



## Smart Growth... What is it?

Smart Growth is an international planning movement whose goals are to create more sustainable development patterns through distinctive communities and foster a sense of pride in one's community.

**Smart Growth has 10 Core Principles**

### Principle #1 **CREATE A MIX OF LAND USES**

Mixed-use communities and buildings are more efficient, convenient, and provide alternatives for developers.

Mixed-use communities allow residents to find most daily activities within a five-minute walk.

Mixed-use communities create nodes for transit connections.

Miami 21	11000
<p>DENSITY- 9, 18, <b>36</b>, 65, 150, 300, 500, 1000 Miami 21 adds a new transition in residential density (T4 = 36 units/ acre)</p> <p>CONDOMINIUMS WITH ACTIVE GROUND FLOORS</p> <p>MIXED USE Mixed use buildings correspond to the surrounding neighborhood 's size, setbacks, and uses allowed are calibrated to the T-zone.</p> <p>More predictable building size, setbacks, uses based on the abutting T-zone.</p>	<p>DENSITY- 9, 18, 65, 150, 300, 500, 1000 11000 transition is from duplex to condos over 3.5 times as dense</p> <p>Condominiums in R3 and R4 do not allow retail or any other use within the same building. This prohibits a coffee shop, dry cleaner, or retail space along the street.</p> <p>MIXED USE Residential Properties are required to rezone to C-1 in order to allow mixed uses. C-1 allows 150 units/ acre and no height restriction; some uses allowed may not be appropriate. C-2 does not allow housing except by Special Exception. Office zoning does not allow retail or other conveniences to the office users.</p> <p>SEGREGATED pockets of commercial, office, and residential buildings leaves vacant areas of the city after hours.</p>

### Principle #2 **BUILD COMPACT COMMUNITIES**

Building compact communities and redeveloping existing communities helps reduce sprawl and further environmental land degradation.

Compact communities are accessible by bicycle and walking for most daily activities. (groceries, dry clean, drug store, restaurant, etc.)

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<p>Miami 21 is designed to create nodes as neighborhood center.</p> <p>Large assemblages of parcels would be developed as a Special Area Plan. Includes land use, heights, street improvements, transit accommodations, landscaping...</p> <p>Commercial corridors are redeveloped into mixed-use neighborhood corridors with appropriate setbacks. It provides amenities convenient to residents without driving.</p> <p>Promotes the largest buildings downtown.</p>	<p>11000 is designed to spread land uses out across the city.</p> <p>Special Districts are scattered throughout the city and some parcels contain multiple zoning and special districts that have conflicting setbacks, heights, and uses.</p> <p>Commercial corridors are not compatible with the existing neighborhoods and require expansive buffers. Suburban style of development leaves large gaps in the neighborhood fabric of streets.</p> <p>Promotes large structures all over the city.</p>



**Principle #3 CREATE A RANGE OF HOUSING OPPORTUNITIES & CHOICES**

Allowing a mix of single family, townhouses, and condos creates a range of prices, sizes, and types of units for a wide array of demographics to choose where they would prefer to live.

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<p>Creates orderly housing transitions T3, T4, T5, T6 Maximum Heights- T3=25', T4=53', T5=81', T6-8=123'...</p> <p>Single-family, single-family with granny flat, duplex, townhouse, low rise condo, mid rise condo, high rise condo</p>	<p>Maximum Heights- R1=35', R2=35', R3=50', R4=120' or 240' (depends on right of way width), C-1 unlimited height...</p> <p>Single-family, duplex, mid rise condo, high rise condo</p>

**Principle #4 CREATE A SAFE ENVIRONMENT FOR NON-MOTORIZED VEHICLES & PEDESTRIANS**

Advocates a healthier lifestyle, convenience, 5 minute walk or bike to destinations and parks.

