



**Department of State
Planning, Development
& Community Infrastructure**

Building Stronger Communities

Department of State Smart Growth
Community Planning & Zoning Program



PROGRAM OVERVIEW

The Smart Growth Program offers municipalities the opportunity to plan for their community by addressing all aspects of smart growth.



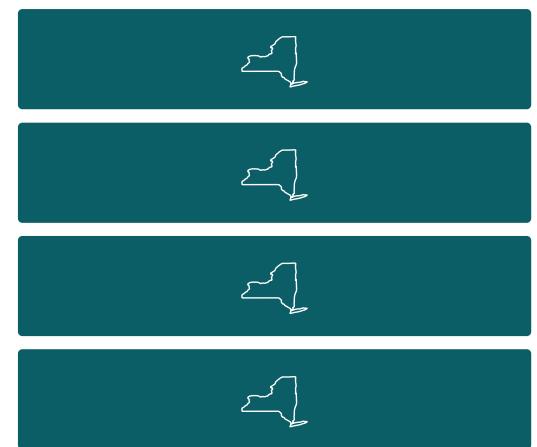
01 Preparing a Smart Growth Comprehensive Plan



02 Preparing a Smart Growth Zoning Code



03 Preparing a Smart Growth Area Plan



04 Preparing Zoning Regulations that Implement a Smart Growth Area Plan

SMART GROWTH COMMUNITY PLANNING & ZONING PROGRAM ACTIVITIES

Comprehensive Plan



- ✓ Reflects a community's vision and goals
- ✓ Addresses a wide range of planning issues
- ✓ Provides legal basis for zoning regulations
- ✓ Guides local decision making

Zoning Code



- ✓ Developed by the community with input from the public
- ✓ Organizes and regulates how land is used
- ✓ Is consistent with and helps implement an adopted comprehensive plan



Area Plan

- ✓ Consistent with an adopted comprehensive plan
- ✓ Supplements a Comprehensive Plan in a specific area (e.g., downtown)
- ✓ Can be followed with updates to a zoning code

ALL PLANS MUST ADDRESS SMART GROWTH PRINCIPLES

WHAT SMART GROWTH ISN'T



- ✗ Single use
- ✗ Automobile-centric
- ✗ Difficult to walk or bike
- ✗ Dominated by pavement
- ✗ Lack of greenspace
- ✗ Lack of character



WHAT IS SMART GROWTH?

Smart Growth promotes livable, sustainable, and equitable communities.

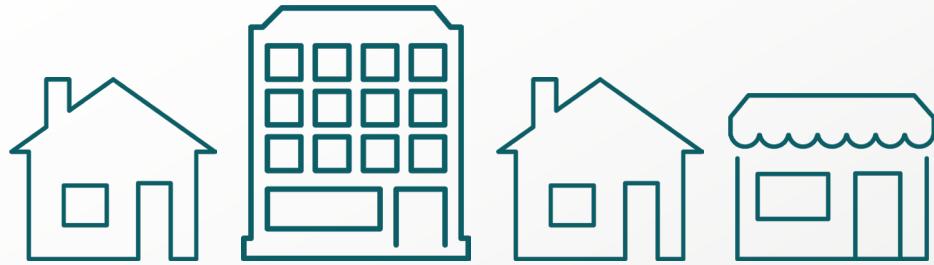


WHAT IS SMART GROWTH?

1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.
2. Enable a diverse mix of housing types that provide for opportunity and choice for all.
3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods, and downtowns including areas around public transit.
4. Provide well-planned, equitable, and accessible public spaces.
5. Encourage compact neighborhood design and concentrated development around existing infrastructure.
6. Preserve open space, agricultural resources, and natural resources.
7. Prioritize transportation options such as walking, cycling, and public transportation.
8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
9. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.
10. Build on unique traits to create an attractive and welcoming community with a strong sense of place.

SMART GROWTH IS RELEVANT EVERYWHERE





MIXED-USE NEIGHBORHOODS



01

01 MIXED-USE NEIGHBORHOODS

Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.

- Increases walkability and access to needs
- Reduces environmental impact of travel
- Improves mental and physical health
- Fosters economic development
- Strengthens the local tax base

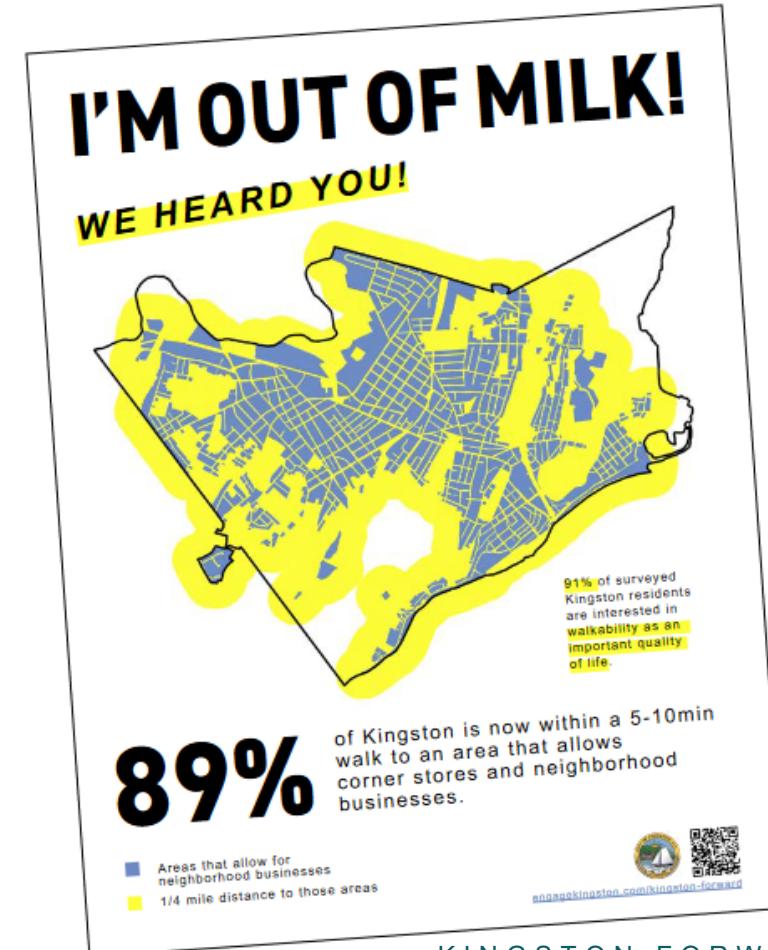


DOWNTOWN NEW PALTZ, NY
SOURCE: GLOBALPHILE

01 MIXED-USE NEIGHBORHOODS

In Comprehensive Plans:

- Identify neighborhoods that could benefit from integration of other uses or are overly restrictive
- Analyze how neighborhoods have changed over time
- Work with community to determine where needs and services are missing or not accessible
- Identify buildings, sites, streets, or neighborhoods that may be ideal locations for new services and uses



KINGSTON FORWARD
ZONING CODE FLYER (2023)
SOURCE: CITY OF KINGSTON

01 MIXED-USE NEIGHBORHOODS

In Zoning Codes:

- Allow a range of uses by right rather than by Special Use Permit
- Reduce barriers to redevelopment or reuse, i.e. addressing parking minimums, allowing for flexible building design, etc.
- Enable a mix of uses at multiple scales: within buildings, streets, and neighborhoods
- Simplify and clarify the review process



