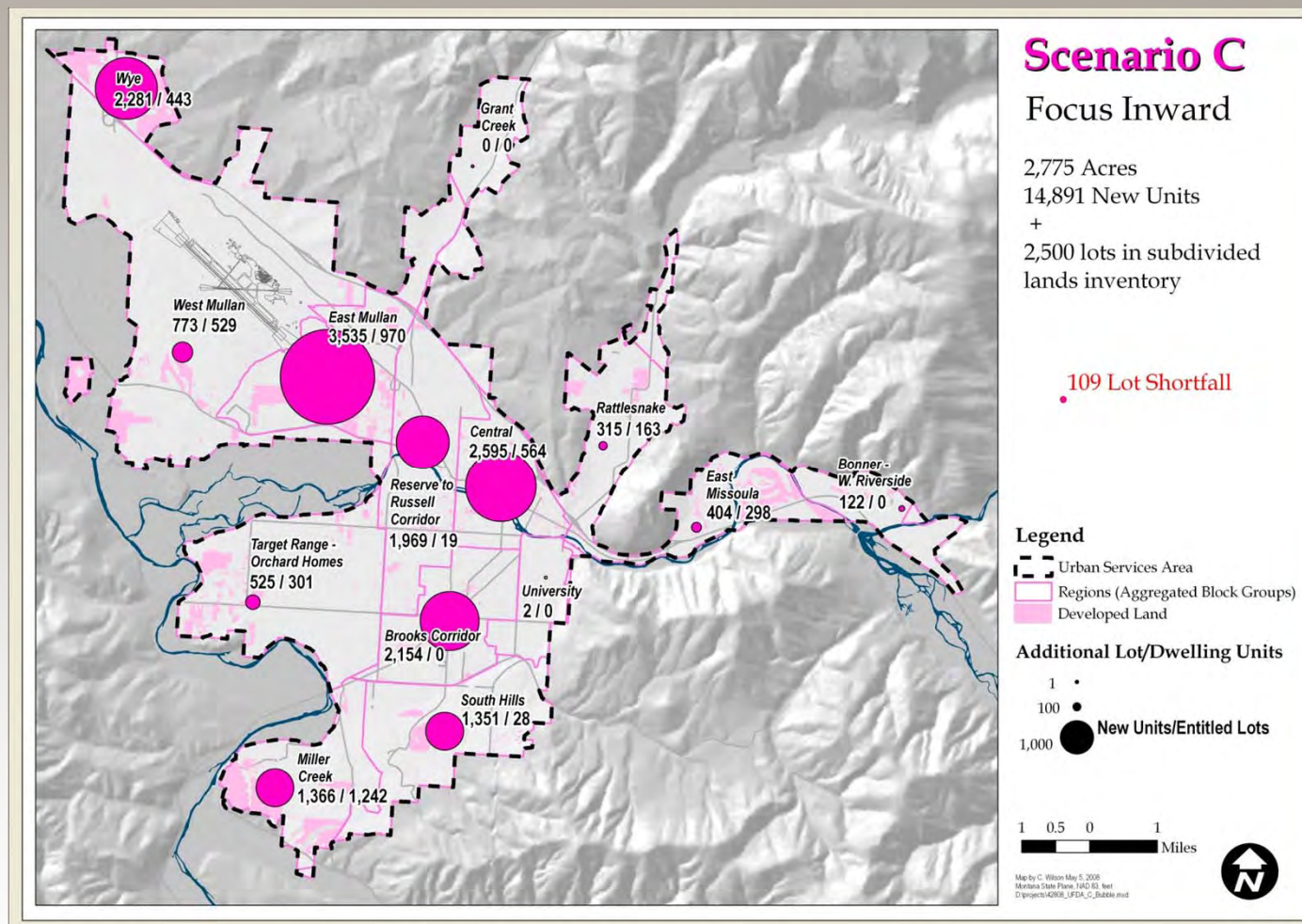
Scenario A



Scenario B



Scenario C



Suitability Analysis

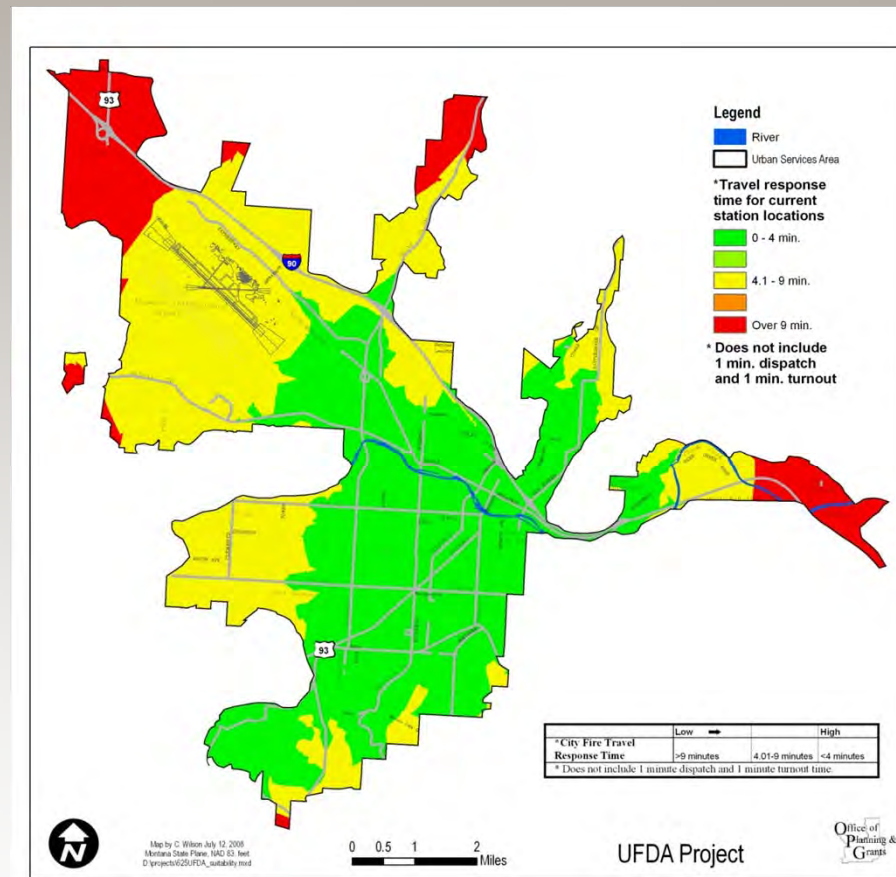


Photo by Linda Thompson/Missoulian

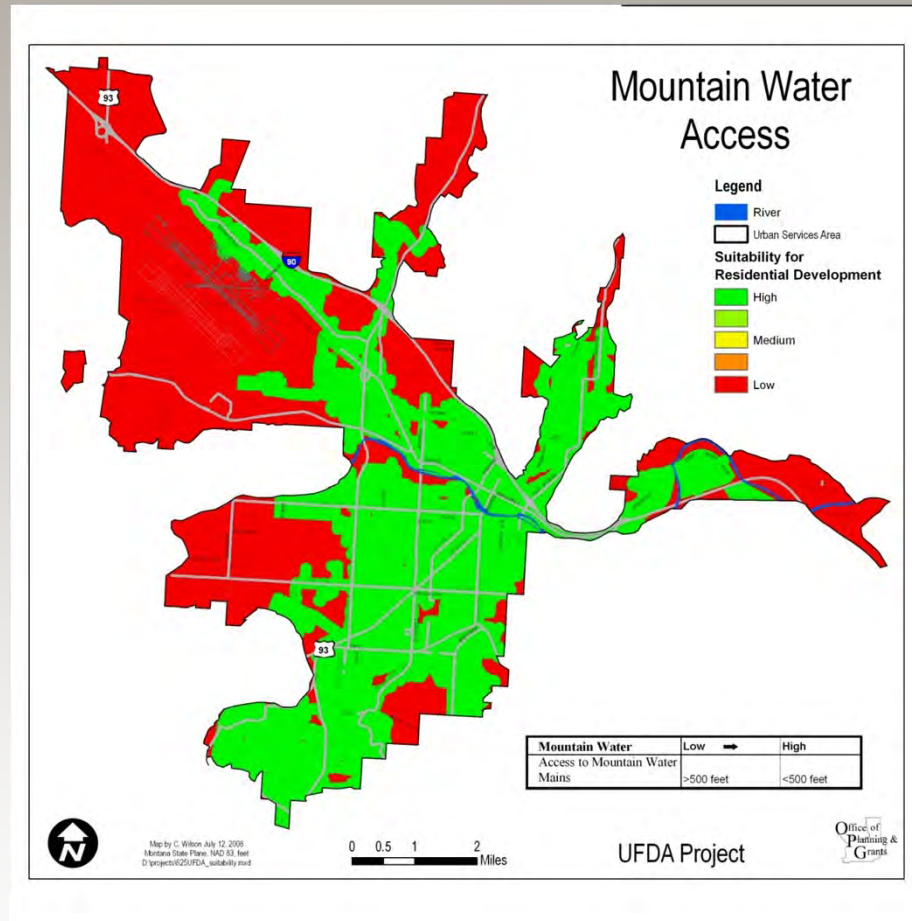
Suitability Analysis

- GIS tool to assess the lands inside the Urban Services Area as to their relative suitability for residential development.
- Suitability can be defined in terms of:
 - physical and cultural limitations of the land and public services
 - community goals as expressed in the Growth Policy

