



Urban Containment Policies applied to North Carolina

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Outline

- Goals of Urban Containment Policies (UCP)
- Existing North Carolina Policy
- Types of UCPs
- Case Examples
- Risks
- Recommendations?

What are the goals of Urban Containment Policies?

- Promote Cost-effective provision of public services and infrastructure
 - Encourage infill and compact development
 - Support neighborhood and racial stability
 - Preserve green spaces and farmland
- Don't inhibit growth, control growth

SOURCE: Daniel Rodriguez et al. "Transportation Implications of Urban Containment Policies", in press

What shapes growth?

- Land-ownership patterns
- Large-scale transportation decisions (state and federal)
- Private development markets (residential and non-residential)
- Private investment decisions
- Topography
- Prior Density*
- Policy?

SOURCE: Rolf Pendall and Jonathan Martin, "Holding the line: Urban Containment in the United States", Brookings Institution

*SOURCE: David T. Hartgen. "Highways and Sprawl in North Carolina", for The John Locke Foundation

Risks associated with Containment Policies?

- Raise land prices
- Decrease Housing Affordability
- Increase community's vulnerability to hazards
- Disruption of local and regional markets
- Transportation Outcomes?

SOURCE: Daniel Rodriguez et al. "Transportation Implications of Urban Containment Policies", in press

Variations of UCPs

- Greenbelt
 - Land Acquisition
- Urban Growth Boundary
 - Geographical Limit
- Urban Service Area
 - Infrastructure Policy

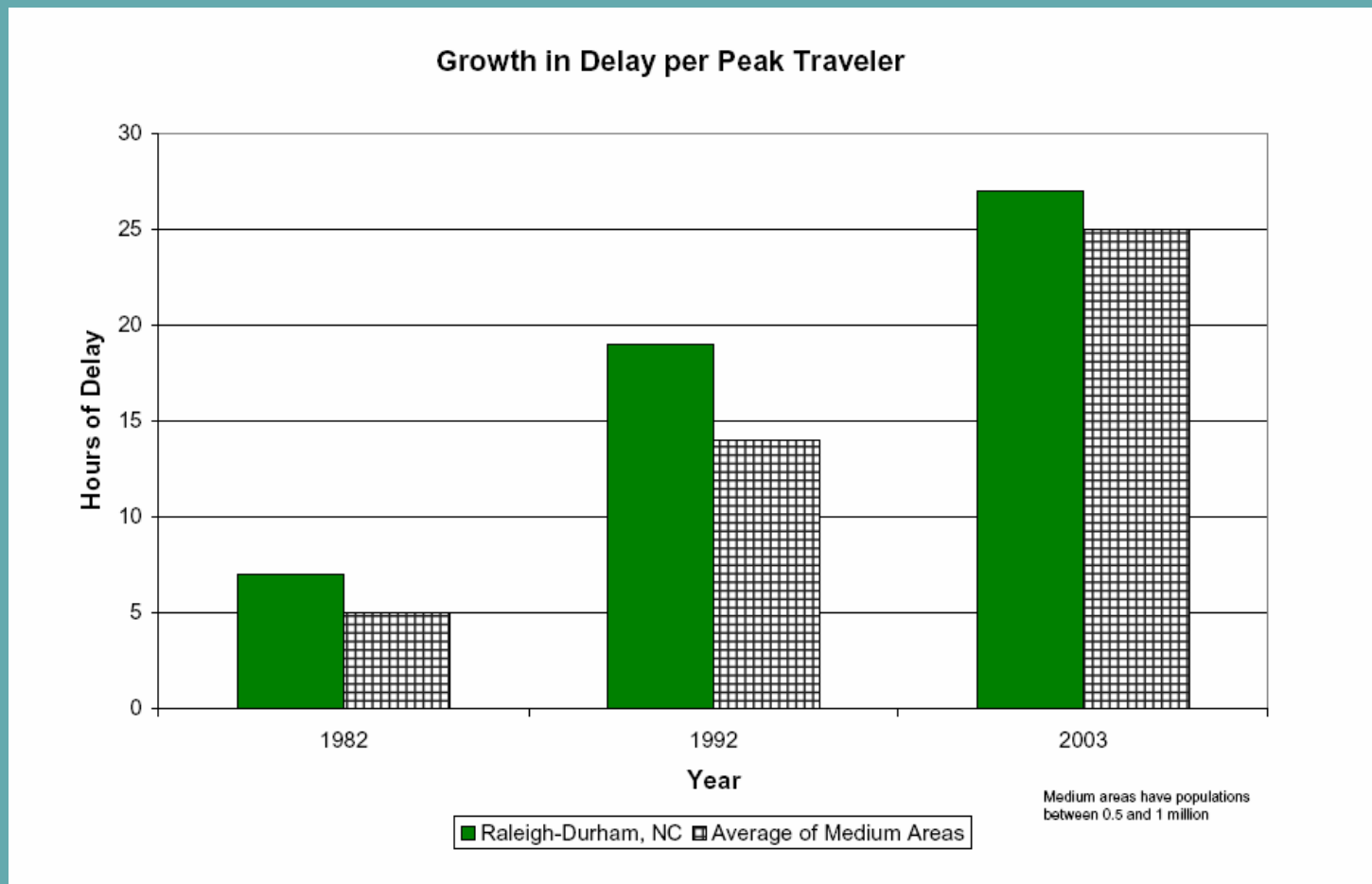
DIMENSIONS

- Statewide mandate vs. local initiative?
- Accomodation for Future Growth
- 'Strength' of the Policy

Do we have a problem in NC?