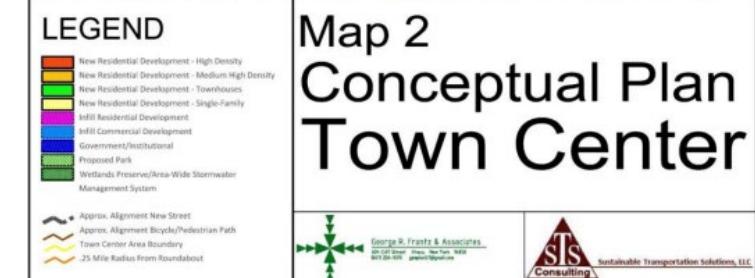
GARAGE CONVERSION TO
BUSINESS IN PROVINCETOWN, MA
SOURCE: STRONGTOWNS

01 MIXED-USE NEIGHBORHOODS

Comprehensive Plan, Town of Geneva

Conceptual future land use map for 'Town Center', the proposed town center will allow mix of uses and:

- Promotes redevelopment of existing commercial properties;
- Envisions new compact residential neighborhoods;
- Envisions re-creation of roads as urban boulevards within the town center;
- Provides for a network of pedestrian walkways linking to the City of Geneva;
- Places between 600 and 700 housing units within close-proximity to major employers and destinations



01 MIXED-USE NEIGHBORHOODS

Comprehensive Plan, Town of Geneva

The plan also provides:

- Clear visual examples to outline scale of growth envisioned for the area
- References specific communities as models
- Includes further description outlining properties of neighborhood, including streets intentionally designed to promote pedestrian safety

Visualizing the Compact, Walkable Town Center

Although more densely built up than other areas of the Town of Geneva, the proposed Town Center will still be a very human scale environment for its residents. The architecture will remain the 1 to 3 story buildings of historic villages and hamlets of the Finger Lakes region. Residential streets will be designed to slow traffic and to discourage through traffic. Tree lawns and street trees will create a pleasant walking environment, encouraging residents to get out and walk to local shops and services, to a neighborhood park, or simply take a stroll.

There are many attractive and successful examples of this type of compact community development in New York State and elsewhere. Through growth management tools, such as a Form Based Code, the Town can ensure that the future development is in character with the vision set forth in this plan. Below are three.



The Park Avenue neighborhood in Rochester contains a diverse collection of single-family and multi-family dwellings, and its own small "downtown" retail district. Today it is a thriving, highly desirable neighborhood.



Kentlands in Gaithersburg, MD was developed in the 1990s is a **mixed-use** New Urbanism development and is a model for new community development across the country.



DIVERSITY OF HOUSING TYPES



02

02 DIVERSITY OF HOUSING TYPES

Enable a **diverse mix** of housing types that provide for **opportunity** and **choice** for all.

- Attracts new and retains existing residents
- Makes for more socially and economically vibrant neighborhoods
- Ensures mix of home types and price points
- Improves local housing market



SOURCE: CHARLOTTE 2040

02 DIVERSITY OF HOUSING TYPES

In Comprehensive Plans:

- Assess the local housing inventory, market
- Consider needs of those who are struggling to find housing and may not be able to move to or within the community
- Identify areas that would be most appropriate for new and infill developments, such as lots where buildings have been removed

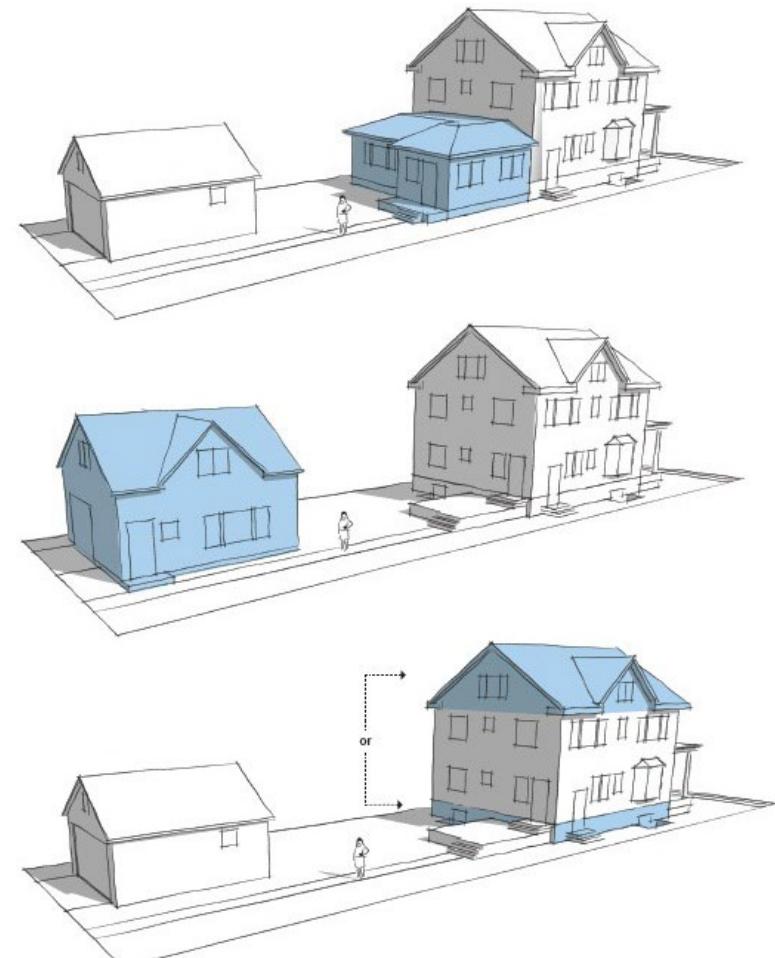


DIETZ STREET LOFTS,
A DRI PROJECT IN ONEONTA, NY

02 DIVERSITY OF HOUSING TYPES

In Zoning Codes:

- Allow a mix of missing housing types across and within neighborhoods: such as townhomes, multifamily, and mixed-use structures, including upper floors of commercial buildings
- Consider accessibility, affordability, proximity to needs and community resources
- Allow additional housing within existing neighborhoods by adjusting development standards and allowed uses, such as permitting accessory dwelling units or adjusting lot standards



FORM EXAMPLES OF ACCESSORY DWELLING UNITS: BURLINGTON, VT

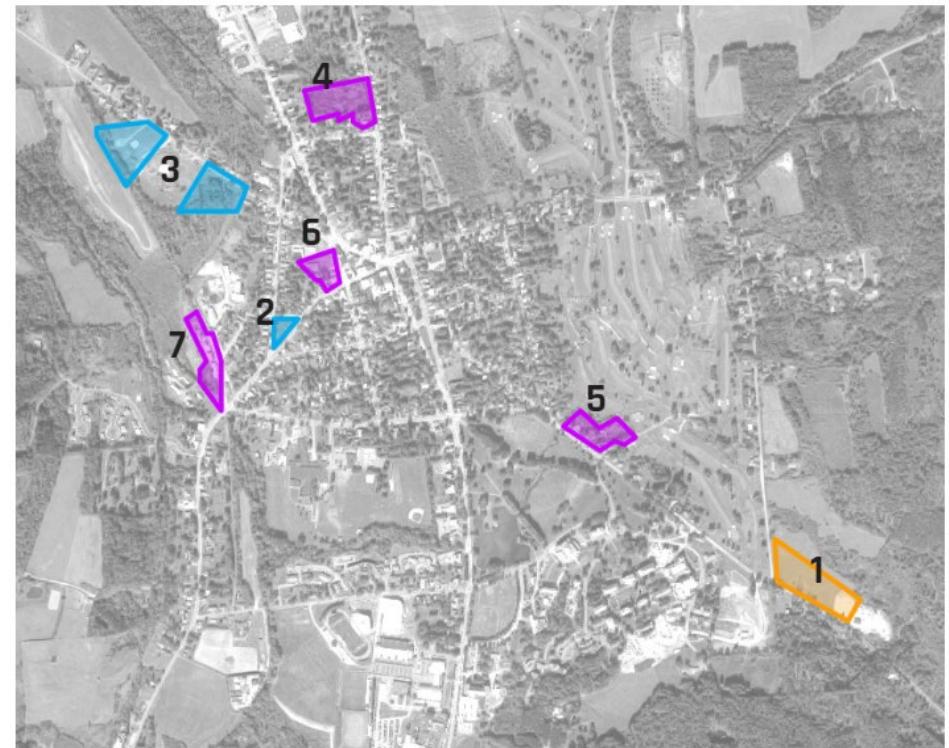
02 DIVERSITY OF HOUSING TYPES

Housing Study, Hamilton, NY

The plan:

