

# Land Use, Smart Growth, Energy, and Climate Change

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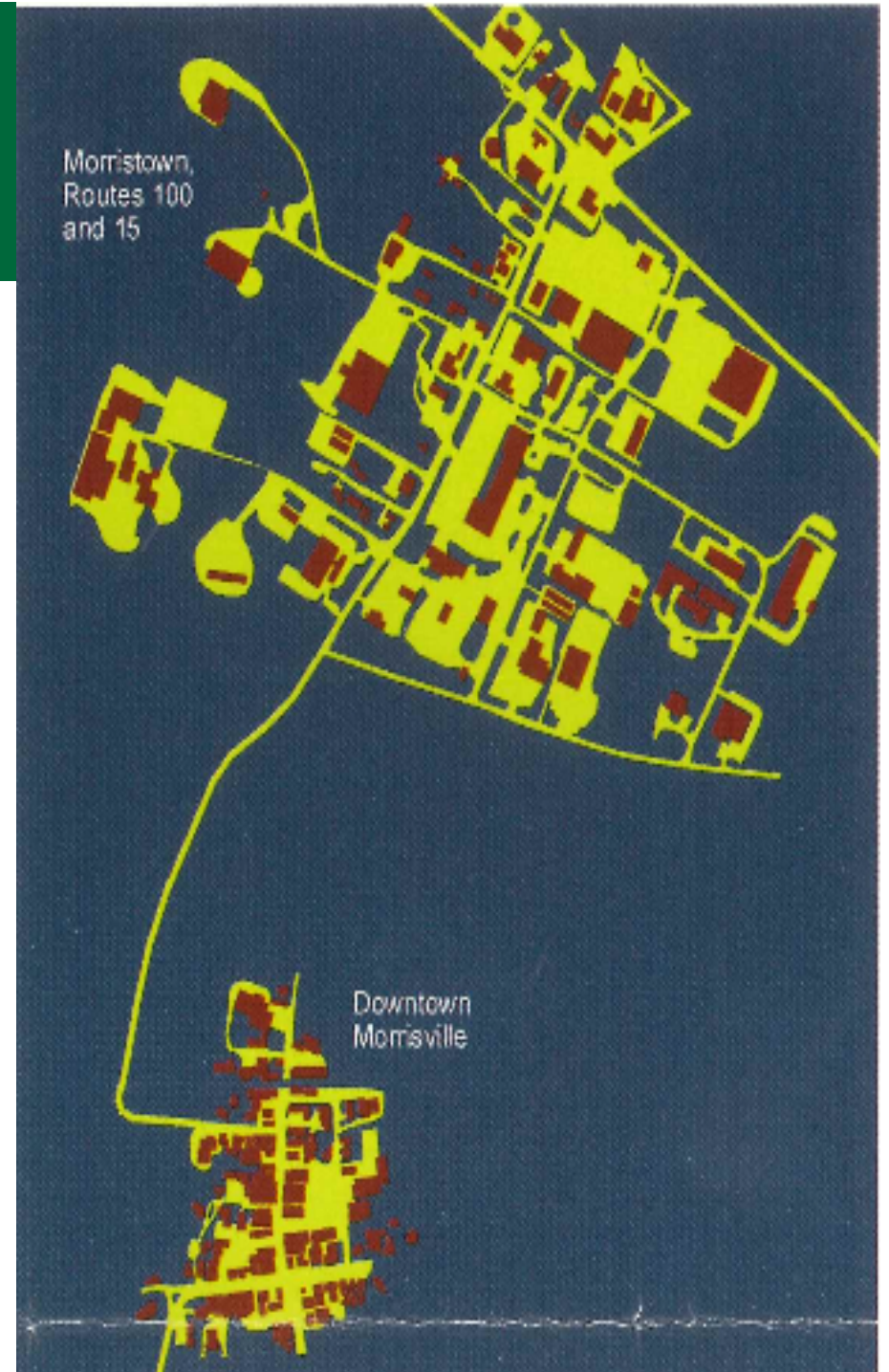


# Land use and settlement patterns

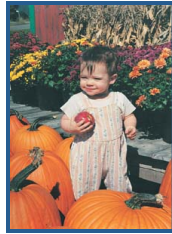
*Land use:* What happens where on the land.

*Land use pattern or settlement pattern:* The layout created by the sum of development.

*Example: Morristown.*

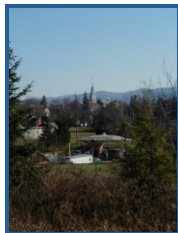


# What is smart growth?



Development that revitalizes neighborhoods, protects farmland and open space, keeps housing affordable, and provides more transportation choices.

It leads to places that are **economically prosperous**, **socially equitable**, and **environmentally sustainable**.





