

The Partners for Smart Growth Conference

Thank you for your interest in the Partners for Smart Growth conference. The Smart Growth Network is a growing national network of governments, business leaders, bankers, planners, developers, architects, community groups and environmental organizations, all dedicated to promoting development that serves the economy, the community, and the environment.

Determining exactly what smart growth looks like is ultimately a local decision. However, based on their experience, communities have identified several smart growth principles:

1. Mix land uses;
2. Take advantage of compact building design;
3. Create a range of housing opportunities and choices;
4. Create walkable neighborhoods;
5. Foster distinctive, attractive communities with a strong sense of place;
6. Preserve open space, farmland, natural beauty, and critical environmental areas;
7. Strengthen and direct development towards existing communities;
8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost-effective; and
10. Encourage community and stakeholder collaboration in development decisions.

Achieving smart growth requires significant involvement from citizens, businesses, and elected officials at all levels of government. The Smart Growth Network helps them create and share information about what works.

To support that information sharing, the first smart growth conference was held in Baltimore in 1997. The conference was sponsored by the Urban Land Institute (ULI) and the Environmental Protection Agency (EPA), and co-sponsored by the Smart Growth Network and other organizations. Over 750 people attended and by all accounts, the conference was a successful forum for sharing information and ideas and for building relationships.

City officials from Austin attended the first conference in Baltimore. Three months later, Austin launched its Smart Growth Initiative. The rapid progress the city has made towards the initiative's goals, made Austin an exciting venue for the second annual conference.

Conference Organizers:

- ◆ Urban Land Institute
- ◆ U.S. Environmental Protection Agency
- ◆ City of Austin

Sponsors:

- ◆ BankAmerica Corporation
- ◆ Dell Computer Corporation
- ◆ National Association of Realtors
- ◆ Prince Charitable Trust
- ◆ Save Our Springs Alliance
- ◆ Urban Land Foundation

Cosponsors:

- ◆ American Association of State Highway and Transportation Officials
- ◆ American Farmland Trust
- ◆ American Planning Association
- ◆ American Public Works Association
- ◆ Center for Neighborhood Technology
- ◆ Center for Watershed Protection
- ◆ Coastal Bend Bays & Estuaries Program
- ◆ Coastal States Organization
- ◆ Concern, Inc.
- ◆ The Conservation Fund
- ◆ Congress for New Urbanism
- ◆ Galveston Bay Estuary Program
- ◆ International City/County Management Association
- ◆ Joint Center for Sustainable Development
- ◆ National Association of Counties
- ◆ National Association of Local Government Environmental Professionals
- ◆ National Association of Realtors
- ◆ National Association of Regional Councils
- ◆ National Conference of State Legislators
- ◆ National Congress of Community Economic Developers
- ◆ National Growth Management Leadership Project
- ◆ National Neighborhood Coalition
- ◆ The National Trust for Historic Preservation
- ◆ Natural Resources Defense Council
- ◆ Northeast-Midwest Institute
- ◆ Smart Growth Network
- ◆ State of Maryland
- ◆ Surface Transportation Policy Project
- ◆ Sustainable Communities Network
- ◆ Trust for Public Land
- ◆ U.S. EPA Region VI

The Austin conference built on the momentum established in Baltimore. Conference participants numbered 1,100, an increase of almost 50 percent from the previous year. The 1,100 participants came from a wide spectrum of backgrounds, and a variety of organizations. That so many groups representing so many interests – real estate, farmland preservation, architecture, and transportation, to name a few – came together to support and attend the conference illustrates the broad importance of smart growth for economic, environmental, and community health.

In the Smart Growth Network's spirit of sharing lessons and experiences, we present this summary of the 1998 Partners for Smart Growth Conference. There is great value in relating experiences firsthand, and so we have tried, where possible, to let the panelists "speak for themselves" by including quotes and relating themes taken directly from their talks.

We hope that you find the summary useful and that you will consider sharing your ideas and experiences with us at the next Partners for Smart Growth conference, in San Diego, California, November 17-19, 1999. For more information, visit ULI's website at <http://www.uli.org>.

Sincerely,

A handwritten signature in black ink, appearing to read "Harriet Tregoning". The signature is fluid and cursive, with a large, stylized initial "H".

Harriet Tregoning, Director

Urban and Economic Development Division,
Environmental Protection Agency

Executive Summary

Smart growth has moved to the forefront of land use and public policy discussions in recent years. As community members, public officials, developers, environmentalists, bankers, and others have come to recognize the many ways that smart growth can improve community livability, environmental quality, and economic well-being, the number of smart growth policies and developments across the country has increased dramatically. Governors from both parties have advanced smart growth ideas in their states. Local governments nationwide have adopted smart growth zoning and ordinances. Developers have built increasing numbers of smart developments.

The 1,100 people who attended this year's conference share the enthusiasm for smart growth that is being reflected in so many recent local, state, and national policies. Throughout the conference, panelists and participants explored the broad importance of smart growth, shared smart growth success stories, discussed barriers to smart development, and examined ways to overcome those barriers.

The first two days of the conference drew on examples of smart growth from across the country and focused on the general applicability of smart development for different types of communities in different regions. The third day was largely devoted to areas of opportunity and issues of particular concern to central Texas. Throughout the conference, plenary and breakout sessions were complemented by field trips, workshops, and roundtables, which allowed participants to see and hear about specific examples of smart development firsthand. The projects showcased during these sessions illustrate that smart growth principles are being embraced across the country – at the municipal, county, and state levels – and that in many places, smart growth is already fostering increased fiscal and economic health, a cleaner environment, and more livable communities.

Center of Excellence for Sustainable Development



Smart growth helps to preserve natural resources and wildlife habitats by channelling growth into areas of existing development.

Opening Plenary Session

James Chaffin, Chairman of the Board for the Urban Land Institute (ULI) welcomed the conference participants and expressed excitement that so many individuals from different backgrounds had come together to discuss how growth might be accommodated in ways that protect the environment, create more livable communities, and enhance economic prosperity. Panelists discussed the principles of smart growth and reflected on the progress that smart growth made during the previous year - working its way onto state and local planning agendas across the country.

Since last year's Partners for Smart Growth conference, the ULI has continued to develop and hone the ideas of smart growth. Our work program reflects significant new activities giving support to smart growth activities. Regional smart growth symposiums have been held in Atlanta and south Florida; others are being planned for Chicago and Colorado. ULI's local district councils are working on smart growth initiatives at the grassroots level in Sacramento, Los Angeles, Las Vegas, San Diego, and other regions around the country.

