

Smart Growth ENews



1000 Friends of Connecticut

August 2008

Smart Growth Development

What's the Score? After Sept. 1st, we'll let you know!

A few months ago, a public relations representative for the developer of a property in Waterford called asking 1000 FRIENDS of Connecticut to endorse his plan to clean up a brownfield, adaptively reuse a couple of decaying historic structures, and dedicate a strip of beach for public swimming. Another time, a developer of an environmentally-friendly housing, retail and commercial development near a city train station approached 1000 FRIENDS to support its effort to pass a state tax credit to pay for green, transit oriented development.

1000 FRIENDS' mission is to help redirect development to smarter, more responsible, more sustainable sites and designs. Standing behind those projects would have been right up our ally. But what about the projects where the match to smart growth principles isn't so clear, like the New Town-type, greenfield development in Simsbury, or the gated, clustered, elderly housing development at the edge of sewer service in Essex? For a more nuanced evaluation, we just didn't have an objective process. We stayed mum when enlightened developers could have used our help struggling with local opposition, recalcitrant state agencies, and rigid financial institutions. We stayed mum when citizen groups could have used our suggestions to strengthen proposed developments.

We stayed mum until we could be sure our comments would help Connecticut grow smarter. We stayed mum while a committee of experts pulled together criteria upon which we could quantitatively assess how smart proposed developments are — until we could know definitively how a development scores. We stayed mum until now!

On September 1st, 1000 FRIENDS will begin accepting development plans for scoring. For a \$500 fee, we'll evaluate the plans. Smarter scoring developments will receive an "atta boy" in the press from 1000 FRIENDS, a narrative overview of the smart aspects of the development, as well as suggested improvements. In addition, we will testify in support of the development at local land use commissions, etc. Low scorers will receive a written narrative that will include ways to smarten up the development.

See Page 6.

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Make your tax-deductible donation to 1000 FRIENDS at www.1000friends-ct.org/support. **Thank you!**

Smart Growth ENews

AIA Connecticut hosts

Green Goals for Building in our Communities

A Program for Connecticut Towns and Municipalities

September 17th, 8 to 1 PM, 370 James Street, New Haven

Sponsored by: AIA Connecticut Committee on the Environment, AIA Connecticut Building Performance and Regulations, Connecticut Clean Energy Fund, Connecticut Energy Efficiency Fund

- ◇ Green Guidelines' Benefits Overview and Case Studies ,
- ◇ Funding Strategies, Incentives and Programs,
- ◇ AIA Tool Kit for Mayors,
- ◇ Connecticut Building Code and Regulations.

Breakfast and Lunch will be served. Fee \$20. Register at aiainfo@aiact.org or call 203/865-2195

Smart growth policies allow us to invest in the growth of

the Connecticut we want.

vibrant, diverse business sector • mixed land uses • vital city and town centers • brownfield redevelopment • transit-oriented development

- compact, walkable communities • green buildings

Smart growth policies protect and preserve the Connecticut we value.

historic and cultural resources • traditional town and village centers • uniqueness of place • agricultural economy • scenic beauty

- open space, greenways and biodiversity

Smart growth policies include predictable, fair & cost-effective rules.

balanced, transparent and progressive taxation • effective deployment of resources • intergovernmental cooperation • simplified permitting • revised codes • accountable implementation • improved land use planning & regulation

affordable housing • quality jobs • transportation alternatives • meaningful citizen participation • transparency and accountability

integrated communities • energy alternatives • environmental justice • educational equity

I support 1000 FRIENDS' efforts to align Connecticut's policies and practices behind smart growth principles. I, hereby, join the Campaign to Grow Connecticut Smart.

Name and Address:

Email and

Phone:

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Committee Debuts with Forum on Development in Hartford, New Haven and New London

The ULI Connecticut Committee hosts its first event, **Connecticut's Changing Terrain: Challenges and Opportunities in Real Estate Investment and Development**, September 15th, 5 to 8 PM at Henry R. Luce Hall, 34 Hillhouse Avenue, New Haven.

The credit crunch, changing demographics and a growing focus on sustainable and environmentally-friendly initiatives are impacting the business of real estate development in Connecticut. In a set of panels, investors will discuss maximizing returns in the current economic climate, community revitalization, and environmental sustainability. Then, developers will share stories developing on a large scale in Hartford, New Haven and New London.