# Ten principles of smart growth

1. Mix of uses
2. Compact design
3. Range of housing opportunities and choices
4. Human scale, walkable neighborhoods
5. Distinct sense of place



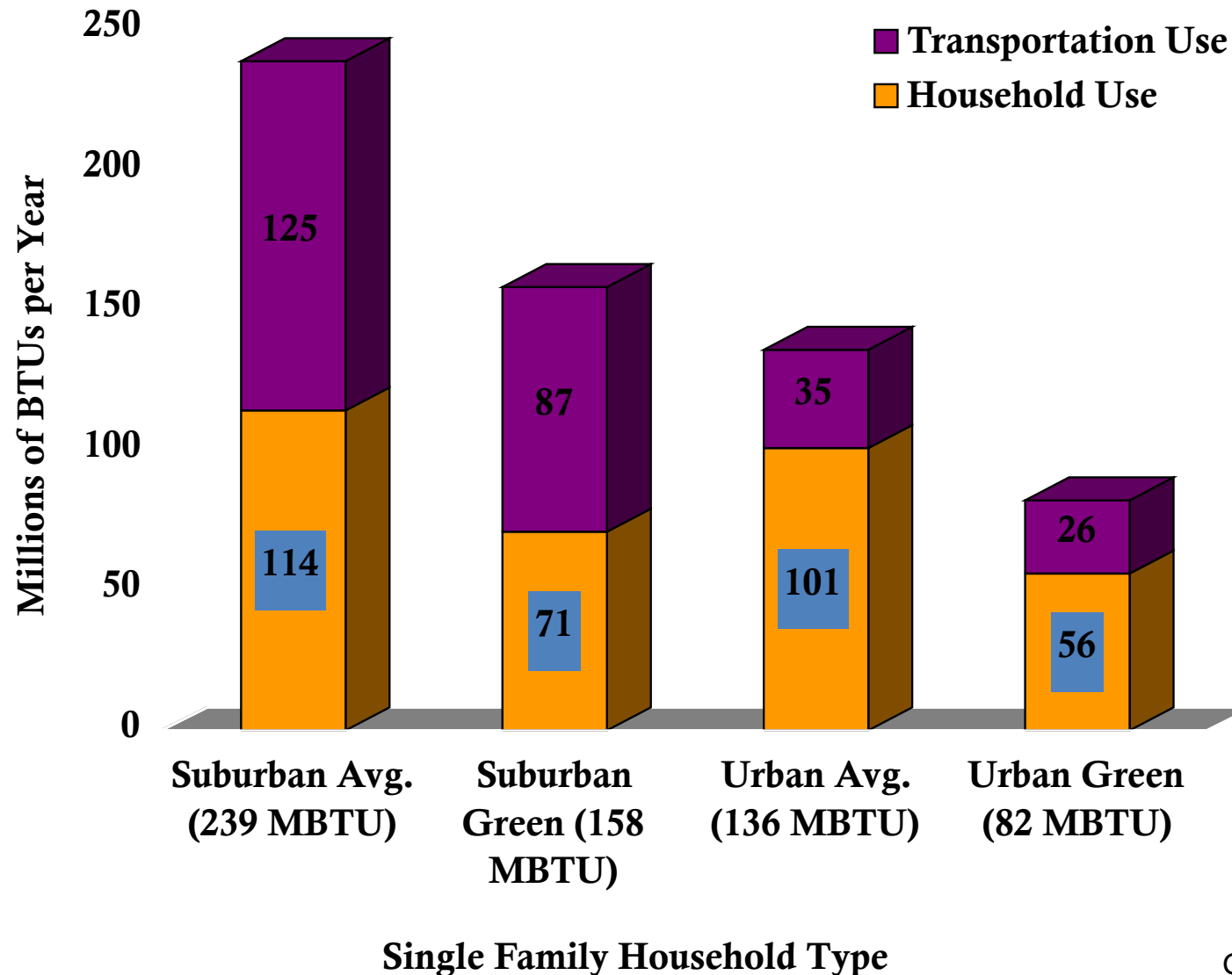
# Ten principles of smart growth, con't.

6. Protect farm and forest land
7. Directs development to existing communities
8. Provide transportation choices
9. Make development decisions predictable, fair, cost effective
10. Community engagement and stakeholder collaboration



*What does smart growth get us?*

## Reduced energy consumption



Graph credit: NRDC

*What does smart growth get us?*

## A more intact, resilient landscape

Prioritizing compact development takes pressure off of farm, forest, and natural areas.