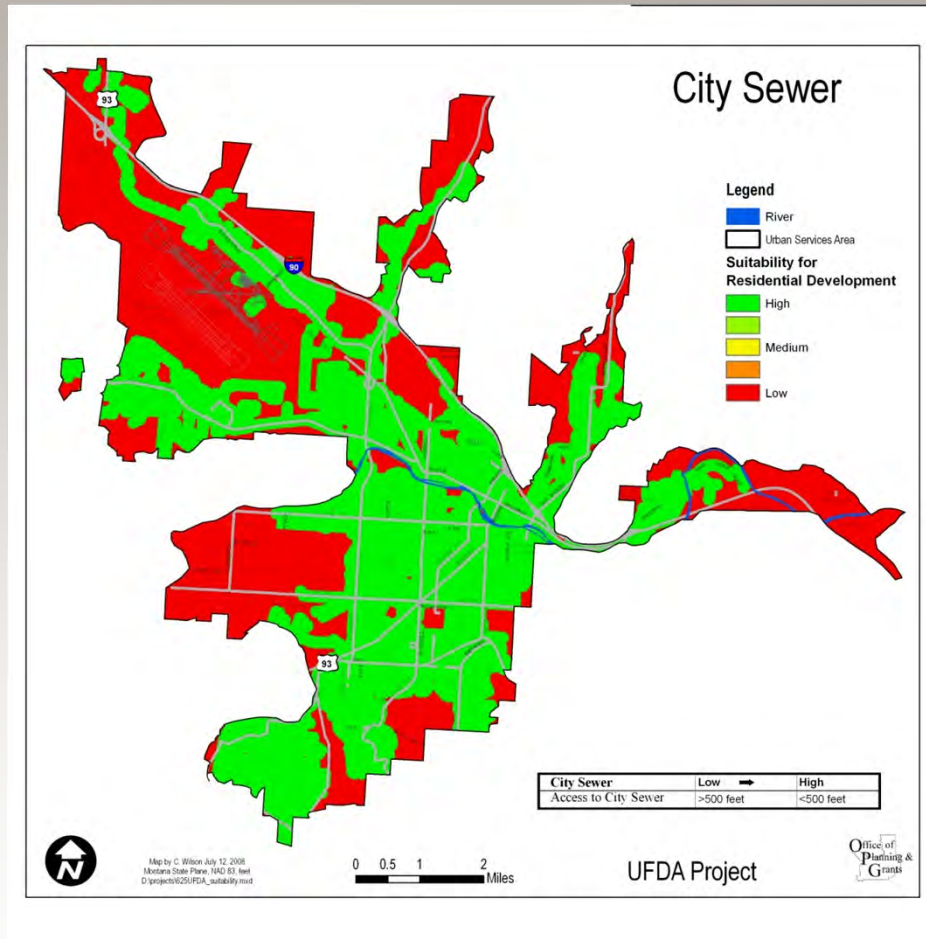
City Fire travel response time



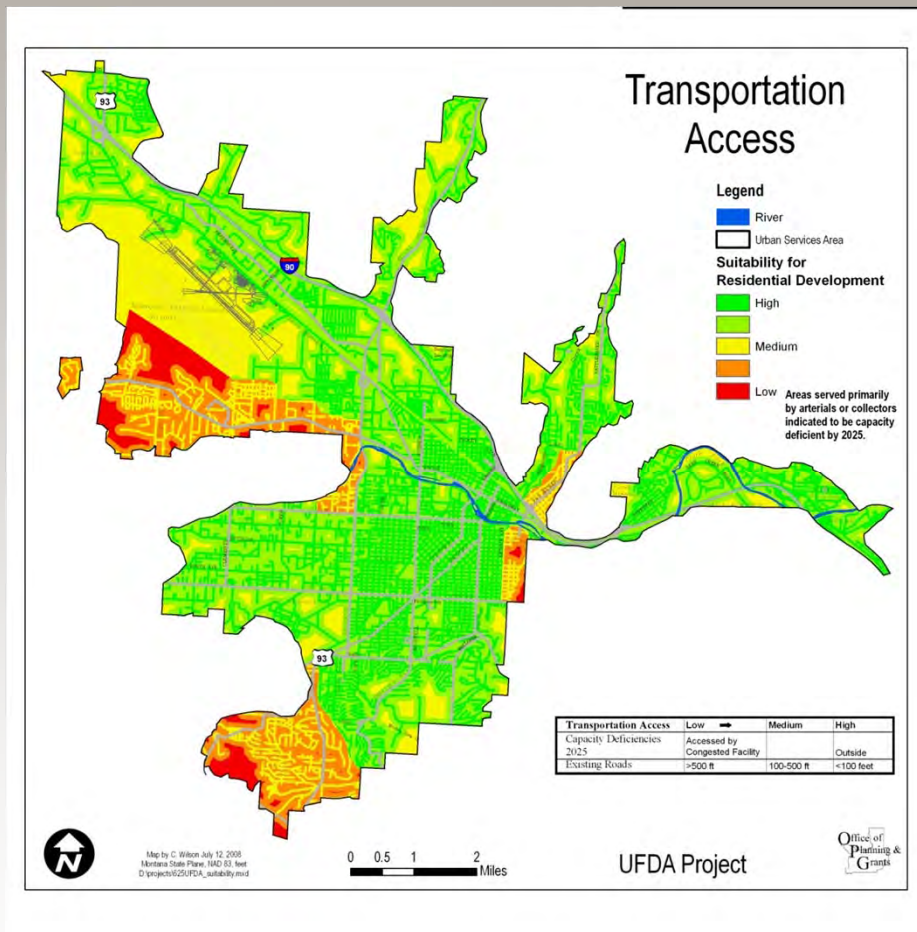
Access to Mountain Water lines