This event promises networking and lively debates on the challenges and opportunities facing developers and investors.

Invited speakers and panelists include: Richard Paul Richman, The Richman group, Inc.; Cherie Santos-Wuest, TIAA CREFF Asset Management; Kirk Sykes, New Boston Urban Strategy America Fund; Larry Gottesdiener, Northland Investment Corp.; and David Silverstone, South Central Connecticut Regional Water Authority.

Currently the Urban Land Institute serves Connecticut through its Westchester/Fairfield and Boston Chapters. Because development is local, and because Hartford, New Haven and New London's markets tend to differ from Boston's or Lower Fairfield County's, this committee formed to focus on the uniqueness in-between. To find out more or to join the steering committee, contact Wiggin and Dana's Anika Singh Lemar via email at Aleamar@wiggin.com.

The Urban Land Institute is an international organization. Its mission is to provide leadership in responsible use of land and in creating and sustaining thriving communities worldwide. Register at www.uli.org; event code 8104-0909.

BIGGER BETTER OUTREACH TEAM

1000 FRIENDS of Connecticut recently added two smart, friendly members to its Education and Outreach team. Roger Senserrich, a political scientist and railway enthusiast from New Haven and Barcelona, is 1000 FRIENDS' new Education and Outreach Coordinator. Roger coordinates our annual conference, is organizing a series of smart growth forums for citizens and legislative candidates, and building our volunteer base.

Kirsten Griebel, an enthusiastic community activist from Simsbury, will join 1000 FRIENDS in early September. She will organize house parties and small events.

Welcome Kirsten and Roger at 860/523-0003.

**Town Volunteers and Staff,
You Can Sharpen your Skills.**

Learn roles and responsibilities of commissioners, map reading, site plan review, and legal guidelines for land use decision-making at the Land Use Academy, September 27th, 8:30 to 3 PM, UCONN Torrington. \$40 admission fee includes lunch. For more information or to register, call Terri Ewin at 860/345-5205.

**Next American City Looking for
Urban Leaders Fellows**

Write 2000 to 2500 word features for multimedia, print, web, and blogs about the development of our nation's cities in this nine-month fellowship.

For application information: <http://americancity.org/fellows>

Growing Trends in CT Agriculture: How Family Farms are Competing in Today's Market

Increasing food shipping costs, awareness of the nutritional value of farm fresh produce, and a desire to support Connecticut's family farms is creating a surge of locavores.

Learn about how we can amp up our agricultural production and enjoy a CT grown lunch.

Hosted by the Natural Resources Council of Connecticut, September 10th, 9:30 to 4 PM, Jones Family Farm, Shelton

Registration is \$15 or free if you bring your own lunch. Call 203/488-2632 by September 3rd.

**Transportation Forum hosted by
Keep CT Moving**

Hear from CONNDOT about:

- 1.) The current state transportation program and
- 2.) Principles for the reauthorization of the federal surface transportation funding legislation.

September 11th, 8:15 AM, Four Points Sheraton, Meriden.

\$25 to register or learn about sponsorship opportunities, call: 860/529-6855.

Save the Date

8th New Partners for Smart Growth

January 22 to 24, 2009

Albuquerque, NM

**T4America looking to 21st Century,
Looking for You!**

Transportation for America (T4America) is a campaign working to pass national transportation reform in 2009. The goal is to

- ◆ create green jobs through investment in modernized infrastructure and healthy communities;
- ◆ build a world-class rail network;
- ◆ protect the integrity of the existing highway and public transportation system;
- ◆ help people drive less; and
- ◆ set and enforce national transportation standards.

T4America will mobilize constituents, shore up public support and lead in rethinking the way we build our country's infrastructure and communities. To get involved in this national initiative, email: www.t4america.org or call 202/207-3355 x 32.

Engineers Miscalculated.

TOD Produces Far Fewer Trips than Expected.

Transit oriented development produces half the car trips previously estimated says a soon-to-be-released study.

An in depth look at the ins-and-outs of 17 transit oriented developments in Washington, DC, Portland, OR; the San Francisco Bay Area; Philadelphia and Newark found that actual car trips were significantly lower than Institute of Transit Engineers models predicted they would be.

In Washington, DC, the five mid-to-high rise apartments near Metrorail stations outside the District of Columbia produced 60 percent fewer trips than the ITE manual predicted.