- Rapid Population Growth
- Sprawl in major Urban Areas
- Rapid Land consumption
- Time lost in congestion
- Commuting patterns
- Who makes regional growth decisions?

Congestion and Delay in Raleigh-Durham



SOURCE: http://mobility.tamu.edu/ums/congestion_data/tables/raleigh.pdf

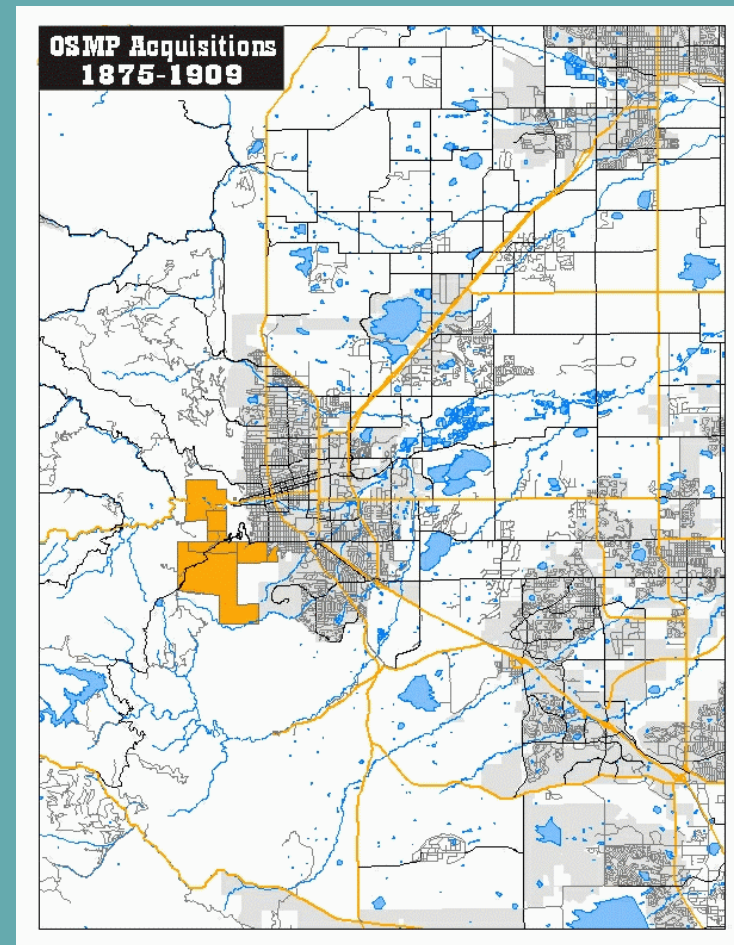
History of North Carolina Growth Policies

- 'Dillon Rule', but with relatively high local and county autonomy - in some areas
- Coastal Provisions in 1970s (CAMA)
- 2000 'One-Million-Acre Initiative'
- Defeated 'Smart Growth' Proposals
- Commission to Address Smart Growth, Growth Management and Development Issues (2001)
- Joint Legislative Growth Strategies Oversight Committee (current)

- All NC cities have growth policies that are 'local', 'weak' and 'accommodating future growth'

Greenbelt – Example: Boulder, CO

- Establish 'blue line' around the city
- Use land acquisition and regulation
- Funding
 - one-cent local-option sales tax (1967)
 - Lottery revenues
 - Private Funds
- Urban Service Boundary (1978)



SOURCE: http://http://www.ci.boulder.co.us/openspace/images_gis/osmp-4.gif

Urban Growth Boundary – Example Oregon

- 1973 Land Conservation and Development Act (LCDA)
 - Connect state and local planning
 - Requires UGBs
- 20-year land supply
- Review every 5 years



SOURCE: <http://www.metro.dst.or.us/>

Urban Growth Boundary – Example Tennessee

- 1998 legislation to establish growth management framework
- Every TN county must develop a growth plan that identifies UGBs for each municipality
- Accommodate 20 years of growth

Urban Service Area

- Contain growth through infrastructure
- Geographical limit (like UGB), but through provision of public service
- 'Pull' Policy – not 'push'
- More flexible (less strong) than UGB
- Examples: Minneapolis, San Diego, Maryland

So what should North Carolina do?

- 2001 Commission to Address Smart Growth
 - Require Planning, designate PGA and CIS
 - Coordination and Cooperation
 - No explicit call for state growth mandate
- Experience from Coastal Area (Norton, 2005)
 - Shows some success of policies
 - Collaborative approach leaves too many decisions at the local level
 - Not quite ready for 'stronger' policy

So what should North Carolina do?

- How North Carolina Should Grow Differently (Brookings Institution 2000) – 8 Steps
 - Level the Playing Field b/w older and newer communities
 - Rethink Transportation Policy
 - Invest in Land Acquisition and Reclamation
 - Consider Broad Growth Management Policies
 - Give Local Governments Growth Management Tools and Assistance
 - Streamline and Expand Regional Governance
 - Continue to Support Rural Economic Development
 - Disclose Growth and Spending Patterns

Recommendations for NC

- Consider statewide growth policy
- UCP proven effective, if*
 - Statewide growth program
 - Vertically and horizontally integrated
- Mix of policies possible
- Clear legislation, enforced legislation
- Provide Leverage

QUESTIONS