- Considers housing market conditions to understand community context
- Proposes targets for new housing units across price points and types
- Identifies underutilized parcels and buildings that could accommodate housing
- Specifically explores zoning shortfalls of parcels and explores needed changes

POTENTIAL SITES FOR NEW HOUSING IN HAMILTON, NY



cbz has identified 27.3 acres of quality potential sites that could support between 139-274 various housing units within the Village, most a short walk from the Village Green. None are perfect. All are viable options. It is estimated that to accommodate the development of 166 new units (12 are anticipated to be historic rehabilitations), approximately 14 acres will be required of varying densities across a number of locations.

Colgate Site	1
Village-Owned Sites	2, 3
Privately-Held Sites	4, 5, 6, 7

166 NEW UNITS
12 HISTORIC REHABS



INFILL AND REDEVELOPMENT



03

03 INFILL AND REDEVELOPMENT

Prioritize infill and redevelopment of **existing buildings** to revitalize neighborhoods and downtowns, including areas around **public transit**.

- Makes use of underutilized or abandoned properties in community cores, adding vibrancy
- Spurs investment in nearby properties and improves perception of neighborhood
- Adds density to existing neighborhoods and reduces automobile dependency
- Increases local tax revenue without adding the financial burden of expanded infrastructure



INFILL DEVELOPMENT,
MONTGOMERY, NY

03 INFILL AND REDEVELOPMENT

In Comprehensive Plans:

- Inventory underutilized and vacant lots and buildings conducive to redevelopment
- Match inventory with outreach efforts aimed at identifying missing community needs
- Identify strategies and/or funding sources to overcome barriers to redevelopment
- Create community vision with clear strategies and steps to take toward revitalization

AURORA STREET POCKET
NEIGHBORHOOD,
ITHACA, NY



03 INFILL AND REDEVELOPMENT

In Zoning Codes:

- Remove barriers and allow for flexibility to encourage redevelopment of desirable sites
- Eliminate common barriers to infill development such as parking and setback requirements
- Focus on built form and function to complement existing neighborhood character
- Allow for creative interpretation of open space or creative reuse of structures



PALEY PARK,
NEW YORK, NY

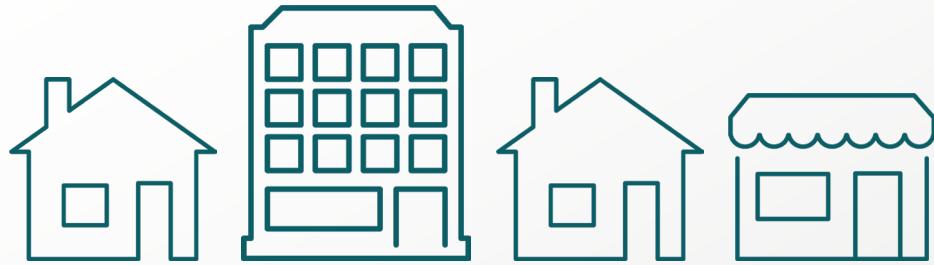
03 INFILL AND REDEVELOPMENT

Moyer Carriage Lofts, Syracuse, NY

- Identified as a strategic site in the Department of State-funded Brownfield Opportunity Area Plan
- Adaptive redevelopment of a former carriage and car factory
- 128 new mixed-income apartments, involved preservation and restoration of four historic buildings



MOYER CARRIAGE LOFTS,
SYRACUSE, NY



PUBLIC SPACES



04

04 PUBLIC SPACES

Provide well-planned, **equitable**, and **accessible** public spaces.

- Provides valuable opportunities for socialization, recreation, and relaxation for all community members
- Increases desirability of neighborhoods
- Provides cleaner air, regulates temperature, and protects water quality
- Ensures all residents live near and have access to quality public spaces
- Contributes to community infrastructure that attracts investment



LENOX SKATE PARK
CANASTOTA, NY

04 PUBLIC SPACES

In Comprehensive Plans and Zoning Codes:

- Document public spaces and how they are distributed across the community
- Identify underutilized spaces that could be improved to function as community space (parking lots, 'micro parks')
- Determine strengths and shortcomings of existing public spaces
- Consider current and potential users of public spaces
- Require new development to include public space such as a playground or public plaza



TRAIL STATION PARK CONCEPTUAL DESIGN,
DRI ROUND 5, GLOVERSVILLE, NY

04 PUBLIC SPACES

Clute Park, Watkins Glen, NY

- Community began waterfront planning effort with the DOS Local Waterfront Revitalization Program
- Broad planning effort led to award of the Downtown Revitalization Initiative
- The Village was awarded funding for the park improvements and used past planning efforts as the foundation for specific community engagement on final park design



CLUTE PARK,
WATKINS GLEN, NY



COMPACT NEIGHBORHOODS



05

05 COMPACT NEIGHBORHOODS

Encourage **compact neighborhood design** and concentrated development around **existing infrastructure**.

- Maximizes the use of land without expense of new infrastructure
- Increases the local tax base
- Minimizes infrastructure costs
- Boosts walkability and ease of access to key amenities
- Contributes to sense of place and community identity
- Protects agricultural land, natural areas, and open space



SOURCE: RICK POTESIO

05 COMPACT NEIGHBORHOODS

In Comprehensive Plans and Zoning Codes:

- Encourage neighborhood design consistent with historical development patterns and character
- Identify areas ideal for development and allow more units per acre
- Provide opportunities for increasing number of homes in existing neighborhoods via accessory dwelling units, pocket neighborhoods, etc.
- Establish minimum feasible lot sizes and setbacks



W. PARK ROW IN CLINTON, NY
SOURCE: ALMOST LOCAL

05 COMPACT NEIGHBORHOODS

Solar Village, Geneva, NY

- Net Zero, compact and walkable neighborhood on former parking lot and vacant space owned by City
- 18 owner-occupied units have recently sold for between \$240,000 – \$325,000
- Connected to Lakeshore with a pedestrian tunnel and a short walk to downtown





OPEN SPACE



06

06 OPEN SPACE

Preserve open space, agricultural resources, and **natural resources**.

