

Planning Sustainably, Growing Inclusively, & Connecting Communities

A Smart Growth Approach to Planning

Presented by Richard Hankins

partnership for
smarter growth

partnership for *smarter* growth

We advocate for a Richmond Region that plans sustainably, grows inclusively, and connects communities, in accordance with the ten principles of Smart Growth.

What is Smart Growth?

Any guesses?

10 Smart Growth Principles

1. Mixed land uses.



10 Smart Growth Principles

2. Take advantage of compact building design.



10 Smart Growth Principles

3. Create a range of housing opportunities and choices.



10 Smart Growth Principles

4. Create walkable neighborhoods.



10 Smart Growth Principles

5. Foster distinctive, attractive communities with a strong sense of place.



10 Smart Growth Principles

6. Preserve open space, farmland, natural beauty, and critical environmental areas



10 Smart Growth Principles

7. Strengthen and direct development towards existing communities



10 Smart Growth Principles

8. Provide a variety of transportation choices



10 Smart Growth Principles

9. Make development decisions predictable, fair, and cost effective



10 Smart Growth Principles

10. Encourage community and stakeholder collaboration in development decisions

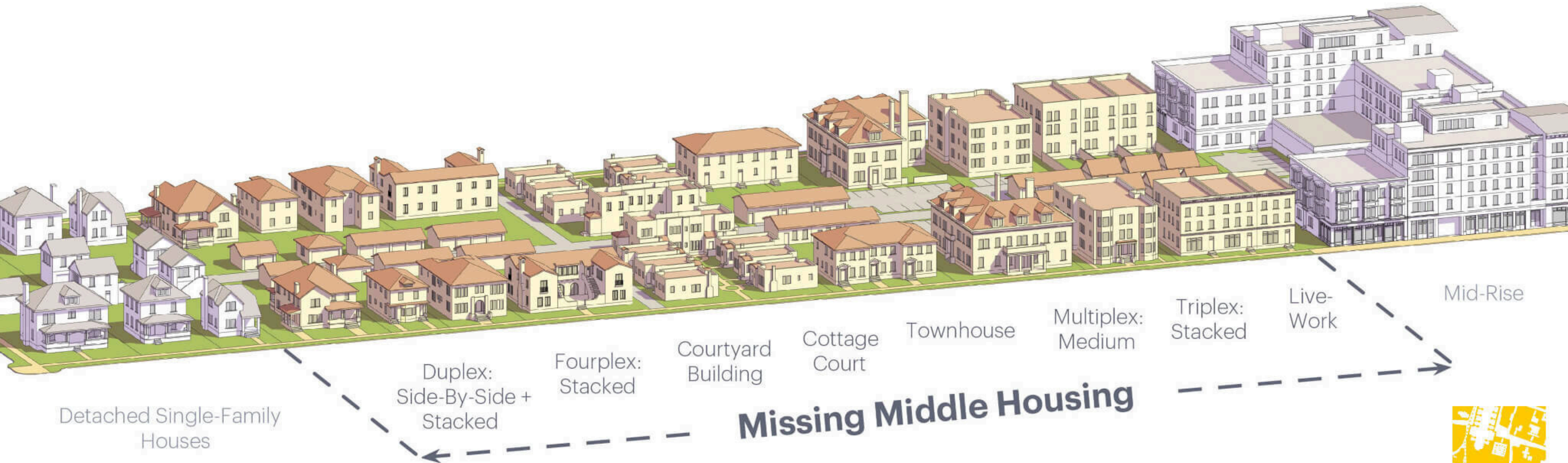


**What do you think of the ten
principles?**

**How does it (not) apply to your
state or locality?**

Smart Growth & Land Use

- Missing Middle Housing
- Accessory Dwelling Units
- Zoning Codes
- Single-Stair Reform



Smart Growth & Transportation



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Transportation is a Geometry Problem

