

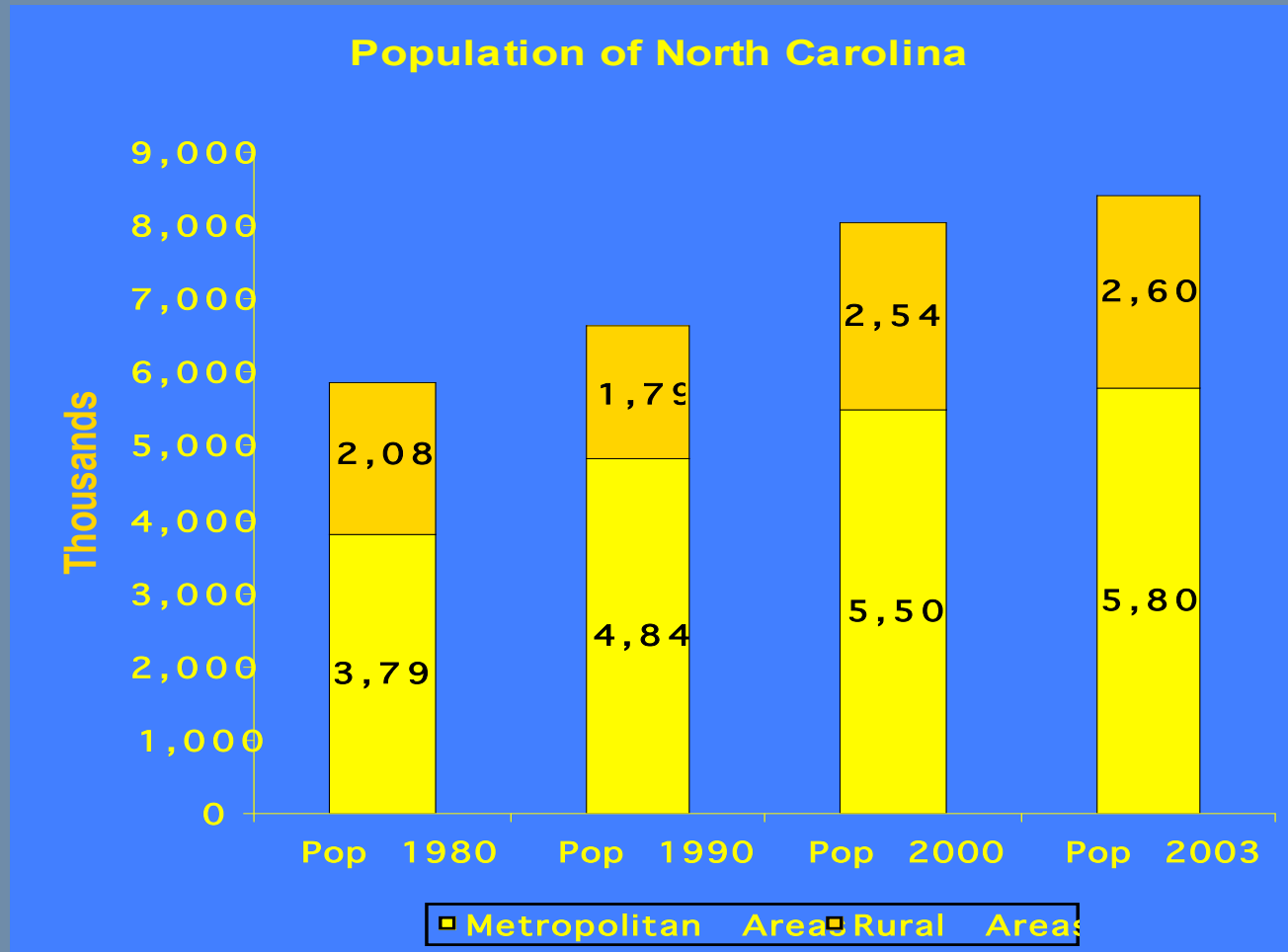
Are North Carolina Cities Sustainable?

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Why Are We Here?



Does Growth Threaten North Carolina's Future?

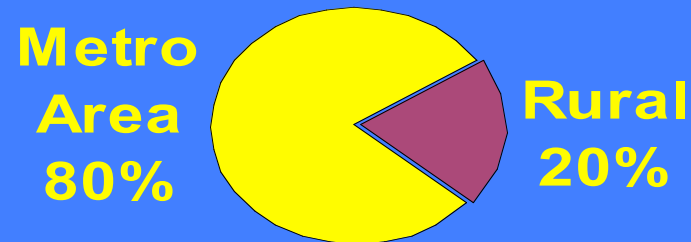
Understand growth in North Carolina

Examine "Sustainability" and Smart Growth, and their implications for North Carolina

Discuss the implications for growth management in North Carolina cities and metropolitan areas