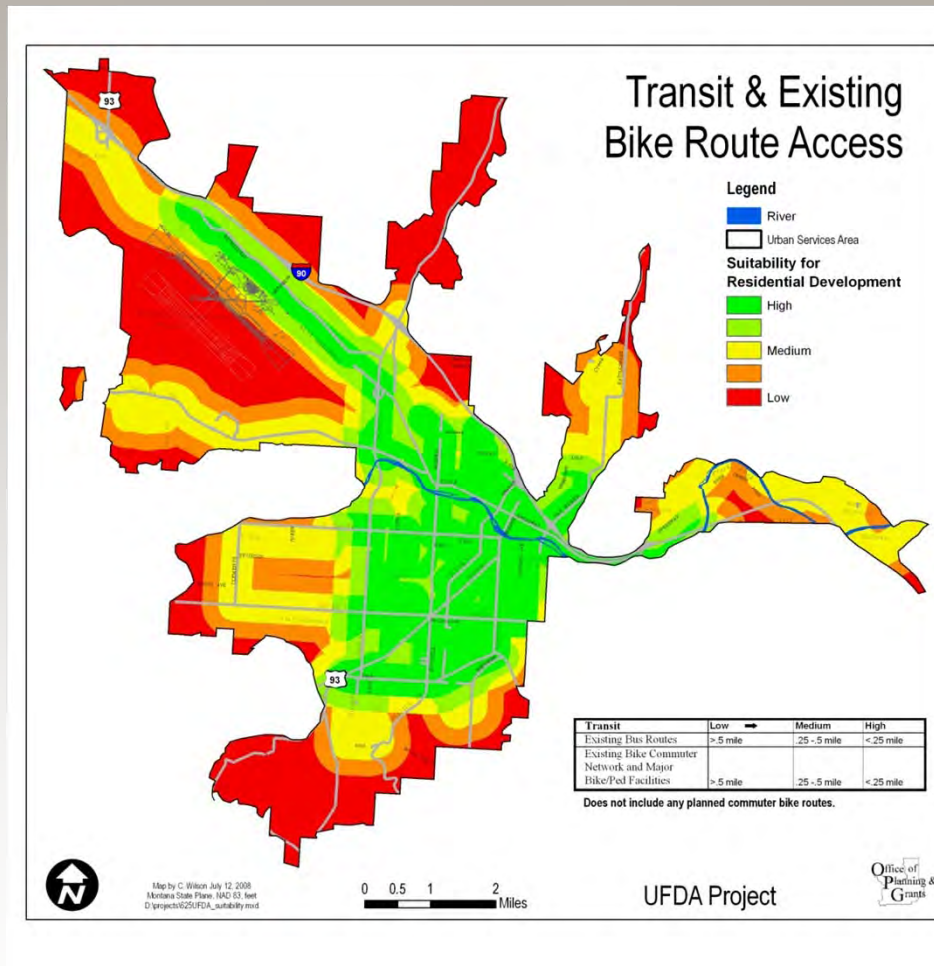
Access to City sewer



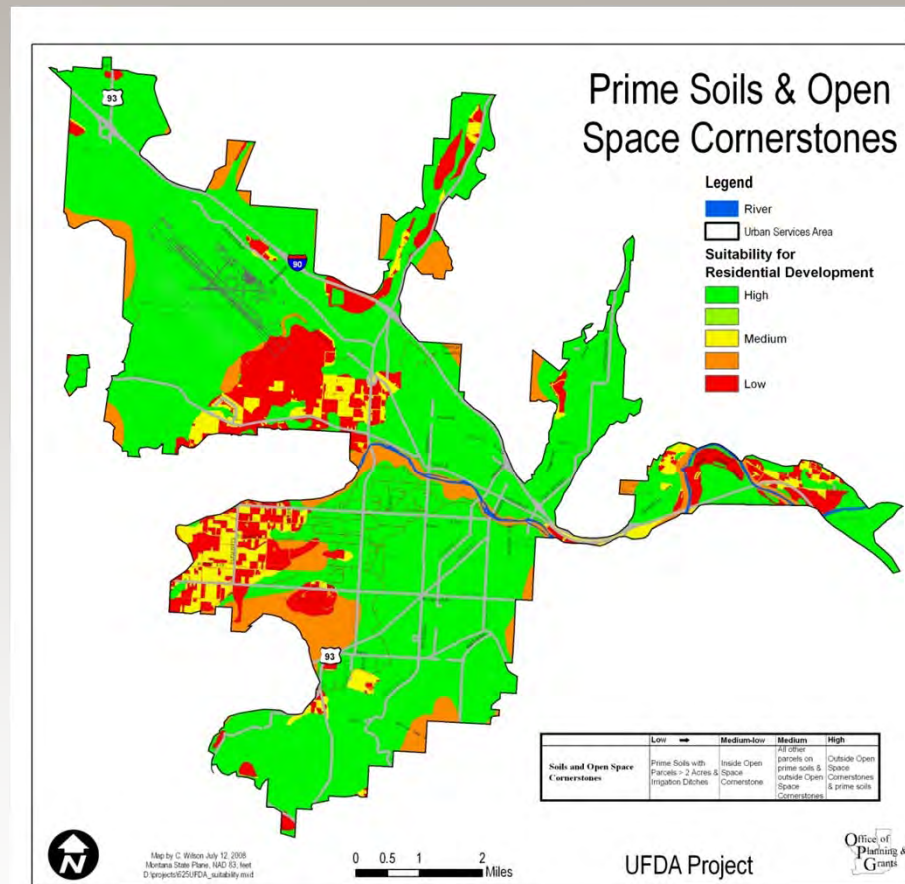
Access to roads



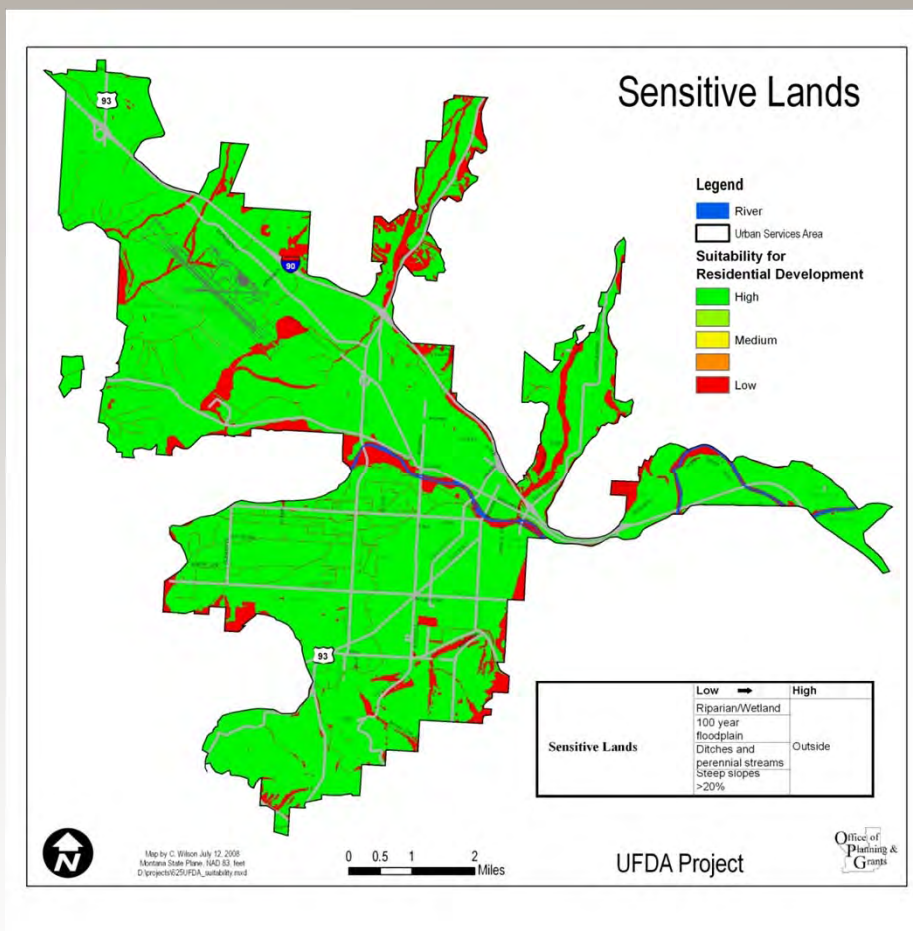
Access to transit and bike routes