James Chaffin, Urban Land Institute

To truly make progress, we must move beyond the polarized rhetoric, the growth versus no growth debate. We must not talk about whether we should grow, but rather how we should grow. So that we can build the kind of communities that provide clean air to breathe, fresh water to drink, safe land upon which to live, and perhaps most importantly, an enduring, satisfying quality of life. Only then can we begin to preserve the health and the integrity of all our great American communities.

Carol Browner, United States Environmental Protection Agency

Smart growth is real and it is happening in Austin. Like most smart growth initiatives, ours started at the grassroots level. It started door to door, neighborhood to neighborhood, where our citizens have been telling us for years that they want the city to manage its growth. In the last year, Austin voters have approved 15 ballot propositions to protect land, invest in infrastructure, expand the convention center, revitalize our urban watersheds, create great streets in our downtown, and build cultural centers. Every single ballot we have put to our voters since we embarked on our smart growth initiative has passed.

Kirk Watson, Mayor of Austin, Texas

Last month, by a two-to-one margin, the voters of New Jersey approved a proposal to preserve a million acres of open space and farmland over the next decade. When you combine that with the million acres that we have already preserved, we will have voluntarily preserved 40% of the land mass in the state.

Christine Todd Whitman, Governor of New Jersey

Why Smart Growth Matters

Across the country, smart growth is being recognized by a wide variety of interests as a better way to grow. Here, a panel of speakers from financial, environmental, and development backgrounds conveyed their perspectives on why smart growth matters and discussed ways in which stakeholders are creating opportunities to protect the environment, improve quality of life, revitalize older communities, improve transportation choices, preserve agriculture, and make smart development projects profitable.

Smart growth matters because it can enhance and revitalize older neighborhoods in cities across America. It matters because it finds economic uses for buildings that no longer have an economic use; it creates compact, more livable communities where you can have a mix of uses; and it creates great pedestrian space - places where you can walk, relax on a bench, walk your dog, sit outside and have coffee or dinner.

Robert Shaw, Amicus Partners, Ltd.

The way in which development takes place really matters to the Bank of America and to other financial institutions. It matters because it has to do with the future prosperity of those communities and future prosperity has to do with our future profitability in those communities. It matters because our real estate bankers understand that quality of life equals quality of real estate. And it matters because we live there.

Richard Morrison, Senior Vice President, Bank of America

Over half the nation's farm production, including three quarters of its domestically produced fruit and vegetables, come not from the plains and prairies, but from urban edge counties — land that is now being paved over. Sprawl is consuming over a million acres of farm and ranchland in this country every year. No one is arguing that we're going to run out of food tomorrow. But the quality, cost, and environmental soundness of the production of our food will all be in question. And though some argue that new agricultural technology makes up for the decline in land base, most scientists acknowledge that we can get a lot more out of that technology on prime farmland than on marginal soils.

Ed Thompson, American Farmland Trust



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Communities like the Town of Dunn, Wisconsin are working to preserve farmland through measures like Purchase of Development Rights programs.

Vision for the 21st Century: Livability and the New Economy

Companies are increasingly citing quality of life as an important factor in their location decisions. Communities that are able to balance growth with community livability will hold a competitive advantage in capturing the most attractive economic development. During this session, Michael Dell, Founder of Dell Computer Corporation, discussed the role that community livability issues have played in the success of his firm and in Austin's ability to attract desirable development.

Smart growth, both for a community like Austin and for a company like Dell, requires a balance of priorities. We have to think about how we balance growth with infrastructure, with quality of life, with ensuring that the entrepreneurial traditions that have helped companies succeed are still alive and well, with targeting growth that is consistent with a community's advantages, making the appropriate investments to ensure that we can actually achieve this kind of growth, and scaling infrastructure to be able to support growth in the new environment.

Getting Started

Groups support smart growth for different reasons — to save farmland, to reduce taxes, and for many other purposes. In order for these groups to actively support and implement smart growth, however, they must develop the tools and strategies that will allow them to successfully navigate what can be a challenging development process. During breakout sessions, panelists discussed ways to make the first steps easier by defusing NIMBYism, expediting permitting processes, working with the media, developing smart growth designs, creating partnerships, and building the market for smart growth.

Getting to Yes in the NIMBY (Not in My Back Yard) World

Panelists discussed their experiences with development projects and proposed ways to reach common ground with those who oppose growth. Topics of discussion included:

- ♦ How the On Common Ground Foundation in Wisconsin is using quarterly publications and periodic workshops to facilitate a dialogue between the general public and public policy makers about challenging land use issues and decisions;
- ♦ Ways to lessen the NIMBY reaction, including: outreach among community members and advocacy groups, information sharing among community members through town gatherings and individual meetings, and consensus building before the presentation of project plans; and
- ♦ Examples from the Boston area of projects that were welcomed by community members and those that were resisted.

We don't take project opponents, or NIMBYs, seriously enough. We need to welcome them, engage them in dialogue, and understand what they are trying to say. What starts as NIMBYism can actually become a positive force if you turn the energy of citizenship into thinking in terms of the common good and learning about options.

*Gianni Longo,
American Communities Partnership*

Public officials need to recognize that time is money and that certainty and predictability are essential to the development process. We have to learn how to steer a middle course between what you might call intransigent inflexibility on the part of city officials and a completely loose and deregulated environment.

*Bill Hudnut,
Urban Land Institute*

Builders are looking for opportunities in the inner city and they're looking for those opportunities because the market is there. However, our inner cities will continue to suffer from decay until city officials understand that they need to remove the impediments for builders to be able to build there. Presently, we just can't go in and build in the inner city like we can do it in the suburbs.

*Charlie Ruma,
National Association of Homebuilders*

The combination of density and diversity yields flexibility and efficiency and ultimately the potential for exceptional returns.

*Todd Zimmerman,
Zimmerman/Volk Associates*

Time is Money: Predictability in the Development Process

Smart growth can be a profitable investment for real estate developers. Panelists discussed ways to make smart development more attractive to developers by highlighting its potential profitability, expediting the development process, and making the development process more predictable. Speakers discussed how:

- ♦ Streamlining the development process in a region and improving aspects of the community such as education and safety will make that area a more attractive place for developers to work;
- ♦ Urban smart growth districts are attractive to developers because they create a constrained market environment in which overbuilding is not a threat; and
- ♦ Providing community members with a plan and an image they can count on can prevent community outbursts of concern that might significantly slow development.