In Portland, the workday morning peak rate was 49.6 percent lower.

And closer to home, two apartment projects near suburban rail stations outside Newark and Philadelphia averaged weekday trip generation rates that were down 25 percent from predicted rates.

This study, conducted by PB Placemaking, Dr. Robert Cervero, The Urban Land Institute, and the Center for Transit Oriented Development, for APTA (American Public Transit Association) counted passing motorized vehicles using pneumatic tubes stretched across the driveways of TOD housing projects.

The study's results highlight the need for new standards in neighborhood densities, parking requirements, and household costs to qualify for home mortgages.

The complete study will be released by APTA in October. Contact PB Placemaking with your questions.

These new standards are among those 1000 FRIENDS of Connecticut will consider when it begins scoring smart growth projects in September.

(See the story on page 1 and the pull-out on page 6.)

Winning the Battle for Smart Growth — Maryland Style

Sprawl and Politics: The Inside Story of Smart Growth in Maryland recounts the story of Governor Parris Glendenning's Smart Growth and Neighborhood Conservation initiative. This national-attention grabbing incentive-based approach was enacted in 1997 and continues to set the standard for state action on smart growth.

John W. Frece wrote the 190-page book published this month by the State University of New York Press. Frece ran Glendenning's press office when the initiative was formulated, then became the Special Assistant for Smart Growth. He takes the reader through the twists and turns of policy development from the Governor's early years in office through enactment. Frece outlines the communications strategy, describes how the initiative has fared in the two gubernatorial terms that followed, and offers lessons learned.

Glendenning launched the initiative hoping to help the state's existing communities, protect valuable farmland and natural resources, and save taxpayers from the cost of building new infrastructure to sustain poorly planned development. Glendenning currently runs the Governor's Institute for Smart Growth at Smart Growth America.

For more information: www.sunypress.edu.

Good Read

Good Read

Smart Growth ENews

List with the Smart Growth Yellow Pages

1000 FRIENDS of Connecticut's Smart Growth Yellow Pages are designed to provide customers a convenient list of products and services that help grow Connecticut smarter, more sustainably and more responsibly.

The Yellow Pages are being updated, redesigned and are ready for new advertisers.

To showcase your goods and services on the upgraded 1000 FRIENDS' Smart Growth Yellow Pages directory, send \$125 payable to 1000 FRIENDS of Connecticut at PO Box 1988, Hartford, CT 06104-1988 or pay online at www.1000friends-ct.org.

Prospering Communities Thriving Families

Sponsored by: Connecticut Association for Community Action, Connecticut Association for Human Services, Connecticut Alliance for Basic Human Needs, Connecticut Voices for Children, End Hunger CT!, Connecticut Women's Education and Legal Fund, Campaign for a Working Connecticut, and Connecticut Conference of Churches.

September 26 & 27

Marriott, Rocky Hill

Registration information at: www.cafca.org

The **Shore Line East Coalition** ramped up its initiative to bring commuter service to New London in August.

Shore Line East service currently runs between Old Saybrook and New Haven. Of the 28 stations along Connecticut's shoreline, only New London and Mystic do not have frequent, reliable, and inexpensive commuter rail service.

Funds have been allocated but still haven't moved.

"Shore line East will save commuters money, benefit the local economy, reduce pollution and CO2 emissions, and make I-95 less crowded and safer," said SLE Coalition Chairman, Rich Caruso. To join the coalition, email: onemorestop@gmail.com.

SAVE THE DATE

Visions 2008

AIA Connecticut Annual Conference

Featuring Dr. Joseph Lstiburek,
Principal of Building Science Consulting.

October 21st

The Unitarian Society of New Haven

700 Hartford Turnpike, Hamden

For Events, Online Finds, and More

Join the Campaign to Grow Connecticut Smart on

Facebook.

www.facebook.com

Social networking not your thing? Call Roger Senserrich at 860/523-0003 and enjoy the pleasures of Joining the Campaign by talking to an actual person!

Traditional Building

Exhibition & Conference

Original Green Workshop

September 17-18, Chicago

In plain language, you'll hear a common-sense set of principles that explain how humanity originally built green and how those principles can help us build and live sustainably in the 21st Century.

www.newurbanguild.com/foundation/workshops.html

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Connecticut Light and Power, Yankee Gas, DECD, CCAPA, NEDA, CEDAS, CLEAR and LULA Invite You

Attend a day-long workshop *Responsible Growth, Making it Work at the Local Level*.

