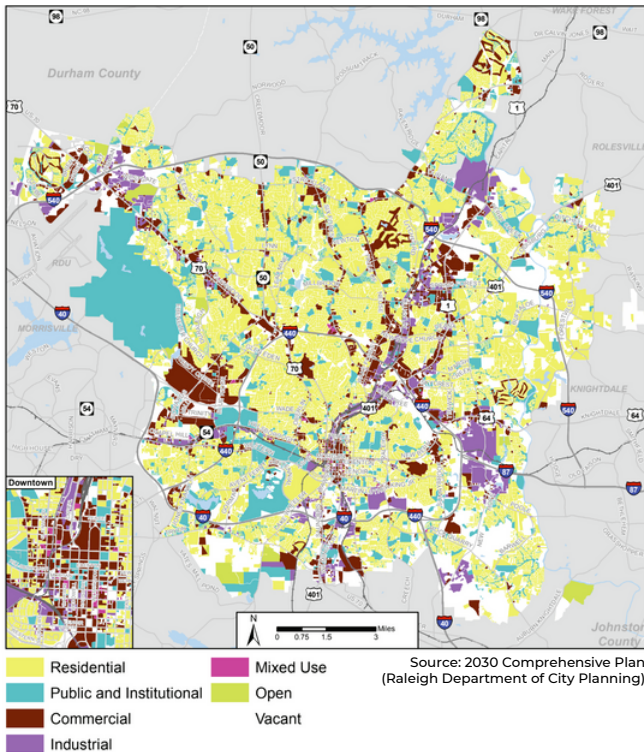


Why should you care about **land-use policy**?



The way that we plan for land use (what areas are zoned and developed for residential, commercial, agricultural, or other uses) affects everything from housing and transportation to quality of life and sustainability to cost and accessibility of services

Promoting density and efficient land use can have major quality of life benefits for residents:

Housing

- Improves housing choice and affordability
- Increases access to important destinations
- Supports diverse, vibrant neighborhoods

Transportation

- Reduces automobile dependence
- More efficient and reliable public transportation options
- Shorter commute times and reduced traffic congestion
- Safer for pedestrians and cyclists

Climate and health

- More efficient energy use and reduced emissions
- Preservation of open spaces and recreational areas
- Protection of air, water, and wildlife habitats
- More opportunities to walk and cycle

Economy

- Supports local business economy
- Attraction of new employers and amenities
- Enhances tourism economy

Density is also good for the city's budget



1

Operational and maintenance costs of providing services increase as density decreases and infrastructure has to extend farther from the city center

2

In Raleigh, smart-growth development generates over 50x more tax revenue per acre than conventional suburban development (*Building Better Budgets*, 2013)

SERVICES: What city services do you depend on?

Police Department

Emergency assistance, crime prevention, traffic enforcement, investigations, animal control, etc.

Fire Department

First emergency responder, medical and rescue assistance, fire code inspections, fire prevention education

Transportation Department

Street maintenance, resurfacing and cleaning, sidewalk and pothole repair, curb and gutter repair, storm drainage maintenance, transportation services, street lighting

Solid Waste Services

Collection of garbage, recycling, yard waste, bulky items, special loads, leaves, etc.

Stormwater Management

Storm drain maintenance, water quality monitoring, soil/erosion/illicit discharge investigation

Parks, Recreation, and Cultural Resources

Art centers, parks, lakes, greenways, community centers, leisure activities, summer camps, aquatics, adult and senior activities, etc.

Public Utilities

Water and sewer service

What is the status of land use in Wake County?



Source: The News and Observer

Raleigh has consistently ranked poorly in terms of sprawl, commuting, and affordability

Highest (Worst) VMT per Capita

1. Raleigh, NC
2. Nashville-Davidson-Murfreesboro-Franklin, TN
3. Birmingham, AL
4. Charlotte, NC
5. Columbus, GA
6. Jacksonville, FL
7. Madison, WI
8. Dallas-Fort Worth-Arlington, TX

TIME

Friday, Mar. 25, 2011

Reigning in Sprawl

By Steve Goldberg

DRIVEN APART VS. UMR

	DRIVEN APART: RANK BY TOTAL PEAK TRAVEL TIME	UMR: RANK BY ESTIMATED HOURS OF CONGESTION
Nashville-Davidson-Murfreesboro-Franklin TN	1	31
Oklahoma City OK	2	38
Birmingham-Hoover AL	3	34
Richmond VA	4	44
Raleigh-Cary NC	5	33

SPRAWL: defined by low-density development and separation of residential and commercial uses



Efforts to expand and improve public transportation include adoption of the Wake Transit Plan in 2016, which has set aside \$80 million for public transportation projects like Bus Rapid Transit (BRT).



SMART GROWTH:

a type of development characterized by efficient land use, mixed-use zoning, and better connectivity

Public transit is most effective in **dense corridors** with a **mix of residential and commercial uses**, which is why policies like Missing Middle and Transit Overlay Districts are critical, along with a 2030 Comprehensive Plan that looks to move towards more mixed-use development and efficient land uses.

Land use policy highlights the interconnectedness of housing, transit, and climate.



Increasing density does not always mean high-rise apartment buildings - duplexes, condos, and townhouses are also important housing choices

Source: 2030 Comprehensive Plan (Raleigh Department of City Planning)