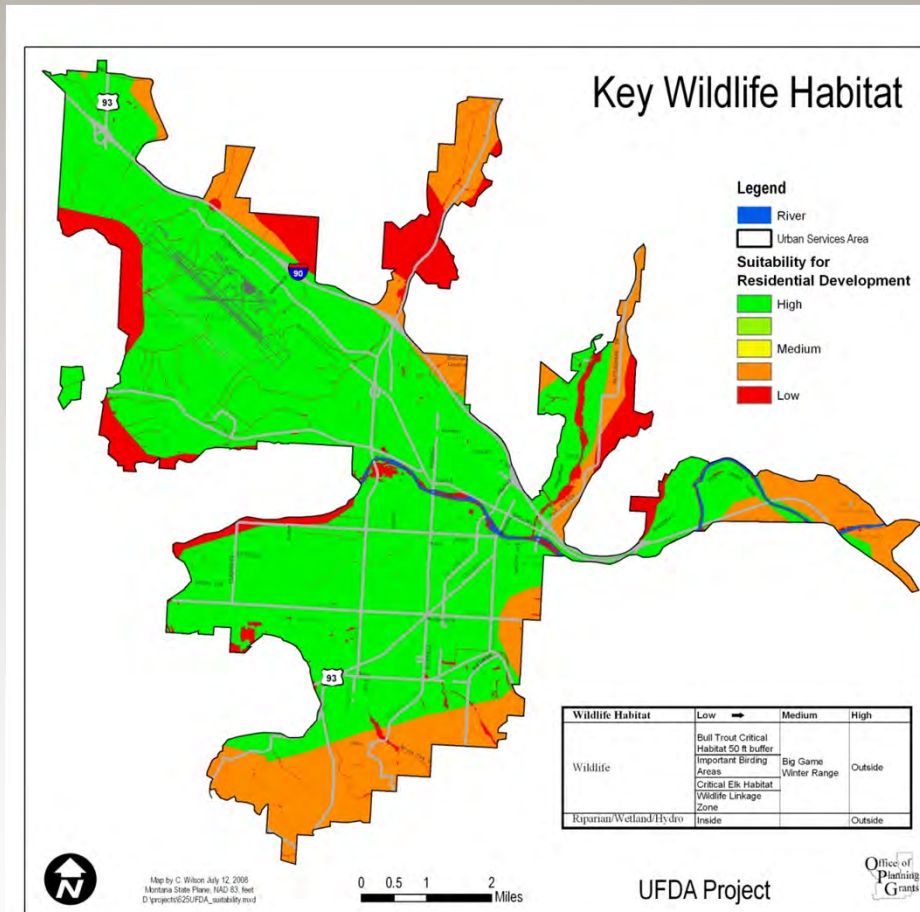
Prime soils and open space cornerstones



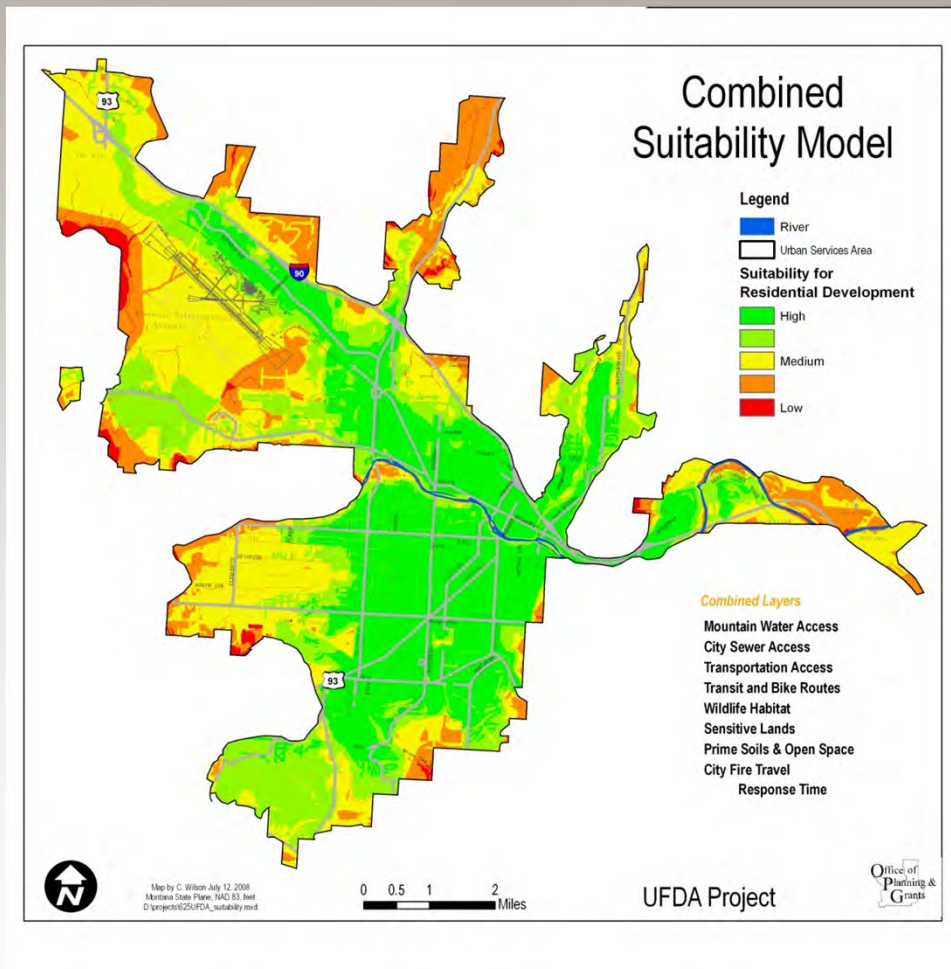
Sensitive lands