Backers and Buyers: Building the Market

Promoting smart growth among financiers and marketing effectively to buyers are key to achieving smart growth. Here, panelists discussed:

- ♦ How density offers efficient land yields and cost efficiencies through its effective use of infrastructure and building materials;
- ♦ Guidelines for generating support for smart growth, including identifying values and goals, creating opportunities for collaboration, and emphasizing efficiency and profitability; and
- ♦ Mixing building types, such as loft apartments, mid- and high-rise apartment buildings, offices mixed with housing, and luxury townhomes, to create a marketable urban environment.

Smart Growth Designs: Build It and They Will Come

Panelists discussed the importance of design in smart growth — how design standards could change to create more aesthetically pleasing, pedestrian-friendly communities. Speakers explored:

- ◆ Elements of better urban design (such as transportation options, street patterns and design, housing variety) and showed examples of projects that have effectively incorporated new urbanist design principles into infill development;
- ◆ Factors that make a development project successful, including the potential for human interaction, public open space, a variety of living options, and managed safety and security, and profiled places that have used these principles effectively, such as Bethesda, Maryland and Silicon Valley; and
- ◆ Ways in which Austin is making it easier for developers to incorporate traditional neighborhood design into their projects by revising zoning ordinances, simplifying the language used in the development code, and establishing a comprehensive neighborhood planning process.

In order for smart growth to work, we have to consider how it works in all of the components of a region – on a regional scale, a community or district level, and on the very fine scale that you experience on an individual level. The experience that people have on the ground is really the test of whether the smart growth movement is going to be successful. Unless we make some changes in the way that we build, we will not succeed. Smart growth needs to be about design, about the on-the-ground application of the ideas we're talking about during this conference.

*Shelley Poticha
Congress for the New Urbanism*

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Smart growth is about finding new uses for old buildings. Effective design helped turn this "Warehouse Row" in Chattanooga, TN into a designer outlet.

One of the reasons the Sierra Business Council has been effective in our region is that we stepped into a leadership void. We recognize that the economy is changing dramatically, and that it's incumbent upon all of us in the business community and in local government to take advantage of that change and position ourselves so that we can be competitive over the long term.

*Tracy Grubbs,
Sierra Business Council*

There are five steps to effective media presentation:

1. Get yourself a leader to focus attention on the issue.
2. Use local stories to make big points and make points by talking about people.
3. Get an unusual voice to talk about the issue to the press, someone other than a member of your advocacy group.
4. Get a major news organization to focus on the issue with you. Make them your partner. Get them to dedicate a column to the issue.
5. If all else fails, write your own stories.

*Barbara Lawrence,
New Jersey Future*

Smart Growth Partners: Not So Strange Bedfellows

Panelists discussed how nonprofits, businesses and local governments can form mutually beneficial partnerships to achieve smart growth goals. Speakers explored a number of collaborative efforts, including:

- ♦ Grow Smart Rhode Island, a coalition seeking to raise awareness on the impact of urban growth and its effects on the state's environment and economy by studying the impact of alternative forms of development, the attitudes and desires of Rhode Islanders, and models that have worked to reduce sprawl in other states;
- ♦ The Sierra Business Council's efforts to write and circulate "Planning for Prosperity," a document that provides a vision from the business community about how growth could occur in the 12-county Sierra Nevada region; and
- ♦ The Georgia Conservancy's collaboration with the ULI and the Greater Atlanta Homebuilders Association in order to inspire more dialogue about better models for community development in the state.

Working with the Media

Working with the media can be an effective way to generate public interest in smart growth. Because of the complexity and number of issues involved in smart growth discussions, however, it can be difficult for the media to truly capture what smart growth is about. In this session, panelists explained how their organizations are working with the media to convey smart growth issues. Strategies included:

- ♦ Keep the message simple and find influential people to carry it;
- ♦ Use local stories to make big points;
- ♦ Shape the message around a topic that carries some sense of urgency, such as traffic congestion or safe drinking water; and
- ♦ Cultivate relationships with reporters by providing them with as much time and information as they need and encouraging them to put their own spin on stories.

Enhancing Existing Neighborhoods

Smart growth is about creating communities that serve their populations well, now and into the future. Critical to achieving smart growth goals are transportation options and affordable housing. Panelists in one session discussed innovative transportation strategies that create opportunities for improved quality of life. Speakers in the other session showed how affordable housing is critical to community well-being and discussed programs that have successfully provided a broad range of housing and neighborhood options.

Transportation: Plans, Trains and Automobiles

Panelists described:

- ◆ Ways in which TEA-21, the new \$218 billion federal transportation bill, offers opportunities for the development of smart community transportation through funding for improvements like new rail projects, bike and pedestrian facilities, preservation of historic transportation facilities, and bike and pedestrian safety improvements;
- ◆ New programs developed under TEA-21, such as the Transportation, Community, and System Preservation Program and the Jobs Access Program; and
- ◆ Ways in which transportation can support smart growth projects and how smart growth neighborhoods, in turn, can support transportation goals.

The most important thing to remember is that TEA 21 is not a self-enforcing mandate; it's an opportunity. And this opportunity will not be taken advantage of unless the community that's gathering around smart growth organizes to insist that the transportation institutions stand up and be accountable for the consequences of their actions and suggest that these opportunities be taken.

*Hank Dittmar,
Quality of Life Campaign*

Center of Excellence for Sustainable Development



The new federal transportation bill, TEA-21, offers new opportunities for smart growth through increased funding for bike and pedestrian facilities.

If affordable housing is not a conscious part of a smart growth strategy, it can exacerbate existing problems by constraining land supply and bidding up prices in desirable locations.

*Michael Stegman,
University of North Carolina*

If we simply create ghettos that happen to be cheap, we are not solving the problem of creating the community and the environment that we want for the future.

*Jonathon Rose,
Affordable Housing
Development Corporation*

A Place to Call Home: Affordable Housing in America

Providing a range of housing opportunities including affordable housing is a central tenet of smart growth. Panelists discussed specific issues and strategies, such as:

- ◆ The need for cities to prevent the abandonment of federally-assisted housing units;
- ◆ Ways in which cities like New York, Milwaukee, and Minneapolis are attempting to prevent the decay of affordable housing stock by transferring ownership of affordable housing units to small businesses and offering training programs on how to handle drug problems and evictions; and
- ◆ Examples of affordable housing units that have been successfully built and managed in urban downtowns, inner cities, suburbs, and gateway communities.

Smart Growth on the Ground

The success of the smart growth movement is dependent upon whether or not community members find it both visually and functionally appealing. During breakout sessions, panelists described their experiences promoting and building smart growth developments. They shared advice on a variety of topics, including ways to make dense development attractive to a wide variety of buyers, ways to incorporate affordable housing into existing middle-income neighborhoods, and ways to plan for natural disaster-resistant communities.