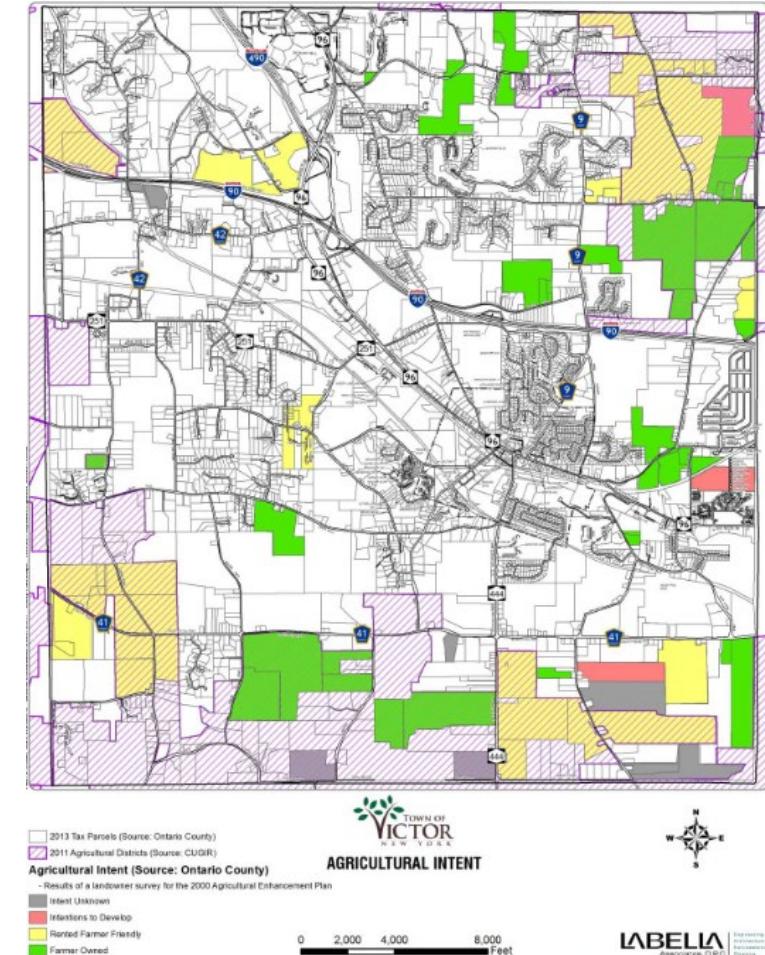
- Ensures agricultural soils are available for future agricultural use
- Protects sensitive natural areas from development
- Ensures community access to open space
- Maintains scenic views
- Protects local agricultural economies



06 OPEN SPACE

In Comprehensive Plans:

- Inventory existing open spaces within the community and areas with critical natural and agricultural resources that are need protection.
- Demonstrate and document the importance of these spaces and resources within the comprehensive plan.
- Develop strategies that will encourage the preservation of these resources and deter development, including cooperation with land trusts or state agencies



SOURCE: TOWN OF VICTOR, NY

06 OPEN SPACE

In Zoning Codes:

- Direct development away from open spaces, natural resources and agricultural resources
- Encourage development where infrastructure and development already exists
- Establish zoning districts with the purpose of preserving open space and critical natural resources.
- Create a standalone districts to protect agricultural resources and encourage agricultural operations.
- Adopt definitions in line with NYS Ag and Markets, and allow agricultural support uses in agricultural zones

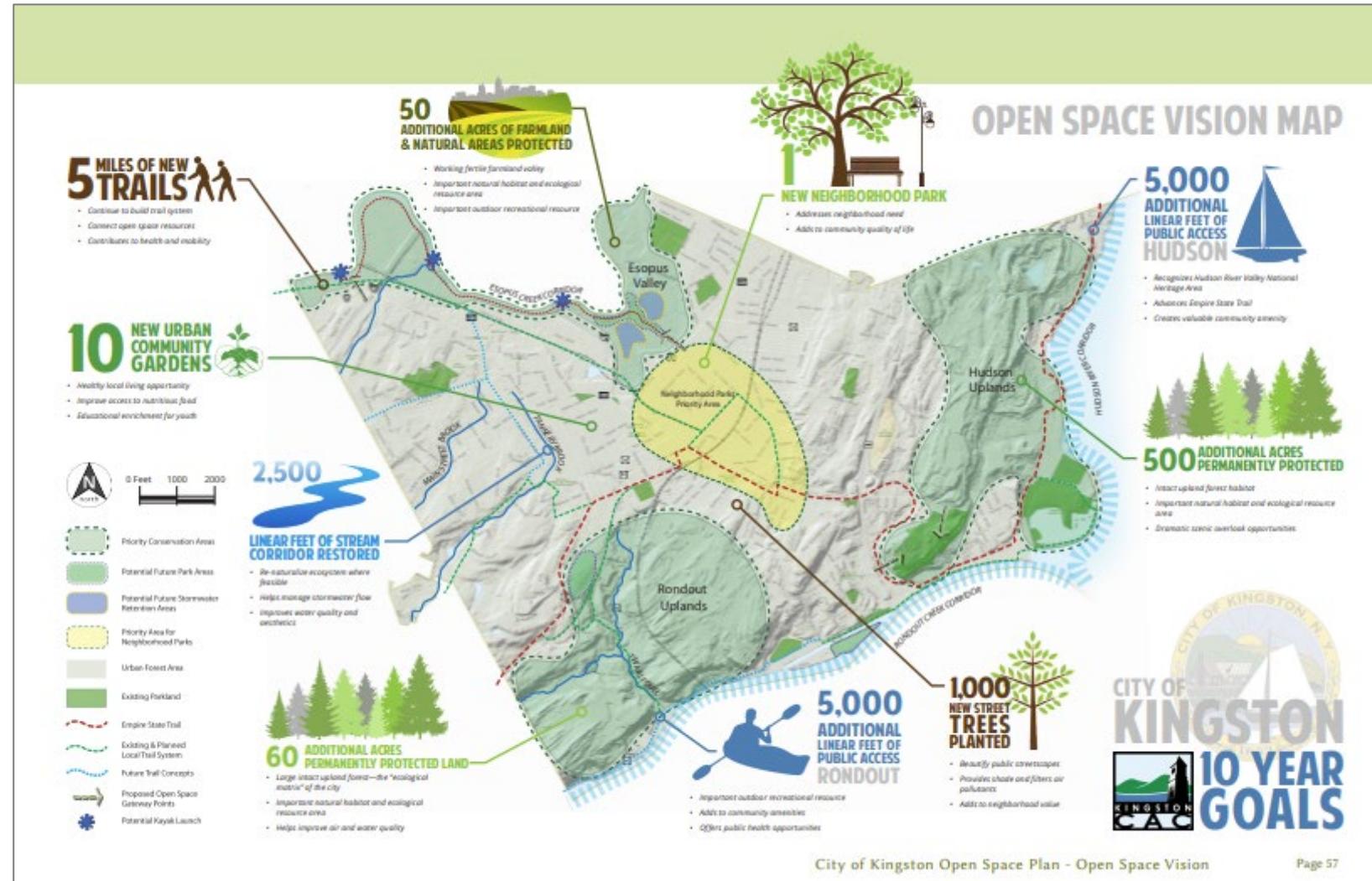


SHEEP GRAZING UNDER A SOLAR ARRAY
IN NEWFIELD, NY SOURCE: ITHACA VOICE

06 OPEN SPACE

Open Space Plan, City of Kingston, NY

- Clear, measurable goals
- Addresses different interpretations of open space, from natural areas and farmland to neighborhood parks





ALTERNATIVE TRANSPORTATION



07

07 ALTERNATIVE TRANSPORTATION

Prioritize transportation options such as **walking**, **cycling**, and **public transportation**.