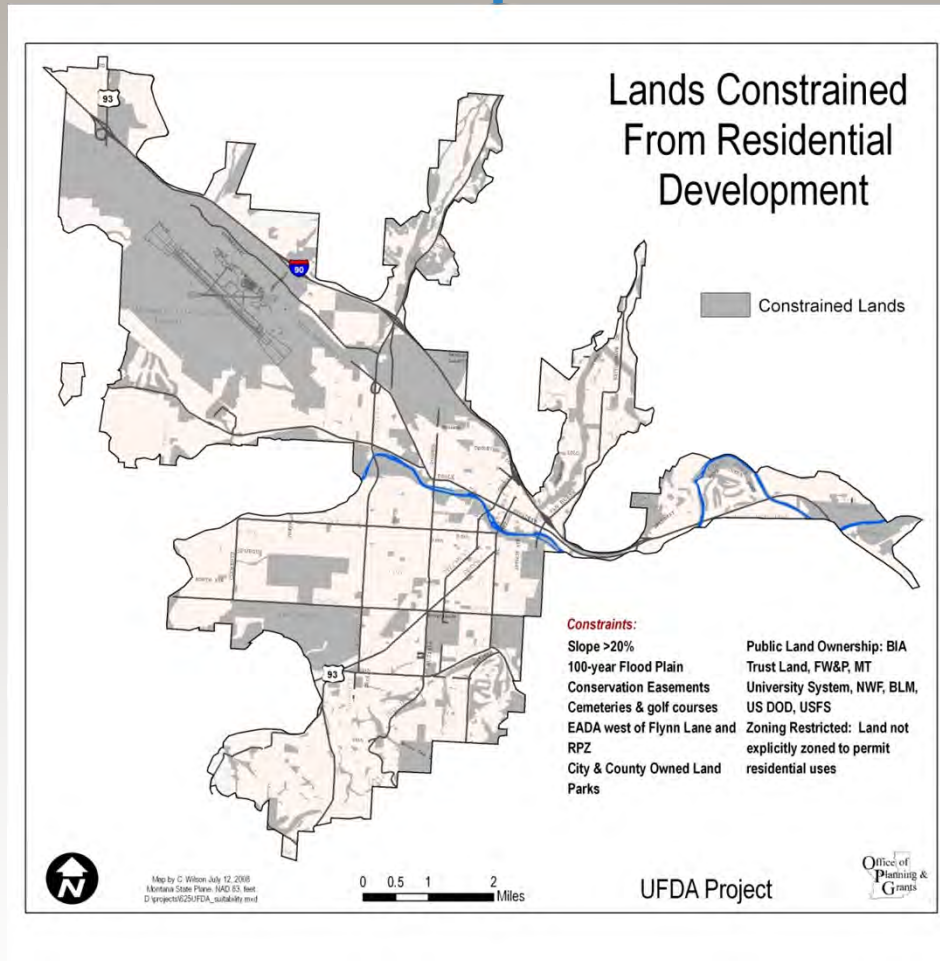
Key wildlife habitat



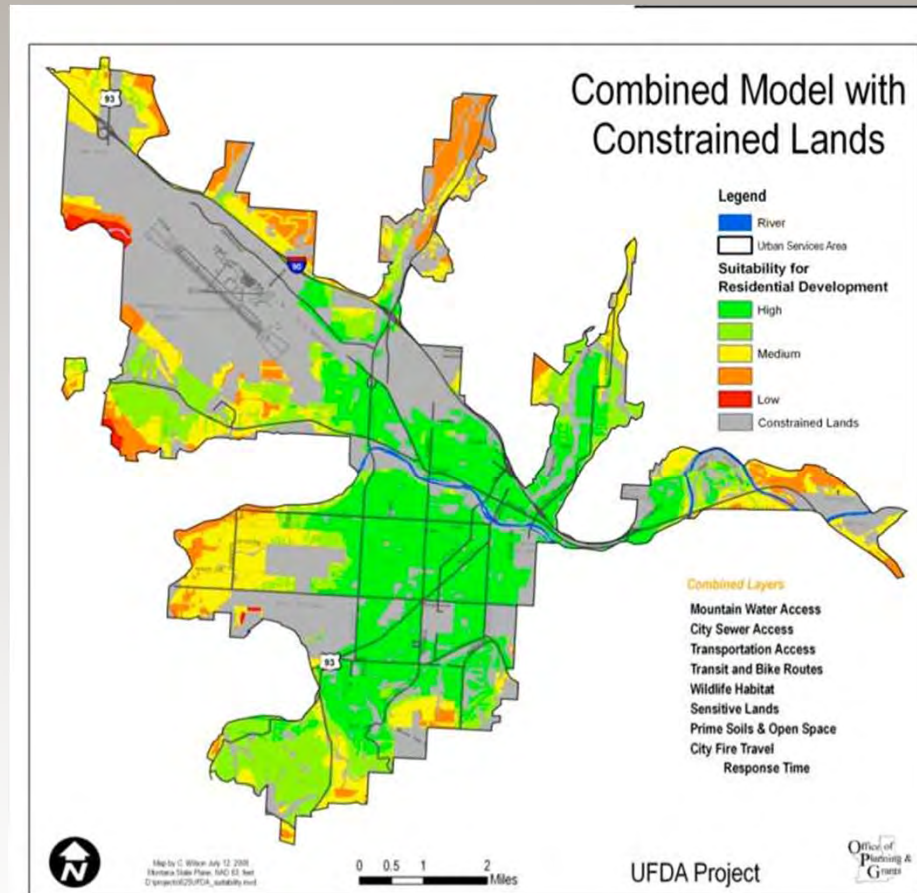
Combined model



Lands constrained from residential development