Density Is Not a Four-Letter Word

Density often evokes a visceral negative reaction. Here, panelists shared their perspectives on and experiences with building, selling, and encouraging density, discussing how:

- ◆ Smart growth uses density in appropriate places, recognizing that some locations are ideal while other settings are less suitable for dense designs;
- ◆ Shared open space can make density more desirable through its incorporation of small green spaces such as central greens, narrow trails, green ribbons, or creeks into developments;
- ◆ Zoning codes should allow density as a response to market demand for mixed-use buildings and variety in types of housing; and
- ◆ Zoning changes in Portland, Oregon are encouraging mixed-use buildings, on-street parking, storefronts, and multifamily housing, restoring population levels and reinvigorating local business along Martin Luther King Blvd., Belmont St., and N.E. Broadway.

It's a good idea to remind people that if no one wants to live in a dense development, it won't work. But as long as some people do want to live with greater density, why not let them? They'll use less land, drive less, create more room on the road for those who don't want to live that way.

If you are developing a regional or local plan that increases density, it is very important to have an equally strong plan for preserving the environment and preserving open space.

*John Fregonese,
Fregonese-Calthorpe Associates*

We need to change the parameters for dense development. The type of dense design we have seen time after time is built with no more imagination than a circuit board designed by AT&T. And the subdivision regulations and the zoning regulations are the heart of our problem. When we tell housing developers all they have to put in are house lots, streets, and drains, that's all they'll do. To promote attractive and functional dense development, we need codes that require more than just street design standards and minimum lot sizes.

*Randall Arendt,
Natural Lands Trust*

Cities, towns and villages in America used to be very mixed-use places. They were places where people lived, worked, and shopped. Unfortunately, this pattern has disappeared. If we want to create more mixed-use development and more neighborhoods that are truly thriving, we have to first create effective financing mechanisms for mixed-use development and we have to make mixed-use development easy to build.

*Jonathan Rose,
Affordable Housing
Development Corporation*

The only way you're going to have a thriving downtown is if you have people living there. And you need affordable housing for people to live in. Not everybody's a president of a company; if you want your office market to function, you need to give people someplace affordable to live. Many people spend a lot of time commuting, when that commuting time could be spent living and making a place in a downtown area.

*Jonathan Rose,
Affordable Housing
Development Corporation*

Mixing It Up: Breaking the Single-Use Mold

A mixed-use community offers many conveniences to its residents, including access to services, a variety of transportation options, and renewed street life and community – amenities that are becoming increasingly attractive as distances between destinations increase and traffic congestion worsens. Panelists discussed the merits of mixed-use development and shared success stories. Topics of discussion included:

- ◆ Difficulties and solutions for mixed-use redevelopment of older sites that are no longer viable, such as many of the country's first generation malls built in the 1950s and early industrial sites on the edges of cities;
- ◆ Redevelopment in Denver, Colorado where public consensus building, zoning exceptions, reintroduction of retail surrounding an existing park, and space for non-profit cultural activities enabled a successful mixed-use project; and
- ◆ How municipal support of features like parking have enabled urban retail development in locations such as Bethesda, Maryland.



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Mixed-use development offers community members convenient access to retail, services, and recreational and cultural opportunities, and can help to create a more vibrant street life.

Reinvigorating Existing Neighborhoods

Community developers and planners have found that extraordinary growth opportunities can emerge from declining neighborhoods. Panelists presented examples of development investments in neglected communities that raised property values and turned the communities into livable neighborhoods. Discussion focused on:

- ◆ The Homes and Apartments at Almadin Lake in San Jose, California where an active council, community money, and partnership with a housing corporation brought about an affordable housing project including cottages, multifamily homes, apartments, and public spaces;
- ◆ The Stapleton Airport project in Denver, Colorado which was designed to infill 5,000 acres of brownfields formerly associated with the airport by connecting new mixed-use development with an existing community; and
- ◆ Public-private partnerships for redevelopment of Chattanooga, Tennessee including a freshwater aquarium, housing, introduction of electric buses, and preservation of an aging bridge as part of a 35 mile river walk connected to 150 miles of planned greenway.

Some of the most successful high-density projects come out of places that no one cares about – old industrial sites that have been cast aside, defunct malls, places that the neighborhood sees as an eyesore. Density provides the energy for redevelopment. People understand that higher density means higher rents. They can put more money into the project and make it a better project.

*John Fregonese,
Fregonese–Calthorpe Associates*

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Restoration of this bridge in Chattanooga, TN helped to revitalize the city's under-used riverfront by allowing more pedestrian and bike use along the river.

Think about building neighborhoods, not projects. Work to include a diversity of housing types and income levels, and use the architectural traditions from the neighborhoods around you as precedents for your own architectural design. Effective street design creates great neighborhoods in which market rate and affordable housing can exist side by side, and it creates *safe* neighborhoods by drawing people out onto the streets.

*Robert Freedman,
Urban Design Associates*

If we build smart, we can build much cheaper infrastructure that works better - less speeding and increased capacity.

*Dan Burden,
Walkable Communities*

Affordable Housing: A Good Neighbor

Panelists described their experiences working on affordable housing projects in new and existing communities and offered their perspectives on how to successfully introduce infill housing that reinvigorates neighborhoods. Panelists highlighted several cases studies, including:

- ◆ A joint venture in East Oakland, California, in which two nonprofits that serve Asian, African American, and Latino communities turned an abandoned supermarket site into a mixed-use project with 12,000 square feet of retail space, 92 units of housing, a childcare center, and a community center;
- ◆ Construction of homes in East Oakland, California that incorporate studio apartments so that first time homeowners can supplement their income by renting to tenants or using the space for business;
- ◆ Involvement of church groups in the Randolph neighborhood of Richmond, Virginia in designing infill housing for an area that was razed in the 1960s and sat empty for 20 years; and
- ◆ A Hope VI Program in the Ida Barber area of Portsmouth, Virginia which relied on a \$29 million HUD grant and other funding to develop mixed-income housing with single family homes and apartments.

Way to Grow: Transportation and Smart Growth

Smart growth seeks to reduce congestion and provide more transportation choices, especially by creating walkable neighborhoods with nearby destinations such as restaurants, corner stores, and schools. Here, panelists focused on regional transportation plans and street design that will encourage safety, minimize congestion, and raise property values.