Cars



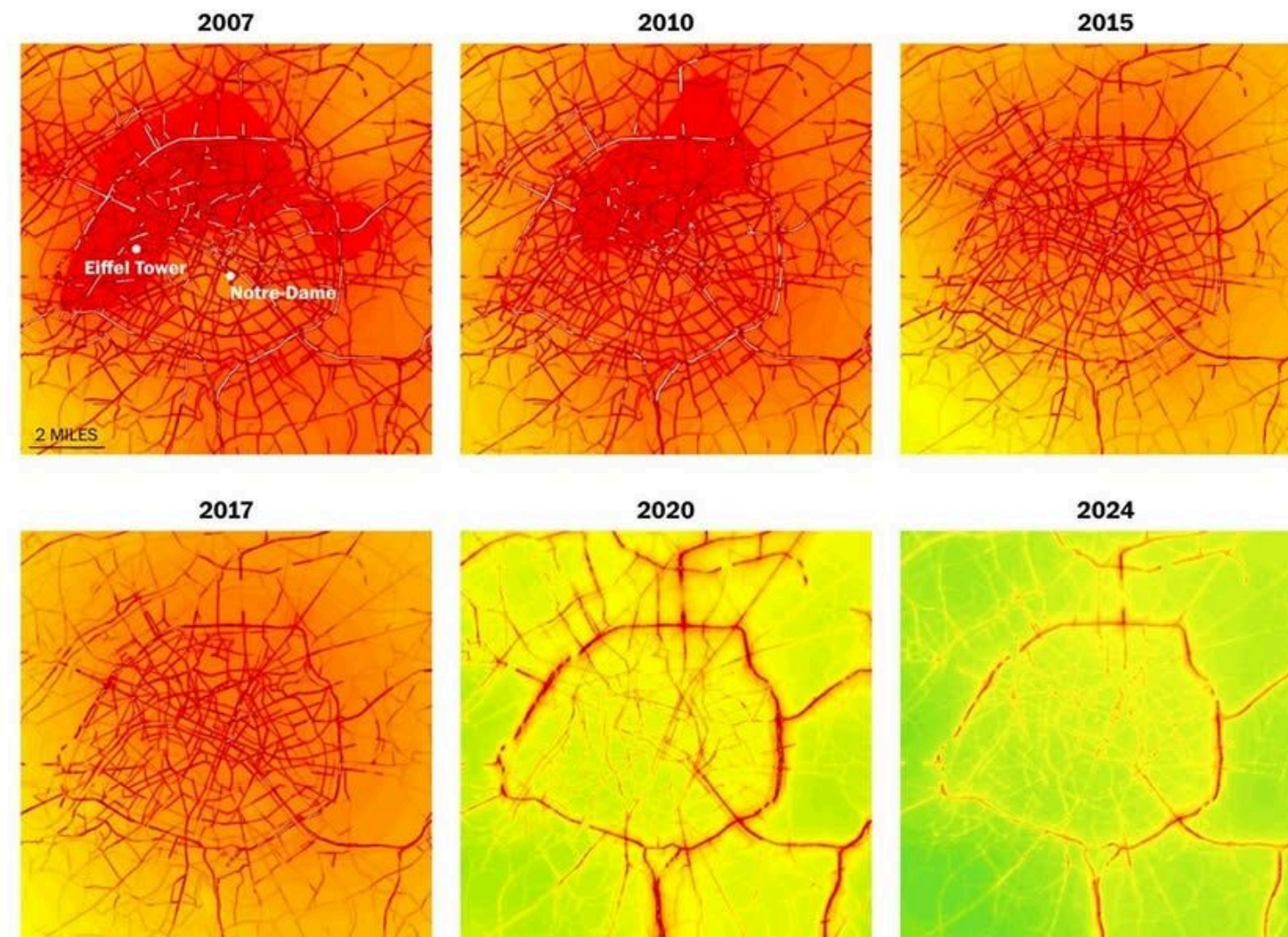
Bikes



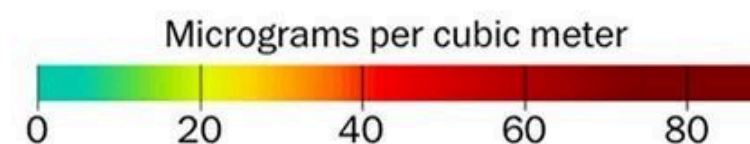
Bus



Paris said au revoir to cars. Air pollution maps reveal a dramatic change.