Combined model with constrained land



Staff recommendation



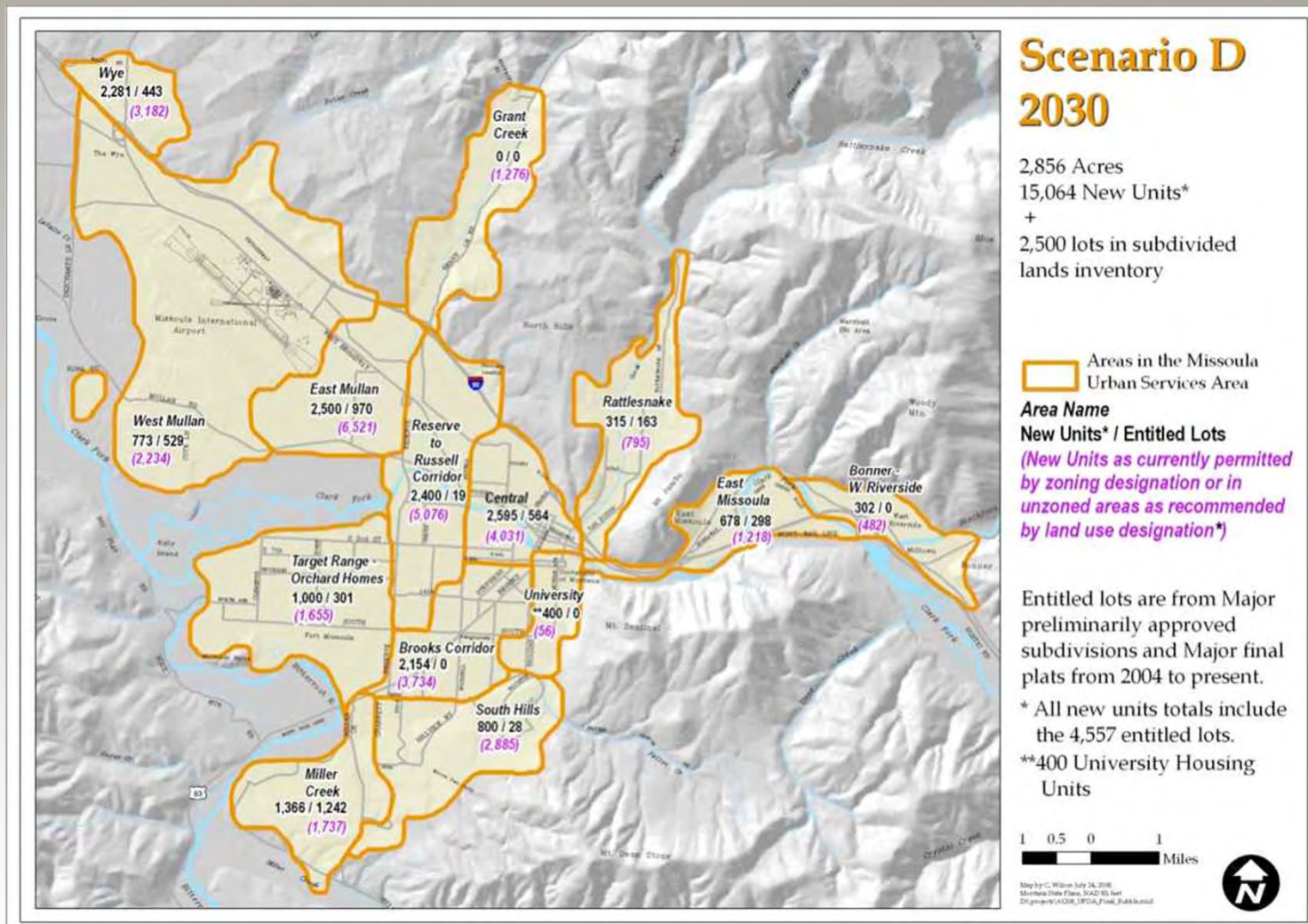
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Considerations