- Reduces environmental and financial cost of transportation
- Improves quality of life by providing transportation choice and equity
- Enhances public health by spurring active movement and improving air quality
- Goes hand in hand with compact and mixed-use neighborhoods
- Reduces unproductive space lost to automobile infrastructure

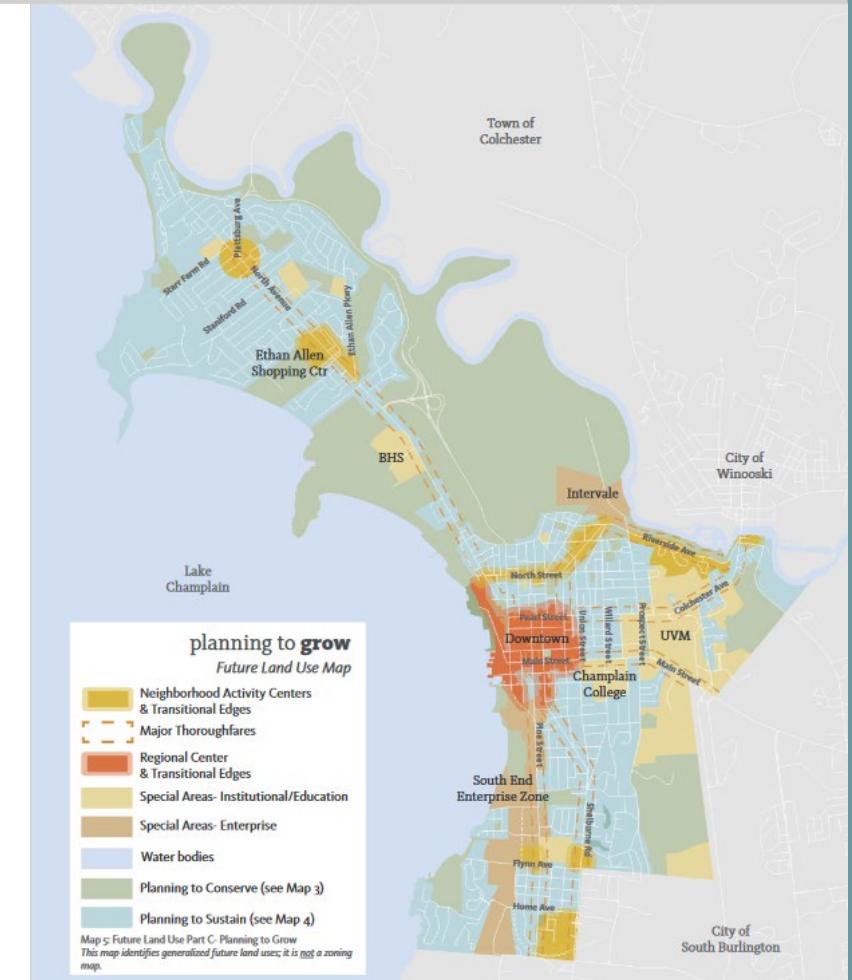


DRI STREETSCAPE IMPROVEMENTS,
JAMESTOWN, NY

07 ALTERNATIVE TRANSPORTATION

In Comprehensive Plans:

- Analyze the relationship between transportation systems and surrounding land uses
- Identify gaps in pedestrian and bicycle infrastructure and streets in need of redesign
- Develop transportation strategies that provide access to core amenities, services, and employers
- Examine space dedicated to car infrastructure

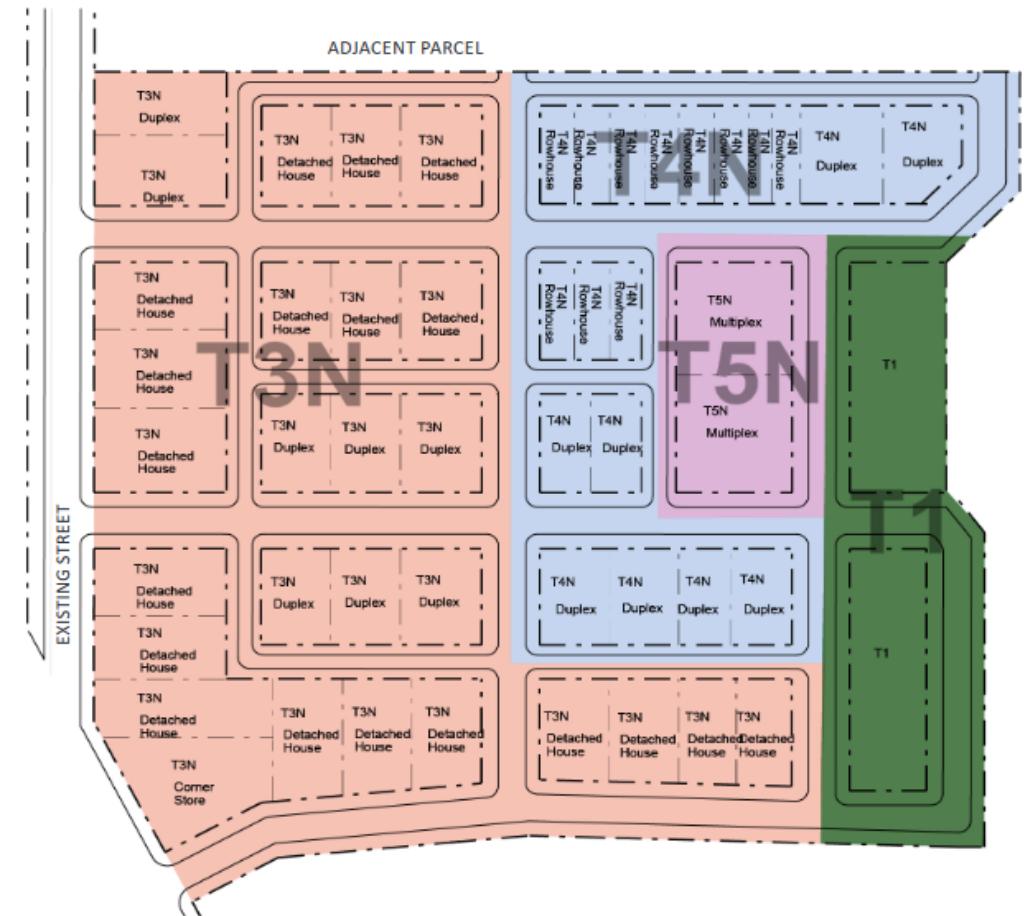


FUTURE LAND-USE MAP, BURLINGTON, VT
SOURCE: CITY OF BURLINGTON

07 ALTERNATIVE TRANSPORTATION

In Zoning Codes:

- Establish dimensional and design standards for neighborhoods that invite walkability
- Increase allowable densities along major thoroughfares and transit lines
- Revise policies that encourage automobile dependency and reduce developable space, such as parking minimums