Topics included:

- ◆ Guidelines - including sidewalk width, curve radius, bike lanes, treeboxes, turning pockets, and on-street parking - for designing streets that are safe, pleasant, and effective roadways;
- ◆ Traditional versus standard street design, with examples from cities including Celebration, Florida; San Joaquin Valley, California; Orlando, Florida; Cambridge, Massachusetts; Irvine, California; Village Homes in Davis, California; Key West, Florida; Seattle, Washington; Society Hill in Philadelphia, Pennsylvania; and Beacon Hill of Boston, Massachusetts; and
- ◆ Using parking policies such as parking caps, reduced parking requirements for new housing developments, on-street parking permits, parking cash out, and high tech park-and-ride facilities to decrease emissions and increase transit use and ridesharing.

New Economy and Livability: The Competitive Edge

Panelists discussed the growing recognition among businesses that smart growth is a competitive advantage in attracting employees. Discussion focused on:

- ♦ An association of Silicon Valley businesses that has initiated ballot measures and created housing trusts, engaged planners and citizens, and educated elected officials in order to achieve smart growth in the Silicon Valley;
- ♦ Cluster analysis tools that help determine how private business can enhance the competitiveness of a region and address smart growth goals at the same time; and
- ♦ The way in which the impacts of rapid growth can lower quality of life and reduce business interest in a region.

Natural Hazards and Communities: Preventing Hazards from Becoming Disasters

Panelists discussed how smart growth communities can develop disaster resistance or resiliency programs that plan for "smart redevelopment" in the event of a disaster. Discussion topics included:

- ♦ Allocating money for technical assistance and "smart redevelopment" planning before a disaster occurs;
- ♦ Using disaster mitigation, disaster recovery resources, and the rebuilding process to improve community safety, economy, environment, and quality of life;
- ♦ Examples of disaster redevelopment in the communities of Soldiers Grove, Wisconsin and Valmeyer, Illinois after severe flooding in the communities; and
- ♦ Case studies from California including the 1989 Loma Prieta earthquake in San Francisco, the 1994 Northridge earthquake in Los Angeles, and the 1906 earthquake and fire in San Francisco.

The Silicon Manufacturing Group is governed by a board of directors of 27 of the top CEOs and principle officers in Silicon Valley. When asked to cite the issues that most seriously impact their company's ability to remain healthy and competitive in Silicon Valley, the group members agreed on affordable, available housing and traffic congestion.

*Carl Guardino,
Silicon Manufacturing Group*

It's difficult for people to focus on the ideal when they're in a survival situation. In order to maximize the opportunity to rebuild well, communities should do as much work as possible before the disaster ever occurs.

*Bill Becker,
Center of Excellence
for Sustainable Development*

The Old Neighborhood: What We Lost in the Great Suburban Migration

As smart growth becomes an increasingly common goal for communities around the country, it is attracting attention in a variety of national media forums. In this plenary session, two commentators on national trends and public opinion – syndicated columnist Molly Ivins and radio talk-show host Ray Suarez – shared their thoughts on how recent development patterns have impacted our nation’s communities and on how smart growth can rekindle a sense of community in urban and suburban communities.

I think that when you bring your objectives and ideals into the political arena, you’re coming in with a head start. I’ll tell you why; in politics in particular, the old argument about whether or not the ends justifies the means is fairly simple. The means *affect* the end. What end you arrive at depends a whole lot on what means you use to get there. What has impressed me particularly about the initiatives of the smart growth movement is that you all have your means straight. When you start with the idea that you’re going to bring people together and let people have input, not only do you take care of a whole lot of your political problems going in by including everyone, you enrich the process as well. You will learn things you never suspected from people you never expected to learn a damn thing from! Because that is what happens when you open up a process. I think the possibilities of what you all are doing are extraordinary. I think that the number of incredibly complicated and often times ugly problems that this idea and process can overcome and resolve to people’s satisfaction is just incredible.

Molly Ivins, Fort Worth Star-Telegram

Overall there are a lot of things to be happy about. Crime is down, job creation is up, some of the most glaring problems of urban America are finally being addressed just as some cities were coming dangerously close to the point of no return. But a few new downtown employers or a people mover can’t hide an increasingly obvious trend: suburban America has grown comfortable using the city— for employment, for entertainment, for education, for diversion, for retail— but will not move in. Why move in when you can plug into all that vitality without having to pay for it yourself? Hungry cities acting as the entertainer, the court jester to suburban America just won’t work. A resident, an actual living, breathing resident with an address, spins off economic activity unmatched by the casual visitor who comes to your attraction, watches an I-MAX movie, buys a T-shirt, eats a frozen yogurt, pays for their parking and then goes home. Too many cities are bending over backward to serve the needs of suburbanites and ignoring, or disdaining, their own residents.

Ray Suarez, National Public Radio

Roundtable Discussions

One of the most commonly expressed views at the conference was that the success of smart growth depends on the ability of different stakeholders to come together and collaborate to remove barriers and create incentives for smart growth. In an effort to "get the ball rolling," conference attendees broke into small groups based on geographic region and participated in interactive roundtable discussions. Each group, comprised of eight to ten people, was given a series of topics to address with the goal of sparking discussion on growth-related problems in their region and potential solutions to those problems.

Frequently mentioned problems include:

- ♦ Lack of affordable housing;
- ♦ Zoning laws that mandate low-density development;
- ♦ Traffic congestion that detracts from quality of life and makes it difficult for businesses to attract and retain workers;
- ♦ Spatial mismatch between jobs and residences;
- ♦ Economic and educational disparities among neighborhoods;
- ♦ Loss of "mom and pop" stores to "big box" retail;
- ♦ Lack of transit options, or inadequate transit service;
- ♦ Degradation of "sense of place" due to poorly planned, rapid growth; and
- ♦ Loss of open space.

Suggestions for minimizing the problems associated with rapid growth include:

- ♦ Revise zoning regulations to allow higher-density development;
- ♦ Require an affordable housing component in all new developments;
- ♦ Educate public officials and the general public about the merits of smart growth and the dangers of unplanned growth;
- ♦ Focus on small business development;
- ♦ Foster regional coordination on growth management issues;
- ♦ Create more mass transit options; and
- ♦ Make proactive, rather than reactive, decisions about infrastructure investments.

Closing Plenary

Two prominent figures in the field of Architecture – Ron Skaggs, President of the American Institute of Architects, and William McDonough, Dean at the University of Virginia's School of Architecture – brought the first two days of the conference to a close by sharing their thoughts on architectural design and project planning. The speakers stressed the importance of smart design in creating communities that will be appreciated not only by the individuals they are meant to serve today, but by future generations as well.