The workshop is targeted to municipal planners and economic development staff. It will take place August 27th, from 8 to 3:15 PM at Northeast Utilities Auditorium, 107 Selden Street, Berlin.

The event will feature presenters from the Department of Economic and Community Development, the Office of Policy and Management Office of Responsible Growth, Planimetrics, and the Land Use Leadership Alliance.

Lunch will be followed by a two-hour panel discussion entitled "*Finding Common Ground*".

Invited panelists represent: 1000 FRIENDS of Connecticut, The Connecticut Partnership for Balanced Growth, the Face of Connecticut, the Homebuilders Association of Connecticut, the International Council of Shopping Centers, and the Sierra Club CT Chapter.

Registration \$30, \$40 & \$50.

To register: contact Natalie Rosenbaum at 860/572-7236.

A Sacred Trust

A Fall Forum on Religion and the Environment will explore the ethical dimensions of environmental policies.

What is our moral responsibility toward future generations? How can we ensure equitable development that does not destroy the environment? Can religious and cultural perspectives solve environmental challenges?

Our challenge is to identify the vision and values that will spark a transformation toward creating a sustainable future says, Dr John Grim who will keynote **Religion and Ecology: The Problems and the Promise** on Wednesday, September 24th, 4 to 9 PM at First Church of Christ, Congregational, West Hartford. \$30 for dinner, the talk, workshops and booths.

Registration is available online at www.hartsem.edu/events/events.htm.

Dr. Grim is a Senior Lecturer and Research Scholar at Yale University and Environmental Ethicist-in-Residence at Yale's Interdisciplinary Center for Bioethics.

This event is sponsored by the Hartford Seminary and the Interreligious Eco-Justice Network.

Continued from Page 1...

Top-Scoring Smart Developments Sample Criteria

The site type — surrounded by existing development and utilizing existing infrastructure.

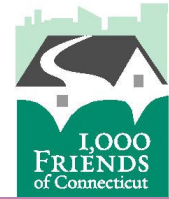
Brownfield remediation — remediates to residential standard

Plan minimizes parking — makes no provision for parking

Mix of uses — Project includes 4 (small projects) to 6 (large developments) of the following: single family detached housing, small lot single family detached, single family row houses, condos, rental units, grocery shops, government services, restaurant/entertainment, office, recreational/community facility, park/playing fields, school/daycare, religious or other institution, private/public social club.

Housing affordability — at least 10 percent of the units are family units affordable at 50 percent of AMI for not less than 30 years.

Walkability and bikability — every street has a sidewalk on both sides, design speeds are 20 MPH or less. Residential sidewalks are five feet wide, and commercial-fronting sidewalks are at least 12 feet wide.



PO Box 1988
484 Farmington Avenue

Phone: 860 523 0003
E-mail:
info@1000friends-ct.org

This month's Smart Growth Enews leaves no doubt that the summer calm is over! In this edition alone, we have announcements for events, conferences, and meetings about transportation policy, farmland policy, urban reinvestment, and environmental policy. It's true, there are no shortage of ways to learn the details of smart growth policy in Connecticut. But, most of the events featured are geared for practitioners, experts. Below you'll see a series of events geared to citizen activists and smart growth advocates. (Yes, experts are welcome too.) Contact rsenserrich@1000friends-ct.org for sponsorship information, volunteer opportunities, and early registration.

Smart Growth Policy Forums for Citizens and Legislative Candidates

In September and October, we will continue to build energy, enthusiasm, and momentum for change with our second annual conference the week after the elections. Please, mark these dates, watch for more details and plan to attend!

- ⇒ September 11th, Waterbury Development Commission Offices, 7 PM
- ⇒ September 27th, Branford Community Center, 11 AM
- ⇒ October 1st, Canton Community Center, 6:30 PM
- ⇒ October 6th, Windham Town Hall, 6:30 PM

Watch for more forums in Brookfield, Torrington, Greenwich, Milford, and New Britain. We'll be scheduling them momentarily.

Tying it All Together: Transit, Jobs & Housing The 2nd Annual Statewide Smart Growth Conference

Omni New Haven, November 13th, 8:30 to 4 PM

Watch your email for more details.