KINGSTON FORWARD ZONING CODE
WALKABLE NEIGHBORHOOD PLAN (2023)
SOURCE: CITY OF KINGSTON

07 ALTERNATIVE TRANSPORTATION

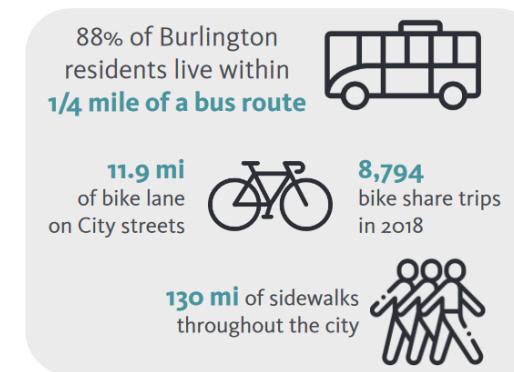
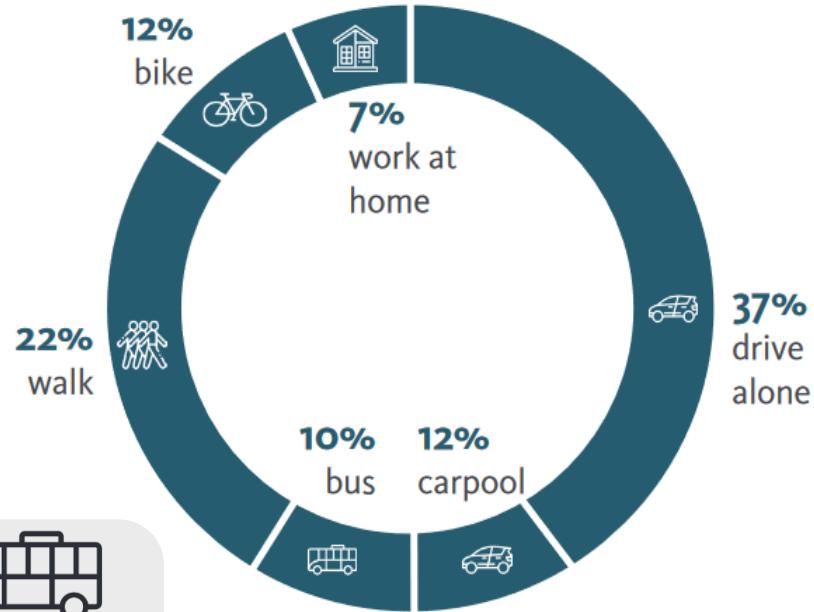
Comprehensive Plan, Burlington, VT

Results:

- **Recommended** that core services be located along major thoroughfares
- **Encouraged** “quick-build”, or low-cost treatments to address mobility and access issues while waiting for larger improvements

Mode Share Goal, 2026

planBTV: Walk/Bike has a goal that in 2026 these trips will be:



PLAN BVT MOBILITY INFOGRAPHICS
SOURCE: CITY OF BURLINGTON



CLIMATE RESILIENCY AND MITIGATION



08

08 CLIMATE RESILIENCY AND MITIGATION

Promote **climate resiliency** and adaptation, preferably through **nature-based solutions** and reduce greenhouse gas emissions.

- Utilize development, infrastructure, and land use strategies to build resilience to extreme weather
- Minimizes property damage and loss, and minimizes recovery time
- Enhances natural environment through nature-based solutions such as riparian buffers, restored floodplains and other green infrastructure
- Reduces emissions and encourages use of renewable energy



IMPACT OF 2019 FLOODING EVENT
IN DOLGEVILLE, NY

08 CLIMATE RESILIENCY AND MITIGATION

In Comprehensive Plans:

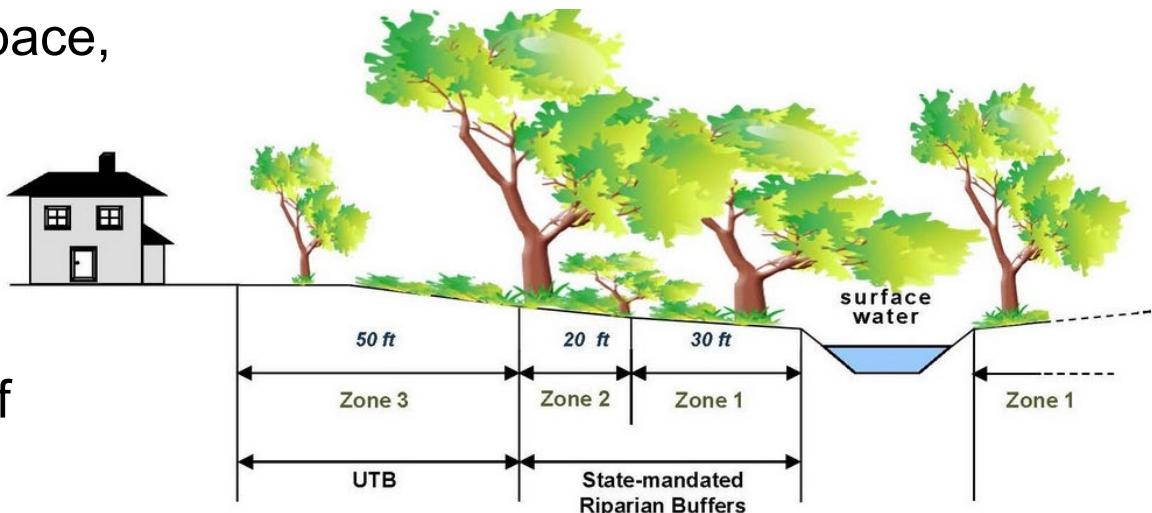
- Inventory existing **natural**, **social**, and **built** resources
- Anticipate issues for vulnerable resources, populations, and community assets and develop early action steps
- Interpret risks and consider achievable mitigation and recovery strategies
- Incorporate mitigation strategies throughout plan



08 CLIMATE RESILIENCY AND MITIGATION

In Zoning Codes:

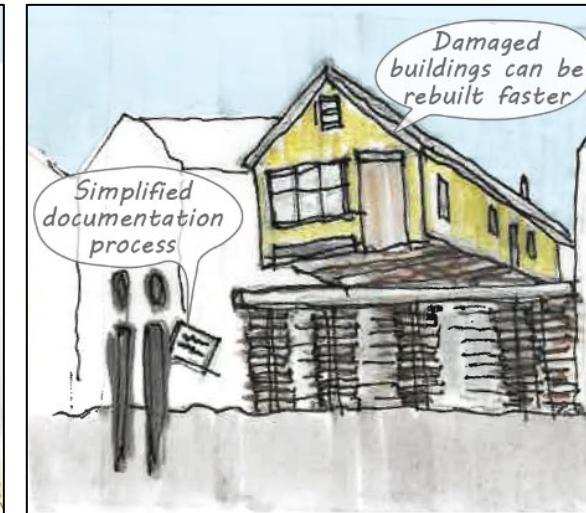
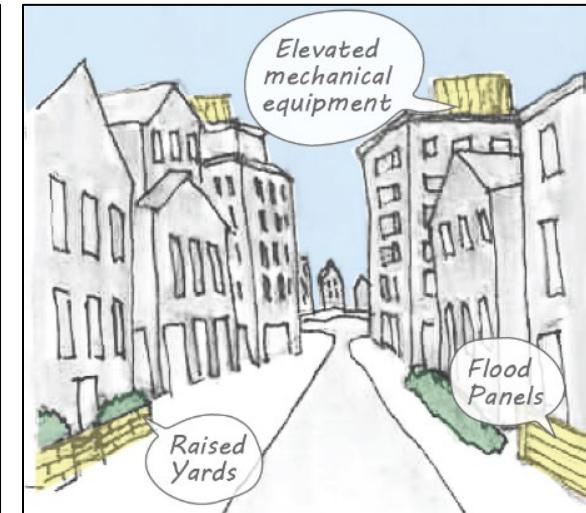
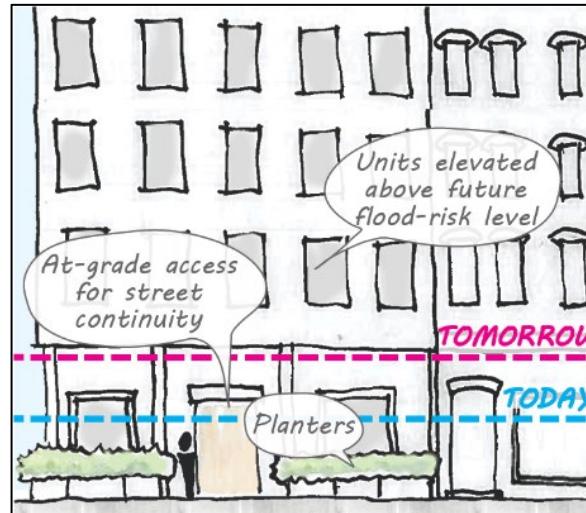
- Direct development away from flood-prone areas
- Require resilient design of new buildings, greenspace, and associated infrastructure
- Establish design standards that protect green space and mitigates erosion
- Limit impervious area to avoid exacerbating runoff