Smart growth does not lend itself to a simple solution. My advice is to get the best people you know together, the ones who care the most about your communities, sit them down, and discuss the topic of growth. Listen to them, and share with them what you've learned from this conference. ULI is right - it will take partners for smart growth.

Ron Skaggs, American Institute of Architects (AIA)

I'd like us to celebrate abundance instead of bemoaning limits. A design agenda that looks at a forthright, positive future is a lot more fun than one that simply accepts the world as it is and tries to be "less bad." If all we're going to do is go out there and try to be less bad, what kind of legacy will we leave for our children?

Design is the first signal of human intention. So let's think about design. Thomas Jefferson designed a document that calls for life, liberty, and the pursuit of happiness, free from remote tyranny. In his day, remote tyranny would have been represented by somebody somewhere else making decisions about local circumstance about which they knew nothing. If he could return today, he would be calling for declarations of interdependence and the question would be almost the same - life, liberty, the pursuit of happiness free from intergenerational remote tyranny. It's no longer across space and place, it's across time itself. I like to say that all sustainability is local. So this idea of intergenerational remote tyranny is fundamental to our new understanding of design.

William McDonough, University of Virginia, School of Architecture

Focus on Central Texas

The economy in central Texas is booming. Fortune Magazine recently named Austin the best city in the country for new businesses and its livability and quality of life continues to draw thousands of new residents to the region each year. While this growth offers many opportunities, it also presents significant challenges. The final day of the Partners for Smart Growth conference was devoted to exploring growth issues in central Texas. Panelists discussed some of the growth-induced problems emerging in the region, and ways in which communities are using smart growth principles to ensure that future growth does not destroy the quality of life people move to Austin to enjoy.

Reviewing Programs, Identifying Needs

During plenary sessions, panelists talked about the importance of smart growth to the central Texas region, highlighted smart growth projects in the region, discussed ways in which leaders in Austin are attempting to make policy changes that will promote smart growth in the area, and described a tool for assessing the visual preferences of a community. Topics addressed included:

- ◆ *The Importance of Smart Growth to the Central Texas Region.* Panelists discussed the need for investment in human capital, for continued diversification of economic growth, and for a more coordinated regional planning process.
- ◆ *Austin's Smart Growth Initiative.* Panelists provided an overview of the objectives and components of Austin's Smart Growth Initiative, including Austin's efforts to revise existing development plans, channel infrastructure funding into the city's desired development zone, help businesses understand the environmental impacts of their location decisions, and provide incentives for businesses to locate within the city's core.
- ◆ *Resource Planning and Actions in Central Texas.* Speakers described several resource preservation and management plans underway in central Texas including the Balcones Canyonlands Conservation Plan, the Bull Creek Watershed Planning Project, and a water management plan by the Lower Colorado River Authority.
- ◆ *Planning for the Future Using the Visual Preferences Survey.* Anton Nelessen, creator of the Visual Preference Survey explained how the survey can be used to gauge a community's preferences about new development, redevelopment, and preservation efforts.

The smart growth movement is not new in Austin. Growth corridors, mass transit, mixed use, infill, and redevelopment were all addressed as long as twenty years ago in *the Austin Tomorrow Plan*, a master plan formally accepted by our community and adopted by our council, but never implemented. As part of the Smart Growth Initiative, we are focusing on implementation by amending and building on this plan, rather than initiating another seven-year planning process.

Toby Futrell
Assistant City Manager, City of Austin

Talent today is mobile. In order to attract business, we have to provide the intellectual capital needed by an economy driven by IQ and innovation instead of oil.

Daron Butler
former City Manager, Cedar Park

We should provide meaningful land use authority and tools for Texas counties—at least those urbanizing counties around major urban areas that need and desire it. If we can't do that, at the very minimum, we ought to close the loop holes that allow for grossly substandard development to grow in the shadow of some of the greatest cities in the state, out in unincorporated areas in too many of our counties.

Jeff Barton
County Commissioner, Hays County

Generating Ideas and Sharing Successes

Speakers used breakout sessions to provide examples of ways in which planners, builders and public officials have used (and plan to use) smart growth to protect quality of life, foster economic development, and promote community development in central Texas, and discussed ways in which organizations are working together to promote smart growth in the region. Topics addressed included:

- ♦ *Enhancing the Quality of Life in Central Texas.* Panelists discussed strategies such as design ordinances, land conservation policies, and transportation planning that will help the region "grow with grace," or preserve quality of life while absorbing population and employment growth.
- ♦ *Compete Globally, Cooperate Locally.* Panelists discussed ways to attract more high-tech growth through workforce development, transportation and telecommunication system planning, and coordination among Austin and neighboring cities.
- ♦ *Smart Growth and Community Development.* This session focused on neighborhood planning in Round Rock and housing initiatives in Austin that are associated with infill redevelopment and other smart growth issues.
- ♦ *Responding to the Challenge: Smart Development.* Panelists showcased several smart development projects underway in central Texas, including Austin's Robert Mueller airport site, a traditional neighborhood development underway in Georgetown, and the Reunion Project, a planned community in Round Rock.
- ♦ *Crossing Boundaries, Building Trust.* Panelists discussed examples of how disparate groups like the Austin Chamber of Commerce and the Save our Springs Alliance have found common ground and pooled resources to accomplish revitalization and environmental protection goals.
- ♦ *Creating a Vision for a Better Future.* Panelists discussed successful visioning projects in Tennessee and Kentucky.
- ♦ *Overcoming Barriers to Smart Growth.* Panelists discussed how jurisdictions in central Texas are working to overcome barriers to smart growth by: dividing funding responsibility for replacement infrastructure at infill development sites between the government and private developers; instituting major subdivision code reforms to minimize cul-de-sac diameters, narrow street widths, and allow smaller parking lots; and authorizing unincorporated areas to exhibit some land use control so that they can more effectively promote smart growth.

What Have We Learned and Where Do We Go from Here?

During the wrap-up session, elected officials from six central Texas cities and counties addressed ways they have coordinated with one another to address regional growth and what barriers (communication, legislative, political, etc.) they must overcome to grow "smarter" in the future.

We have always thought in terms of jurisdictional lines set by legislatures. We have to start thinking about a changing environment of affiliations of interest. My city can reach out to my county. My county can reach out to the neighboring counties. My region can reach out to the neighboring regions. People fear the word regionalism because it smacks of big brother telling us what to do. We should allow each community of interest to develop itself in a way that is appropriate to its self and its self-image and its past. We should not tell people what they must do but show people what they can do.