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<p>Emphasizes the public spaces as a vital part of any development.</p> <p>Transportation section includes adequate street widths for sidewalks and landscaping.</p> <p>Creating nodes provides for the land-use to support transit infrastructure in the future.</p>	<p>Does not provide for pedestrian safety and comfort.</p>

**Principle #5 FOSTER NEIGHBORHOOD PRIDE THROUGH DISTINCTIVE, HIGH QUALITY COMMUNITIES**

Distinctive high quality communities create a sense of pride and differentiation. This leads to better upkeep of individual's homes and areas keep their value. Individuals with a sense of civic pride volunteer more, are involved in schools, local social clubs, etc.

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<p>Creating predictable redevelopment helps to promote the neighborhood's character.</p> <p>Proportional buildings with proper setbacks provide transitions between transect zones.</p> <p>Orderly progression of transect zones.</p> <p>Active ground floor spaces add life to the streets. Lined parking garages contribute to the street view.</p>	<p>Unpredictable redevelopment leads to neighborhood feuding, speculative buying, and lengthy permitting process. Disproportional buildings, disorderly progressions of buildings and uses creates neighborhoods without positive character, unstable land values, and skepticism of all new developments from neighbors.</p> <p>Open or elevated parking areas detract from the street and create unsafe underutilized areas along city streets.</p>

**Principle #6 CONSERVE OPEN SPACE, VIEWS, & ENVIRONMENTALLY SENSITIVE AREAS**

The environmental benefits of clean air and water allows for a sustainable society. By reducing auto trips, having landscaped roads and parks, filtering runoff and preserving wetlands cities can offer a healthy place for large populations without negatively impacting the environment.

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<p>Public Benefits program creates a designated funding source for new and improved parks and recreation spaces. Increased open space along single-family front yards provides infiltration and runoff filtering before entering ground water and water bodies. Green building technology will help Miami reduce its carbon footprint and promote environmentally friendly products. Creating walk-able communities reduces the number of auto trips per day by the average family.</p>	<p>No large scale incentives for open space, runoff reductions, or green building.</p>



**Principle #7 STRENGTHEN & DIRECT NEW DEVELOPMENT TOWARD EXISTING CITY/ NEIGHBORHOOD CENTERS**

Reduces suburban sprawl in the region.  
Reinvigorates urban areas with redevelopment and infrastructure upgrades.

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Utilizing the idea of neighborhood and city nodes reinforces the current employment centers, guides the largest development away from low density homes and provides the land use for transit to be utilized.	Utilizes commercial corridors to the suburbs and creates sharp changes in abutting uses and heights. Creates land use intensities spread out over large areas making transit inefficient.

**Principle #8 INVEST IN A MIX OF TRANSPORTATION OPTIONS**

The Number 1 reduction of our carbon footprint and air quality is to reduce the vehicle miles traveled (VMT)  
Complete streets allows everyone access to destinations.  
Reinvigorates neighborhoods, spurs redevelopment.

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A node based land use strategy creates a link between land use and transportation (pedestrians, bicyclists, transit, and autos). All large productive metropolitan areas have multi-modal transportation.	Current land use strategy makes walking and biking unsafe and transit inefficient. Tourist, elderly, working families must drive everywhere.

**Principle #9 MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR, & COST EFFECTIVE**

A key goal of Miami 21.  
Predictable development allows residents and developers to know what shape a neighborhood will follow in the future.  
Reduces speculations and fluctuations in land values. Reduces vacant lots in neighborhoods.

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Development rules and regulations are articulated in code language and pictorial diagrams to clearly state the intent, and visually show how an area can redevelop.	Development rules and regulations are written in numerous layers of development regulations, districts, special districts, and overlays in no particular order.

**Principle #10 ENCOURAGE COMMUNITY & STAKEHOLDER COLLABORATION**

Encourage community and stakeholder collaboration in development decisions

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Clear permitting process and predictable zoning code affords residents meaningful opportunities for public participation.	Lengthy permitting process and unpredictable zoning code leads to confrontation between developers and residents. Unpredictable, often self-contradictory regulations that get challenged by the public.