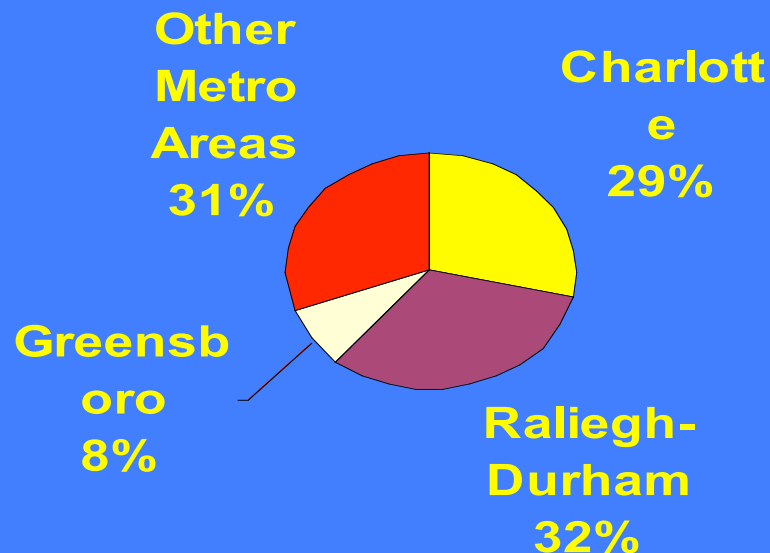
North Carolina's Growth is *Metropolitan* Growth