SOURCE: CARY, NC LAND DEVELOPMENT ORDINANCE

08 CLIMATE RESILIENCY AND MITIGATION

Code: Zoning for Coastal Flood Resiliency (New York City, 2021)



Allow buildings to be built to precautionary standards that consider flooding risk

Support resilient buildings that are accessible and fit in with their surroundings

Enable buildings to be more resilient through partial retrofits

Establish zoning rules which support quick review times in response to disasters

08 CLIMATE RESILIENCY AND MITIGATION

Plan:

One New York

The Plan for a Strong and Just City (2015)

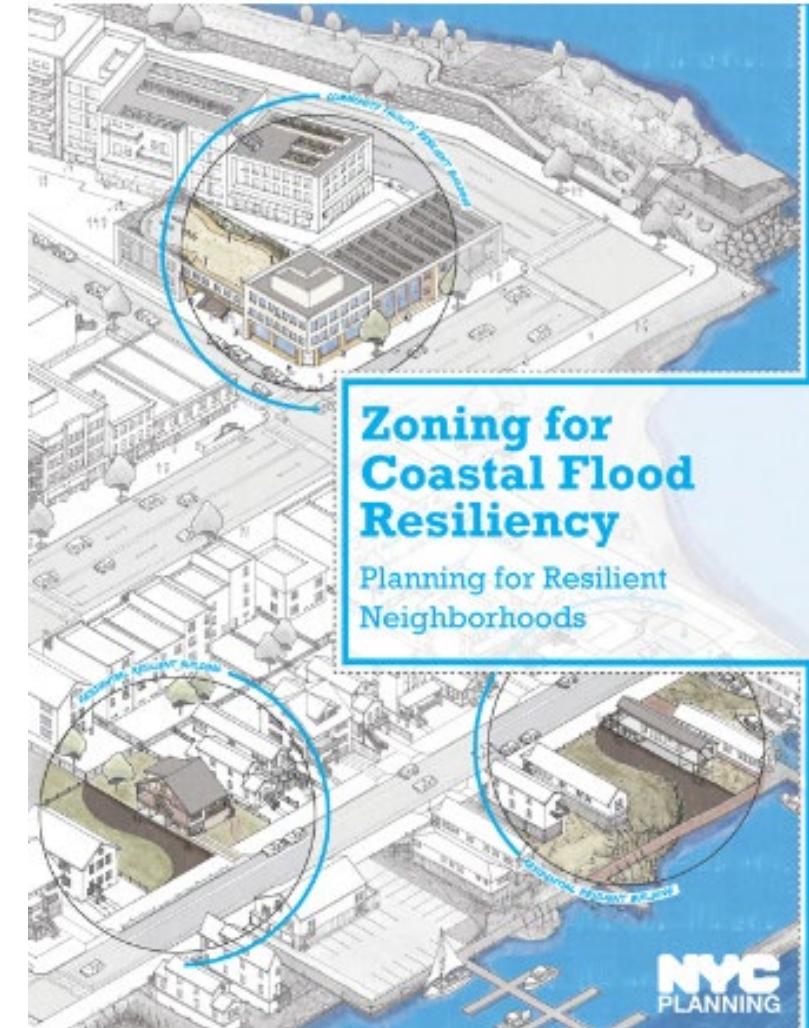
Vision #4: Our Resilient City

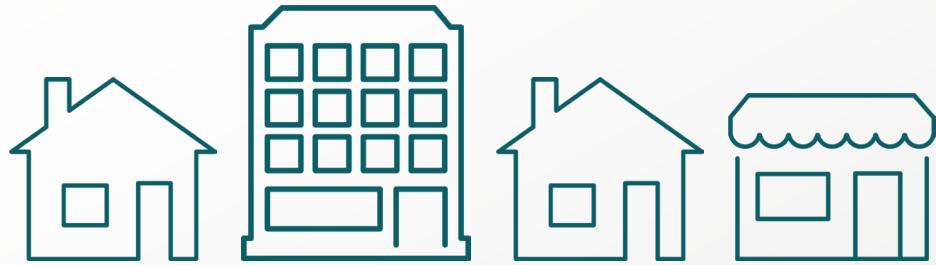
“Our neighborhoods, economy, and public services are ready to withstand and emerge stronger from the impacts of climate change and other 21st century threats.”

Results:

\$1.77M in micro-grants and risk assessments to benefit 520 small businesses

Released Preliminary Climate Resiliency Design Standards





SENSE OF PLACE



09

09 SENSE OF PLACE

Build on **unique traits** to create an **attractive** and **welcoming community** with a strong sense of place.

- Creates a unique, memorable local place
- Helps to retain and attract residents
- Draws visitors to your community
- Fosters and sustains local businesses
- Encourages walkability



SOURCE: BLEND-A-RAMA 3 ON 3 TOURNAMENT, ONEONTA, NY

09 SENSE OF PLACE

In Comprehensive Plans:

- Document existing conditions and include a narrative on the community's history and culture to help identify unique assets
- Clearly identify the unique traits that contribute to the community's character within the plan to signify their importance
- Develop a vision statement that captures the community's local identity
- Include strategies for planning and designing spaces that are visually interesting and help tell the story of the community

BEFORE



AFTER



MURAL IN GLENS FALLS, NY

09 SENSE OF PLACE

In Zoning Codes:

- Establish design guidelines, sign regulations, landscaping requirements, and other standards that improve and enforce aesthetics and accessibility
- Allow for public art, such as sculptures and murals
- Recognize that infill and compact neighborhood strategies contribute to placemaking
- Provide mechanism for historic review during planning process



OUTDOOR IN SYRACUSE, NY
SOURCE: PASTABILITIES

09 SENSE OF PLACE

Design Guidelines, Lancaster, NY

- Applicable to renovation of existing buildings and new construction
- Ensures consistency with prevalent architecture
- Consistency with the historic district and community vision for downtown