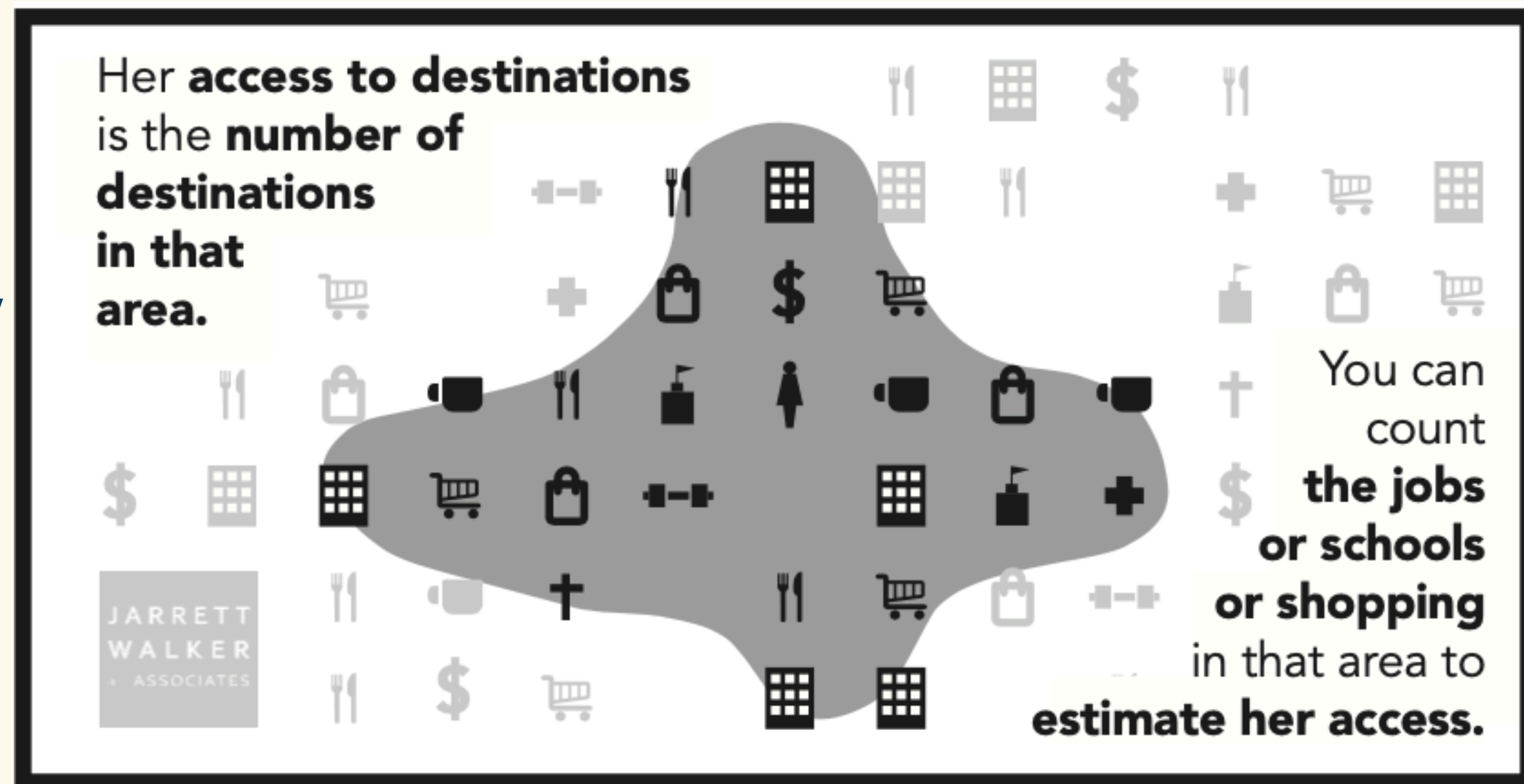
Average nitrogen dioxide concentration in Paris



Washington Post,
April 14, 2025

Smart Growth & Transportation

- Thinking beyond the car as the **only** method of transportation
 - Not everybody can drive, wants to drive, or can afford to drive
 - Cars have an important place for rural areas
- Induced Demand
- Mobility is a conduit to freedom & opportunity



Thank you!

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