*Billy Moore,
Mayor of San Marcos*

Our challenge is not to stop growth. Our challenge is not to regulate growth. Our challenge is not to promote growth, but our challenge is to grow with grace. And the only way that we can do that is to all put our heads under the same tent and work together.

*Eddy Etheridge,
Hays County Judge*

Mobile Workshops

One of the best ways to understand the design components of smart growth is to tour smart development projects. Through mobile workshops, conference participants gained a better idea of how the design and function of smart growth differ from other types of development.

Austin City Limits: Downtown Walk and Talk

Participants learned about the surge of activity planned for downtown Austin from Charlie Betts, Executive Director of the Downtown Austin Alliance. Mr. Betts led participants to several adaptive reuse projects, where project architects and developers guided the group through the adapted buildings:

- ♦ Brazos Lofts, a residential conversion of an abandoned retail space,
- ♦ The Brown Building, an award-winning residential conversion of vacant commercial space, and
- ♦ The Austin Children's Museum, a former plastics factory.

Bike Austin: Trails and Greenbelts

Escorted by Austin bicycle and pedestrian program staff members, participants biked on Austin's Town Lake Hike and Bike Trail to Zilker Park. Stuart Strong, Director of Planning, Design, and Construction for the Austin Parks and Recreation Department presented Austin's park and greenbelt history and future. Sites included:

- ♦ Barton Springs, a large natural spring-fed pool in the middle of the city; and
- ♦ Splash! Interactive exhibits about the geology and hydrology of the Edwards Aquifer.

Main Streets of Texas

Dick Ryan, architect for the Texas Main Street Program, hosted a bus tour to Round Rock and Georgetown, TX, two communities working to retain historical and cultural character while embracing rapid growth. The visits featured:

- ♦ In Round Rock, the chief planner discussed ways to retain the historical character of a town's central area; and
- ♦ In Georgetown, the director of the visitors bureau shared before and after images of the historic town square and led a tour of the square.

State-of-the-Art High Tech Manufacturing in Austin

Participants learned about the opportunities for high-tech development in Austin. Susan Engelking, President of Engelking & Kozmetsky Communications, guided the tour of manufacturing facilities, including:

- ◆ Samsung Corporation, where participants learned about why the company selected Austin for their billion-dollar manufacturing facility;
- ◆ Dell Corporation, where participants were guided through the company's just-in-time computer assembly operation; and
- ◆ 3M research facility, where Leo Dunn, Staff Vice President led the tour.

Smart Buildings

Marc Richmond Powers, manager of Austin's Green Builder Program, led a tour of several interesting environmentally conscious, or "smart" buildings, including:

- ◆ Affordable green homes being constructed by members of the Casa Verde Builders, a program that helps to rebuild the community while providing at-risk youths the opportunity to earn money and stipends for college or trade school;
- ◆ The Advanced Green Builder Demonstration Home, where internationally acclaimed architect Pliny Fisk described the environmentally friendly building systems of the future; and
- ◆ Ladybird Johnson Wildflower Center, where participants learned about the beautiful and innovative design features that help form the largest rainwater harvesting system in the United States.

Center of Excellence for Sustainable Development



Austin's "Green Builder Program" encourages home builders to use sustainable building practices by providing guidebooks and technical assistance at no cost.

The Focus on Central Texas Day was supported by:

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The Real Estate Council of Austin, Inc.
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Seton
Texas General Land Office
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Waller Creek Commons Joint Venture

Moderators & Speakers

Opening Plenary Session

James J. Chaffin, Jr., Urban Land Institute
Honorable Kirk Watson, Mayor of Austin, Texas
Honorable Carol Browner, U.S. Environmental Protection Agency
Honorable Christine Todd Whitman, Governor of New Jersey

Why Smart Growth Matters: Plenary Session

Moderator *Christopher Leinberger*, Robert Charles Lesser & Company
Speakers *Richard Morrison*, Bank of America
Ken Kramer, Sierra Club, Texas
Robert Liberty, 1000 Friends of Oregon
Reid Ewing, LDR International
Ed Thompson, American Farmland Trust
Ron Young, Maryland Office of Planning
Robert Shaw, Amicus Partners, Ltd.

Vision for the 21st Century: Livability and the New Economy: Plenary Session

Michael Dell, Dell Computer Corporation

Growing Smart: Strong, Healthy Communities for the 21st Century: Plenary Session [note: this plenary session not recorded for inclusion in summary report]

Moderator *Honorable Carol M. Browner*, U.S. Environmental Protection Agency
Speakers *Lawrence R. Codey*, PSE&G Co.
Eric Draper, National Audubon Society
Jeff Francell, The Nature Conservancy

Getting Started: Breakout Sessions

Getting to Yes in the NIMBY World

Moderator *Roger Platt*, National Realty Council
Speakers *Bennett Heart*, Conservation Law Foundation
Gianni Longo, American Communities Partnership
Michael Theo, National Association of Realtors

Time is Money: Predictability in the Development Process

Moderator *Bill Hudnut*, Urban Land Institute
Speakers *Rick Holt*, Holt & Haugh
Christopher Leinberger, Robert Charles Lesser & Company
Charlie Ruma, National Association of Home Builders

Backers and Buyers: Building the Market

Moderator *Michael Horst*, EDAW
Speakers *Tim Edmunds*, St. Joe/Arvida
Arthur Llomenick, Post Properties
Todd Zimmerman, Zimmerman/Volk Associates

Smart Growth Designs: Build It and They Will Come

Moderator *Shelley Poticha*, Congress for the New Urbanism
Speakers *Richard Heapes*, Cooper Cary & Associates
Tracy Watson, City of Austin

Smart Growth Partners: Not So Strange Bedfellows

Moderator *Gregg Cooke*, U.S. Environmental Protection Agency, Region 6
Speakers *Jim Dodge*, Providence Energy Corporation
Tracy Grubbs, Sierra Business Council
Ellen Keyes, The Georgia Conservancy

Working with the Media

Moderator *Barbara Lawrence*, New Jersey Future
Speakers *DJ Baxter*, Envision Utah
Keith Schneider, Michigan Land Use Institute

Enhancing Existing Neighborhoods: Mini-Plenary Sessions

Transportation: Plans, Trains and Automobiles

Moderator *Rob Wolcott*, U.S. Environmental Protection Agency
Speakers *Peter Calthorpe*, Calthorpe & Associates
Hank Dittmar, Quality of Life Campaign

A Place to Call Home: Affordable Housing in America

Moderator *Jim Chaffin*, Urban Land Institute
Speakers *Jonathan Rose*, Affordable Housing Development Corporation
Michael Stegman, University of North Carolina