Share of Population Growth: Metropolitan Areas v. Rural Areas

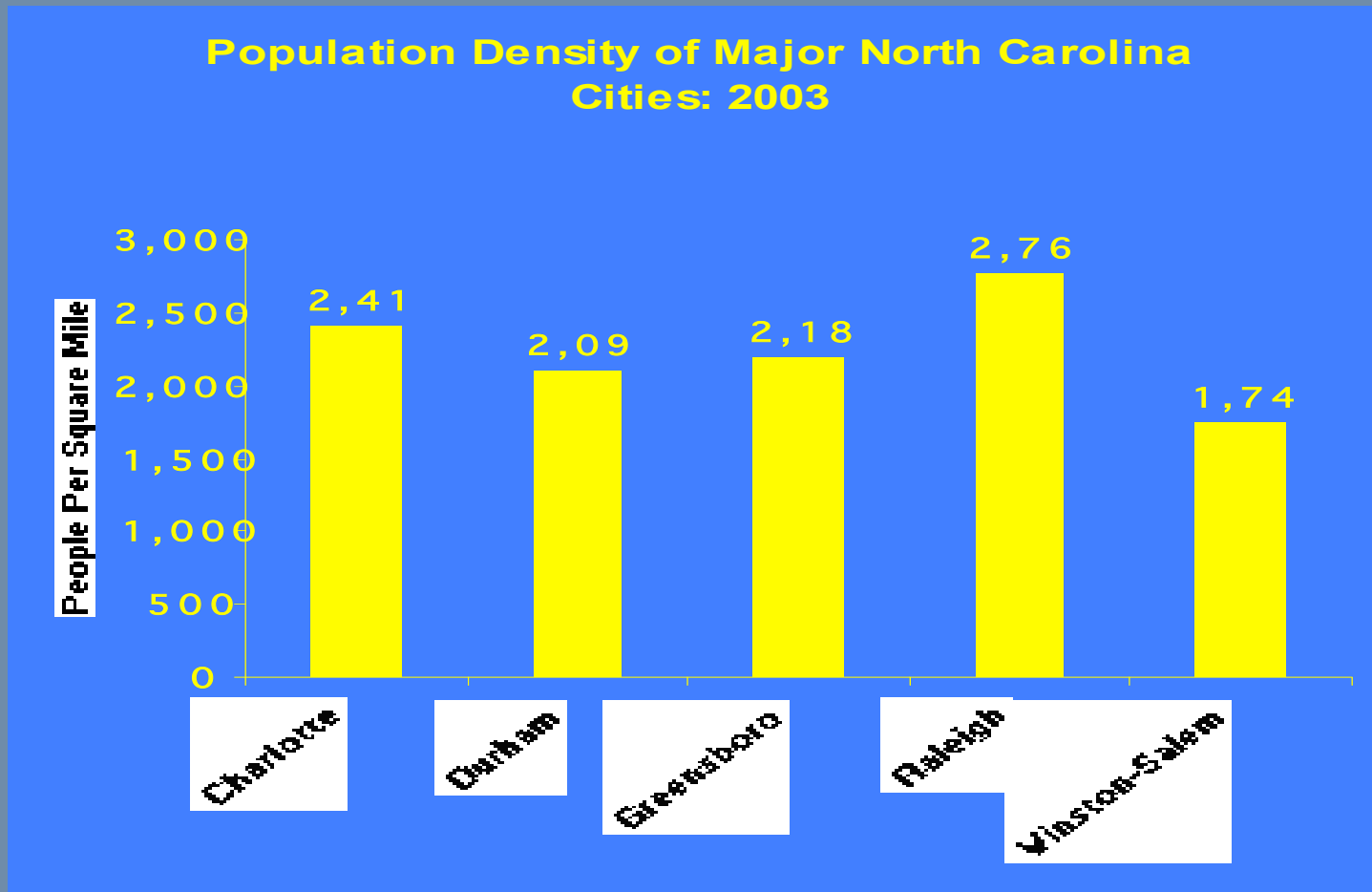


Growth is Concentrated in Two Metropolitan Areas

Distribution of Metropolitan Growth in North Carolina: 1980-2003



North Carolina City's Have Suburban Densities



Short term benefits of growth

- **Maintains the current standard of living**
- **Accommodates the steadily growing population of the United States**
- **Provides additional choices of where to live and work**
- **Generates new jobs, new income, new tax revenue, and higher property values**
- **Stimulates greater opportunities for revitalization**

Long term benefits of growth

- **Lowers the costs of goods and services through greater economies of scale in production**
- **Allows businesses and people to share resources more efficiently through greater economies of scale from geographic clustering**
- **Provides more consumer choices, employment options, and social diversity.**

Realities of growth

1. Growth happens
2. Fighting it doesn't work
3. Create the policy conditions for growth to work with, rather than against, the community.
4. Watch for problems from sticky policy—affordable housing, jobs/housing balance, congestion, services.

Market-oriented Planning Elements

- 1. Property development should be permitted as of right unless explicit action is taken by the planning board or local legislative body to evaluate the application.**
- 2. Local planning decisions should be protected from regional or state planning decisionmaking.**

Market-oriented Planning Elements

- 3. Developers should be expected to modify projects to minimize the negative impacts of their proposed development, but these impacts should be tangible and measurable.**
- 4. Planning boards should minimize the likelihood that projects will be delayed through a legislative approval process by adopting broadly defined zoning districts that accommodate a large number of uses.**

Market-oriented Planning Elements

5. Once land is rezoned, site plans should be reviewed as quickly and efficiently as possible.
6. Property owners and developers should bear the full costs of property development. Local communities should not be expected to subsidize property development by extending sewers, roads, and other infrastructure to the site.

Market-oriented Planning Elements

- 7. Standing in public hearings limited to parties clearly and directly impacted by proposed development.**
- 8. Land-use planning should embrace change and the evolutionary nature of urban development. Development approval should be based on a process--a set of clearly defined rules--rather than an end-state vision of what the community should look like 10 or 20 years down the road.**

Contact Information

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Is This Sustainable?

- **Definitions:**

- "Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs." *United Nation's World Commission on Environment and Development.*
- "Sustainable Development links the environment, economy, and social equity into policies and practices that benefit both present and future generations," consensus definition from *Finding Common Ground: Toward a Sustainable North Carolina* conference sponsored by the University of North Carolina-Chapel Hill Environmental Resource Program, 1995.

- **Reality:**

- Conservation—consuming less

- **Planning v. prices**

North Carolina Smart Growth

- **Definitions:**

- **Smart Growth is “an approach that seeks to direct development in ways to preserve an area’s livability and natural resources, while providing for economic opportunity and making maximal use of existing infrastructure.” North Carolina, *Commission on Smart Growth: Growth Management and Development: Findings and Recommendations*, Fall 2001, P. 16. Is it process?**
- **“The Goal is not to limit growth, but to channel it to areas where infrastructure allows growth to be sustained over the long term.” NC *Commission on Smart Growth*, p. 15.**

North Carolina Smart Growth Alliance (+Sam's short hand)

Mix-use activity centers (avoid single family detached housing)

Appropriate pattern of development (high density)

Green space (greenbelts)

Walkable communities (1/4 mile radius)

Integrated transportation (transit)

Enhanced civic realm (public parks)

Affordable living (apartments)

Shared benefits (???)

Community collaboration (regional planning)

Fairness in approving development (central land use planning)

What is Sustaining North Carolina's Population Growth

- Sound Business Climate
- High Quality of Life
- Housing Affordability
- Efficient Transportation