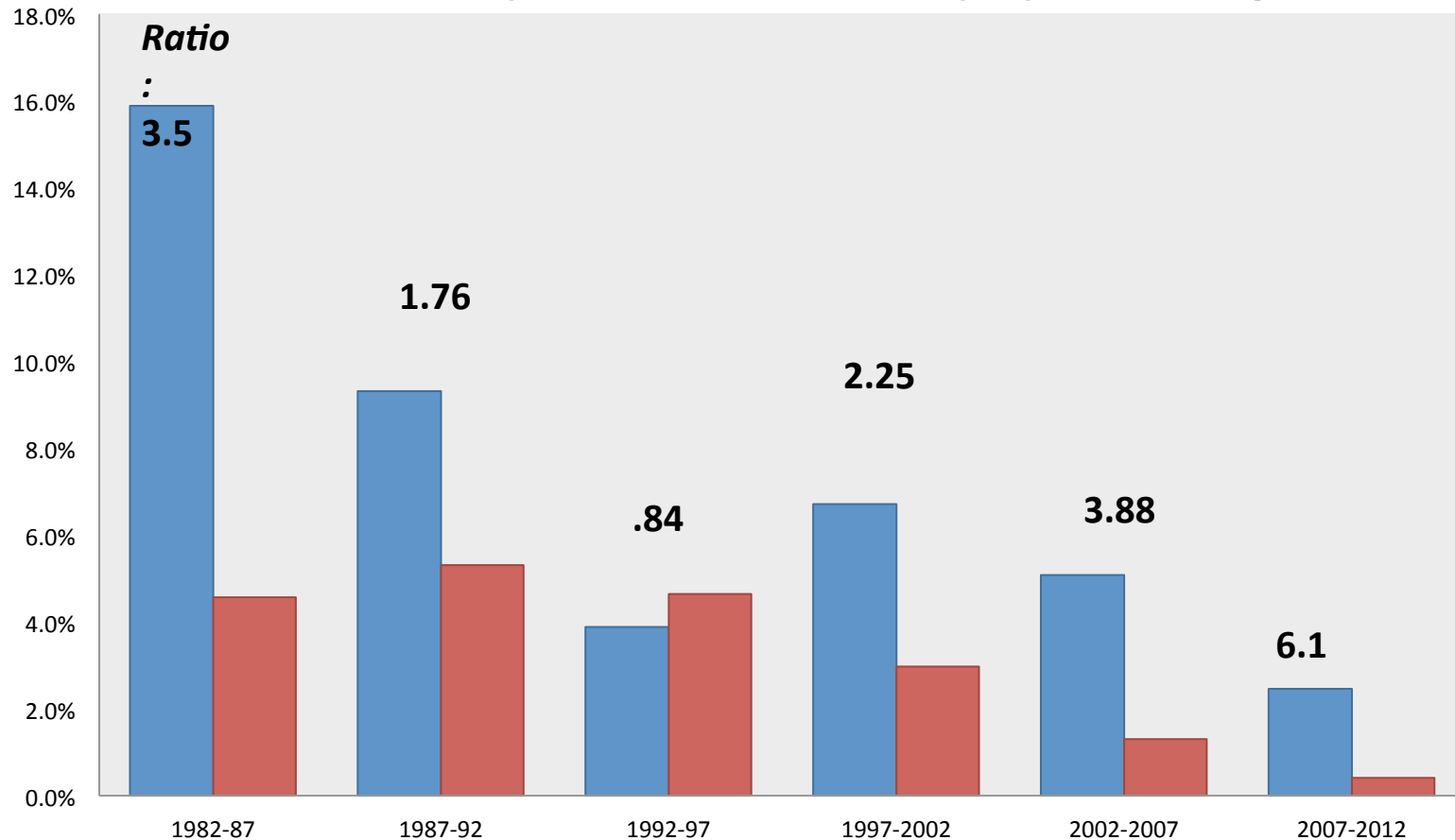
- Forests → carbon sequestration and fuel
- Farms → food produced closer to home
- River corridors → river health and human safety as we get more frequent and intense storms.

*These things all increase our resilience in the face of climate change.*

*What does smart growth get us?*

## A more intact, resilient landscape

**Land development relative to population growth**



■ Rate of land development

■ Rate of population growth



# *Obstacles, Challenges and Opportunities*

## Algiers Village, Guilford

### **Challenges:**

- Period of decline
- Lack of water supply
- Brownfields site

### **Opportunities:**

- Major grassroots commitment to community development (land acquisition, general store)
- Addition of transit
- Business development



## *Obstacles, Challenges and Opportunities*

# Zoning limitations

### **Challenges:**

- Excessive parking requirements
- Large lot sizes, setbacks
- Single use zones limit mix of housing types
- Low density (often due to lack of available water/sewer)
- Not requiring facilities to enable transit use or coordinate with area providers
- Lack of inclusionary zoning

### **Opportunities:**

- Form Based Code or FBC-light – opportunities to create places that work for people



# *Obstacles, Challenges and Opportunities*

## Brattleboro

### **Challenges:**

- Small, irregular site
- Need for housing
- Need for increased retail space

### **Opportunities:**

- Remaining downtown
- Increased density
- Inclusion of housing units
- Green design
- Community support for the co-op AND for more affordable housing
- Zoning did not require parking, and did enable building to the street.



# Three things you can do

1. Get involved in planning and zoning.
2. Team up with and support the housing development community
3. Get involved in transportation

*State policy conversations – keep an ear out:*

Climate Action Commission – decarbonization study

Act 250: The Next 50 Years

EV policy