

Appendix 12  
**Smart Growth Principles for  
Communities**

Smart Growth has evolved as a term for planned growth that considers a wide array of potential impacts. There are different viewpoints as to the development of the concept of Smart Growth. Many believe that “Smart Growth” originated from the discourse on sustainable development, a movement developed during the 1980s. The most widely used definition of sustainable development came from *Our Common Future* also known as the Brundtland Report from the World Commission on Environment and Development in 1987:

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

Overall, the concepts of Smart Growth and sustainability are interrelated and reinforce each other. According to the American Planning Association (APA), the Smart Growth movement emerged as a response to “sprawl,” a broad term whereby the spread of development across the landscape far outpaces population growth. As people and jobs have been moving outward from Hamilton County over the last few decades, the cost of new growth in suburbs and exurban areas along with abandonment of existing infrastructure in cities has led to fiscal, environmental, and social concerns.

### **American Planning Association Smart Growth Definition**

The Chapter Delegate Assembly of APA adopted a policy guide on Smart Growth in the year 2002. APA defines Smart Growth as:

Smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities for all that:

- have a unique sense of community and place;
- preserve and enhance valuable natural and cultural resources;
- equitably distribute the costs and benefits of development;
- expand the range of transportation, employment and housing choices in a fiscally responsible manner;
- value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and
- promote public health and healthy communities.<sup>1</sup>

The core principles of Smart Growth by APA include:

- Recognition that all levels of government, and the non-profit and private sectors, play an important role in creating and implementing policies that support Smart Growth

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<sup>1</sup> <http://www.planning.org/policyguides/smartgrowth.htm>. *Policy Guide on Smart Growth*. American Planning Association.

- State and federal policies and programs that support urban investment, compact development, and land conservation
- Planning processes and regulations at multiple levels that promote diversity, equity and Smart Growth principles
- Increased citizen participation in all aspects of the planning process and at every level of government
- A balanced, multi-modal transportation system that plans for increased transportation choice
- A regional view of community
- One size does not fit all – a wide variety of approaches to accomplish Smart Growth
- Efficient use of land and infrastructure
- Central city vitality
- Vital small towns and rural areas
- A greater mix of housing choices in neighborhoods and communities focused around human-scale, mixed-use centers accessible by multiple transportation modes
- Conservation and enhancement of environmental and cultural resources
- Creation and preservation of a “Sense of Place”

### **Community COMPASS Vision Elements**

The core principles and ideas related to Smart Growth are reflected in the twelve vision elements of Community COMPASS:

- Civic engagement and social capital;
- Community services;
- Culture and recreation;
- Economy and labor market;
- Education;
- Environment;
- Environmental and social justice;
- Governance;
- Health and human services;
- Housing;
- Land use and development framework; and
- Mobility