- Growth Policy
- Open house comments
- Other comments from the public
- Agency comments
- Existing zoning
- Constrained lands
- Changing market/demographics
- Entitled lots
- Infrastructure investment
- Suitability analysis



Staff Recommendation



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Coordination with other planning efforts



Carlsbad, CA



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LRTP – Envision Missoula

- Applies to lands within MPO boundary
- Adopted Dec. 2008
- <http://www.co.missoula.mt.us/Transportation/Irtpu1.htm>



City Zoning and Subdivision Regulation Reform



- Applies to property within City limits
- Adopted Oct. 2009
- www.zoningmissoula.com



Greater Downtown Master Plan

- Downtown and adjacent neighborhoods
- Adopted August 2009

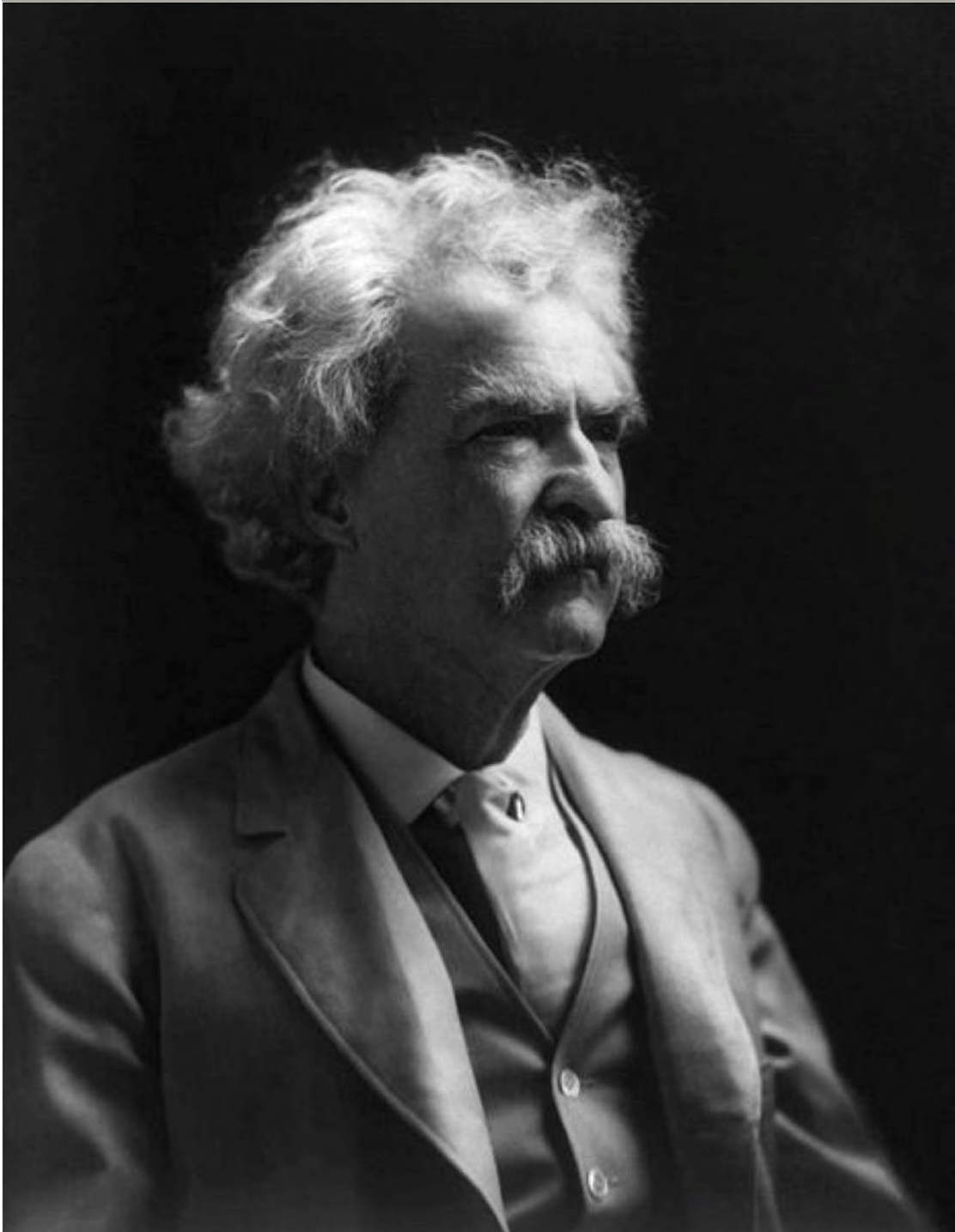
www.missouladowntown.com



Lessons learned



- Seize the day
- Communicate
- Share
- Leverage
- KISS



I am an old man and
have known a great
many troubles, but
most of them never
happened.

- Mark Twain

We have the freedom to make informed, humane, and intelligent choices about the kind of world we want to leave for our children and grandchildren. We also have the freedom to make uninformed, selfish, and stupid choices. Which will it be?
- Greg Pahl

