INFRASTRUCTURE AND LAND USE:
A ‘CHICKEN-AND-EGG’ DEBATE

On the relationship between land use and transportation, the late Senator Moynihan said:

• “Highways determine land use, which is another way of saying they settle the future of the areas in which they are built.”

The American Planning Association went a step further:

• “No single force has had a greater impact on the pattern of land development in American cities in this century [Twentieth] than highways.”
SMART GROWTH PUBLIC INFRASTRUCTURE ACT
SMART GROWTH CRITERIA

TEN CRITERIA -- TWO BROAD CATEGORIES

• “WHERE” – LOCATION

• “HOW” – DESIGN; PROCESS; ENVIRONMENTAL FACTORS; SUSTAINABILITY

NJ Future Smart Growth Scorecard:

“How do you know Smart Growth when you see it? Smart Growth has two primary features: the “where” and the “how.” It happens “where” development can be accommodated with minimal adverse impact to the environment, and in places where development takes maximum advantage of public investments already made. Smart Growth also addresses “how” the finished development will work with neighboring development to restore choices that are missing in places marked by sprawl: such as the choice to walk or use public transit, the choice to meet neighbors in attractive common spaces, or the choice to live in an apartment, a house, or a condominium.”
WHERE/LOCATION

EXISTING INFRASTRUCTURE

• “Fix-it-First”

MUNICPAL CENTERS
“areas of concentrated and mixed land uses that serve as centers for various activities”

• Environmental Justice Areas
• Transit-Oriented Development (TOD)
• Hardship Areas
• Brownfield Opportunity Areas
• Local Waterfront Revitalization Program Areas
• Downtowns/Main Streets
• Central Business Districts
• Areas Adjacent to Municipal Centers

DEVELOPED AREAS/INFill

• Municipal Plans, BOAs, LWRPs
HOW

NEIGHBORHOOD DESIGN/PLANNING

• Mixed-Use
• Compact (Density)
• Downtown Revitalization
• Brownfields Re-Development
• Public Spaces
• Diverse, Affordable Housing near Work, Recreation, Commercial Activities
• Age and Income Diversity
HOW

MOBILITY CHOICES

• Reduced Auto Dependency (Walkable, Bikable)
• Public Transportation
HOW

ENVIRONMENTAL STEWARDSHIP
“preserve and enhance the state’s resources”

• Agricultural Land, Forests, Recreational Areas
• Surface and Ground-Water
• Air Quality
• Scenic Areas
• Historic, Archeological Resources
HOW

PROCESS

• Community-Based Planning
• Inter-Municipal and Regional Planning/State and Local Coordination
• Public/Community Outreach – “solicit input from and consult with various representatives of affected communities and organizations”
HOW

PROMOTE SUSTAINABILITY

U.N. -- Sustainable Development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

• Reduce Greenhouse Gas Emissions
• Broad-Based Public Involvement in Community Planning
• Adequate Governance to Implement Sustainability Goals
AGENCY SMART GROWTH ADVISORY COMMITTEES

REVIEW INFRASTRUCTURE PROJECTS/PREPARE SMART GROWTH IMPACT STATEMENTS

• Projects should “to the extent practicable” meet Smart Growth Criteria...
• ... if not, provide written Statement of Justification
• Consult with community representatives