Smart Growth on the Ground: Breakout Sessions

Density is Not a Four Letter Word

Moderator *Sarah Campbell*, TransManagement, Inc.
Speakers *Randall Arendt*, Natural Lands Trust
John Fregonese, Fregonese-Calthorpe Associates
Charlie Hale, City of Portland

Mixing It Up: Breaking the Single-Use Mold

Moderator *Tom Downs*, National Association of Home Builders
Speakers: *John Richmond*, Starwood Urban Investments
Jonathan Rose, Affordable Housing Development Corporation

Reinvigorating Existing Neighborhoods

Moderator *Will Fleissig*, Continuum Partners
Speakers *Honorable Nancy Graham*, Mayor of the City of West Palm Beach
Anne Peterson, The Housing Council of Rochester

Affordable Housing: A Good Neighbor

Moderator *Michael Medick*, Looney, Ricks, Kiss Architects
Speakers *Robert Freedman*, Urban Design Associates
Michael Pyatok, Pyatok & Associates

Way to Grow: Transportation and Smart Growth

Moderator *Matt Raimi*, Natural Resource Defense Council
Speakers *Dan Burden*, Walkable Communities
Frank Markowitz, Wilbur Smith Associates

New Economy and Livability: The Competitive Edge

Moderator *Curtis Johnson*, Metropolitan Council of Minneapolis and St. Paul
Speakers *Carl Guardino*, Silicone Manufacturing Group
Ted Lyman, ICF Kaiser International/Economic Strategy Group

Natural Hazards and Communities: Preventing Hazards from Becoming Disasters

Moderator *Charles Harper*, Harper Perkins Architects
Speakers *Bill Becker*, Center of Excellence for Sustainable Development
Steade Craigo, Sacramento Department of Parks and Recreation
David Crockett, City Council of Chattanooga, Tennessee

The Old Neighborhood: What We Lost in the Great Suburban Migration: Plenary Session

Introduction *Molly Ivins*, Fort Worth Star-Telegram
Speaker *Ray Suarez*, National Public Radio's Talk of the Nation

Roundtable Discussions

Moderator *Patrick Scully*, Congressional Exchange

Closing Plenary

Speakers *Michael Stanton*, American Institute of Architecture
William McDonough, University of Virginia, School of Architecture

The Importance of Smart Growth to the Central Texas Region: Plenary Session

Moderator *James Chaffin*, Urban Land Institute and Chaffin Light Associates
Speakers *Patricia Hayes*, Seton Healthcare Network and Sustainability Indicators Project
Ted Lyman, ICF Kaiser International/Economic Strategy Group
Mark Rose, Lower Colorado River Authority

Mini-Plenary Sessions

Alternative Realities: Planning for the Future Using the Visual Preferences Survey

Speaker *Anton Nelessen*, A. Nelessen & Associates

City in Transition: Austin's Smart Growth Initiative

Moderator *Todd Zimmerman*, Zimmerman/Volk Associates
Panelists *David Armbrust*, Real Estate Council of Austin
Toby Futrell, City of Austin
Brigid Shea, Save Our Springs Alliance

Resource Planning and Actions in Central Texas

Moderator *Jessica Cogan*, U.S. Environmental Protection Agency
Panelists *Joe Beal*, WaterCo., Lower Colorado River Authority
Kent Butler, University of Texas School of Architecture and Planning
Dianne Fish, Bull Creek Foundation
Alan Glen, Drenner and Stuart

Breakout Sessions

Enhancing the Quality of Life in Central Texas

Moderator *Larry Speck*, School of Architecture and Planning, University of Texas at Austin
Panelists *Kathy Blaha*, Trust for Public Land
Eddy Etheredge, Hays County Judge
Clare Easley, Urban Design Committee, Georgetown, Texas
Susan Handy, School of Architecture and Planning, University of Texas at Austin
Jim Mills, The Rivercrest Group

Compete Globally, Cooperate Locally

Moderator *Ted Lyman*, ICF Kaiser International/Economic Strategy Group
Panelists *Phil Brewer*, Greater Round Rock Chamber of Commerce
Daron Butler, former City Manager, Cedar Park
Richard Fonte, Austin Community College
Darrell Glasco, Greater Austin Chamber of Commerce
Katherine Hammer, Evolutionary Technologies, Inc.

Smart Growth and Community Development

Moderator *Marya Morris*, Growing Smart Project, American Planners Association
Panelists *Paul Hilgers*, City of Austin Neighborhood Housing and Community Development Office

Ben Heimsath, Heimsath Clovis Architects
Terry Mitchell, Milburn Homes
Jim Shaw, Capital Area Planning Council
Joe Vining, City of Round Rock Planning Department

Responding to the Challenge: Smart Development

Moderator *Michael Pawlukiewicz*, Urban Land Institute
Panelists *Jim Adams*, Roma Design Group
Jeff Barton, Hays County Commissioner
Bob Hart, City Manager, Georgetown
Clifford May, Reunion Land Company

Breakout Sessions

Crossing Boundaries, Building Trust

Moderator *Ross Milloy*, Austin-San Antonio Corridor Council
Panelists *Sabrina Burmeister*, Neighbors of Triangle Park
Pat Oles, Barshop & Oles
Robin Rather, Save Our Springs Alliance
Gary Valdez, Greater Austin Chamber of Commerce

Creating a Vision for a Better Future

Moderator *Bob Paterson*, School of Architecture and Planning, University of Texas at Austin
Panelists *Lance deHaven-Smith*, School of Public Affairs, Florida State University
Mai Bell Hurley, Chattanooga City Council member, past Chair of Chattanooga Venture
Jean Scott, Bluegrass Tomorrow

Overcoming Barriers to Smart Growth

Moderator *Lee Walker*, Capital Metro
Panelists *Jeff Barton*, Hays County Commissioner
Kent Collins, Post Properties
Tom Schueler, Center for Watershed Protection
Dianne Stewart, Center for Public Policy Priorities
Peter Winstead, Texas Turnpike Commission

What Have We Learned and Where Do We Go from Here? Plenary Wrap-Up Session

Introduction *Honorable Lloyd Doggett*, U.S. Representative, Austin Texas
Moderator *Curtis Johnson*, Metropolitan Council, St. Paul, Minnesota
Speakers *Honorable John Allred*, Mayor of Lockhart
Honorable Charlie Culpepper, Mayor of Round Rock
Honorable Billy Moore, Mayor of San Marcos
Honorable Eddy Etheridge, Hays County Judge, San Marcos, Texas
Honorable Kirk Watson, Mayor of Austin
Honorable Leo Wood, Mayor of Georgetown