DESIGN GUIDELINES FOR THE VILLAGE OF LANCASTER LOCAL HISTORIC DISTRICT

GENERAL RECOMMENDATIONS ("DO'S") COMMERCIAL FAÇADE DESIGN





COMMUNITY ENGAGEMENT

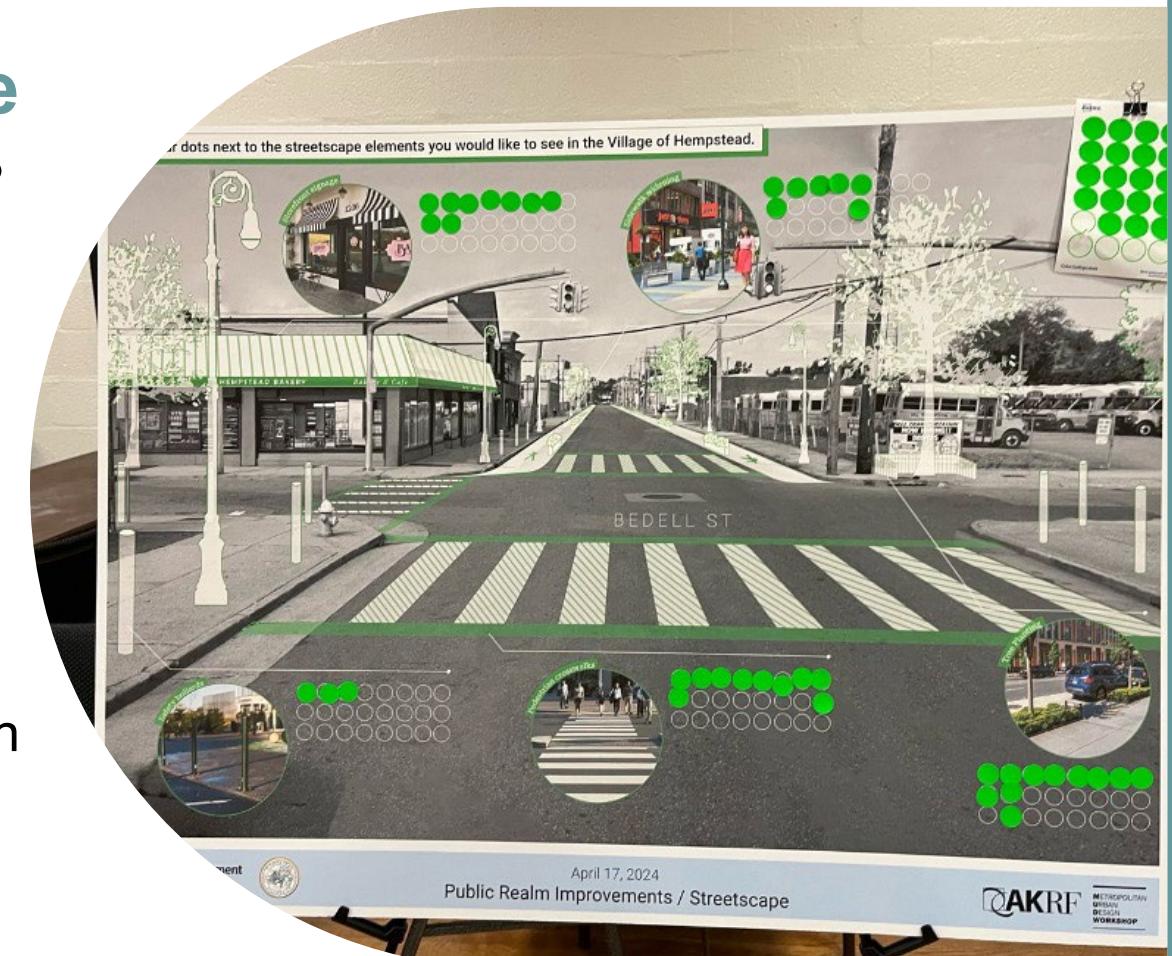


10

10 COMMUNITY ENGAGEMENT

Engage in an **inclusive, collaborative** public planning process that considers the **needs** and **character** of the community.

- Drives an accurate and compelling community vision
- Secures community buy in and overall success of the planning process
- Leads to confident, informed, and cohesive decision making



In Comprehensive Plans and Zoning Codes:

- Create a diverse and inclusive steering committee
- Inventory hard-to-reach community groups and plan on how to incorporate their input
- Identify prior public engagement strategies and what made them successful or not
- Provide engagement opportunities that meet people where they are
- Understand barriers, such as contentious issues or lack of trust, and adjust accordingly
- Leverage existing efforts and community events to build engagement
- Consider how to engage and address concerns of future or would-be residents

10 COMMUNITY ENGAGEMENT

Livable Corridor Plan (2019), South Colton, CA

- Area Plan which focused on a 19-block neighborhood called “South Colton.”
- Public engagement effort featured interactive sensory tours, model building exercises, and **tactile** public engagement efforts
- Public engagement efforts led to **tangible** community design and recommended zoning changes



MODEL BUILDING EXERCISE

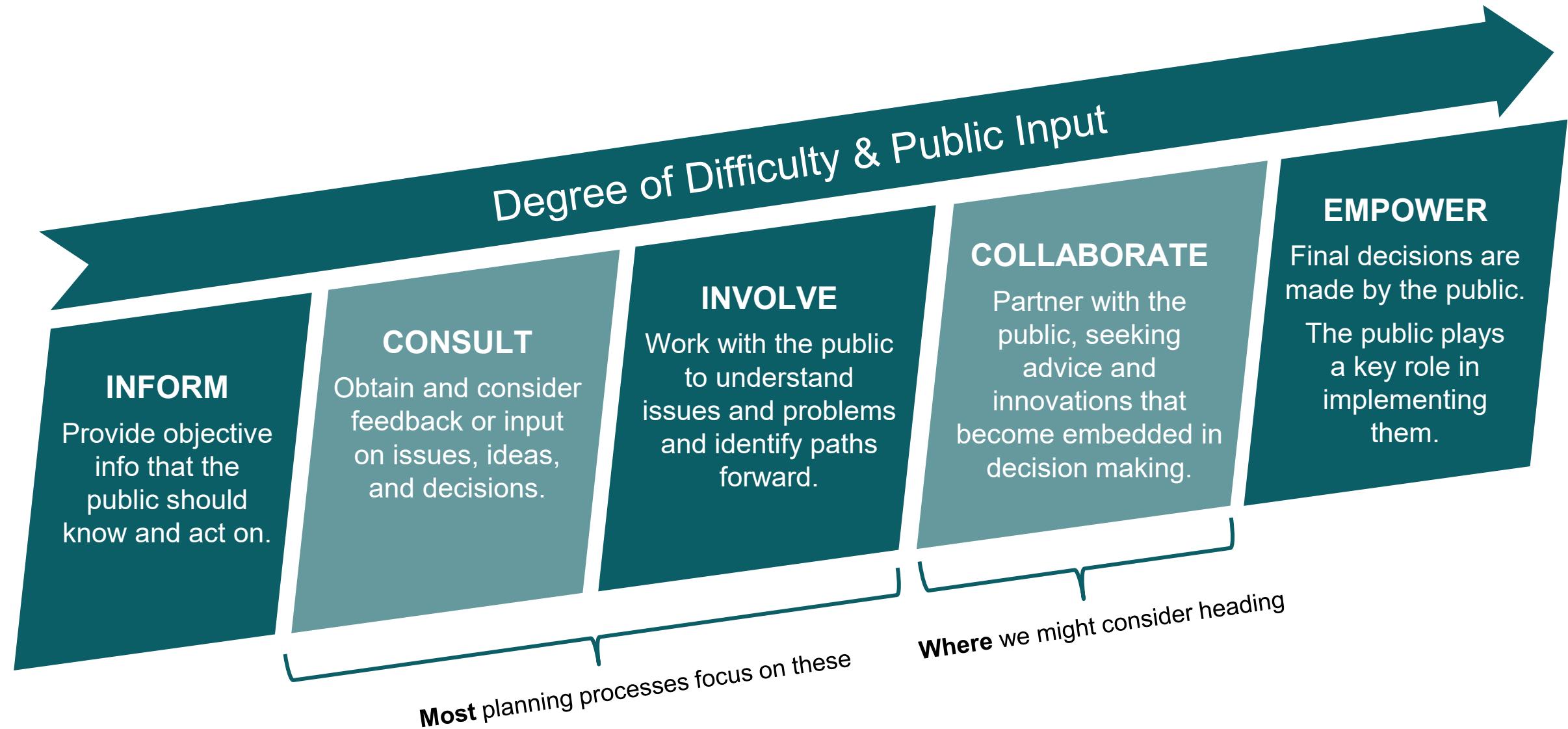


SENSORY TOUR OF SOUTH COLTON



INTERACTIVE POP-UP EVENT

10 COMMUNITY ENGAGEMENT



REMINDER

- All projects must genuinely address the Smart Growth principles.
- Smart Growth principles should be addressed in ways that are strategically suitable to local conditions.

Any Questions?



Department of State
Planning, Development
& Community Infrastructure