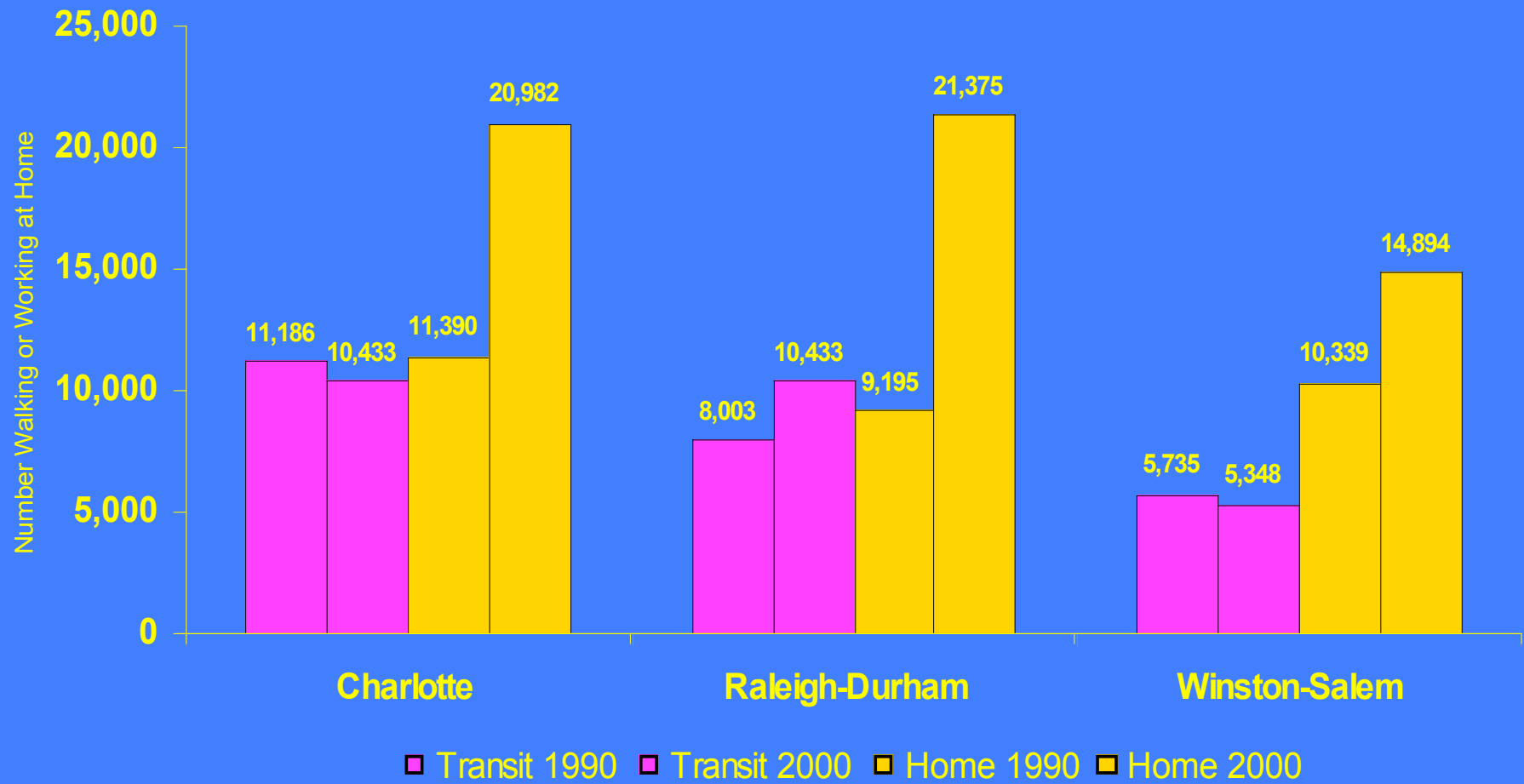
| Average Work Trip Travel (in minutes—one way) | | |
|--|------------|---------|
| Metro area | Automobile | Transit |
| Asheville | 21.0 | 27.9 |
| Charlotte | 25.1 | 44.1 |
| Raleigh-Durham | 23.9 | 33.0 |
| Wilmington | 21.0 | 35.0 |
| U.S. Metro average | 20.8 | 35.9 |

Source: www.demographia.com

Is North Carolina Smart Growth Sustainable?

- Transit Centered
- Regional Land-Use Planning
 - Increase density
 - Reduce automobile use
 - Increase mixed-use, urban centers
- Fatal Flaws
 - Why are people moving to North Carolina?
 - Is Charlotte going to be more attractive in 2025?
 - Where are the Consumers

Transit vs. Work at Home for North Carolina



Toward *Real* Sustainable Development

- A fundamental contradiction exists between sustainable development in an urban context v. sustainable development in an environmental context
- Urban sustainability depends critically on **People**
 - Safety
 - Financial opportunity
 - Affordability/increased standard of living
 - Intellectual advancement and achievement are rewarded

“In short, it does not take great insight today to see that, however, inadequate the market may be, there is no reason to suppose that urban planners will necessarily do a better job, at least in the short run or intermediate term. This reality of the inadequacy of planners and their tools offsets the other reality of the inadequacies of the market and price mechanism.”

--Lloyd Rodwin, *Cities and City Planning* (New York: Plenum Press, 1981), p. 230.