

Smart Growth in the Lakes Region



**Lakes Region
Planning
Commission**

The Lakes Region Planning Commission

- LRPC is a voluntary not-for-profit association of 30 communities in the region...



The
Lakes Region
of New Hampshire



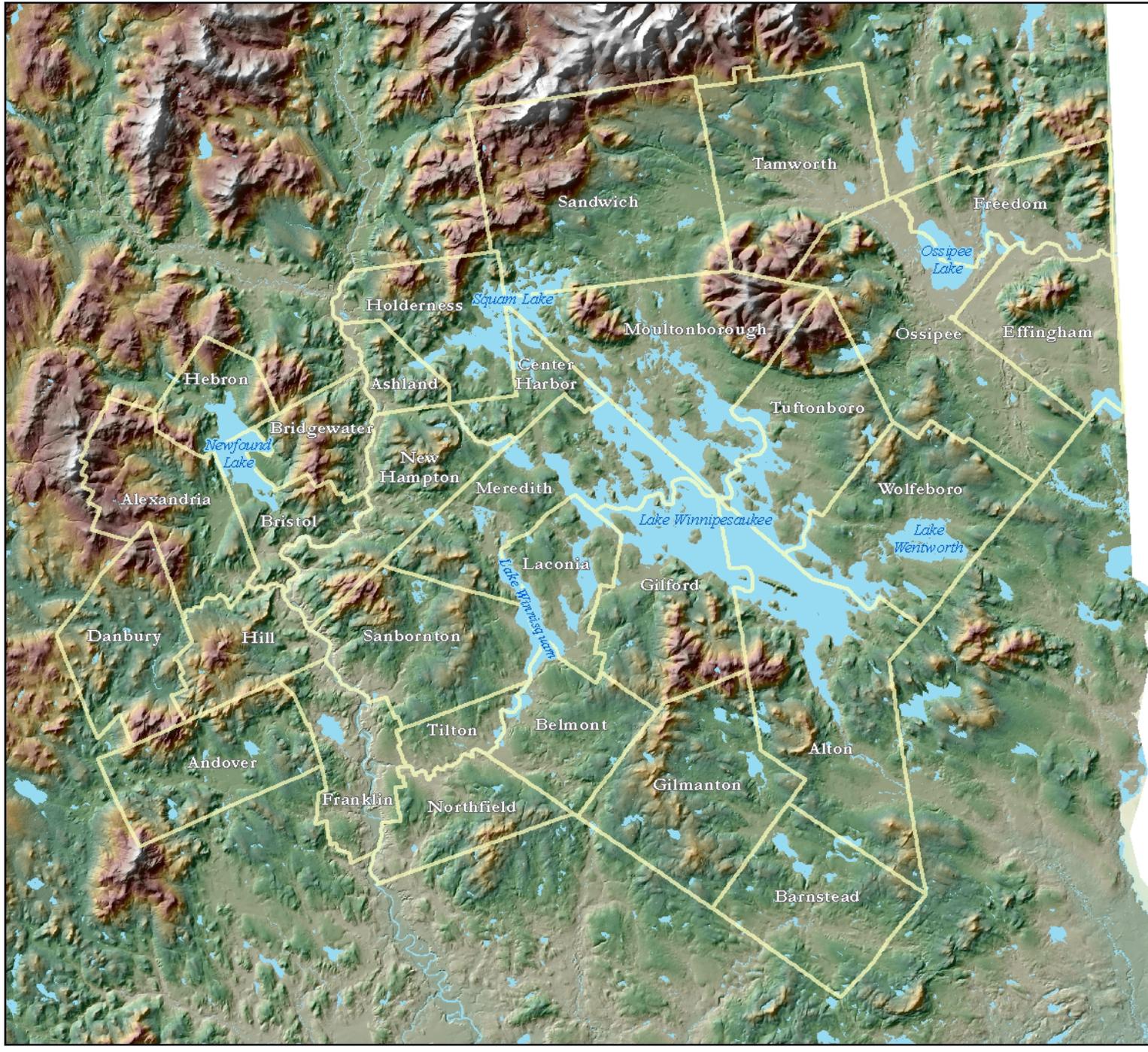
 Lakes Region Planning Commission Community

 Water Body

Elevation



Lakes Region Planning Commission
103 Main St, Ste. #3
Meredith, NH 03253
603.279.8171



The Lakes Region Planning Commission

- Planning integrates land use, natural resources, economics, & transportation to foster prosperity, sustainability, livability and mobility for all.
- Provides the public with the capability to respond to and shape the pressures of growth in a purposeful way.



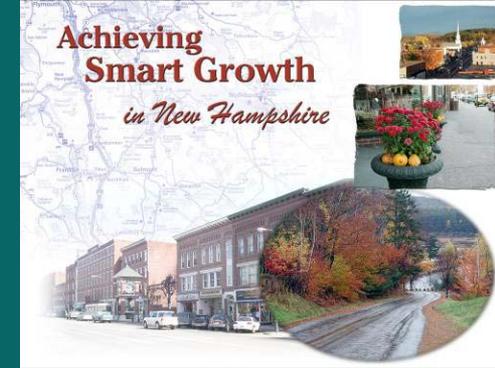


What is Smart Growth?

Smart Growth is growth that protects open space, revitalizes neighborhoods, makes housing more affordable and improves community quality of life.

Smart Growth America

New Hampshire Smart Growth Principles



- Maintain Traditional Compact Settlement Patterns
- Foster the Traditional Character of Downtowns, Villages, and Neighborhoods
- Incorporate a Mix of Uses
- Preserve NH's Working Landscape
- Provide Choices and Safety in Transportation
- Protect Environmental Quality
- Involve the Community in Planning and Implementation
- Manage Growth Locally, but Work with Neighboring Towns

www.nh.gov/oep/programs/SmartGrowth/index.htm

What is Smart Growth?

**ENVIRONMENTAL
STEWARDSHIP**

**ACCESS TO
TRANSPORTATION**

**LAND
USE**

**Smart
Growth**

**COMMUNITY
CHARACTER**

**ECONOMIC
DEVELOPMENT**

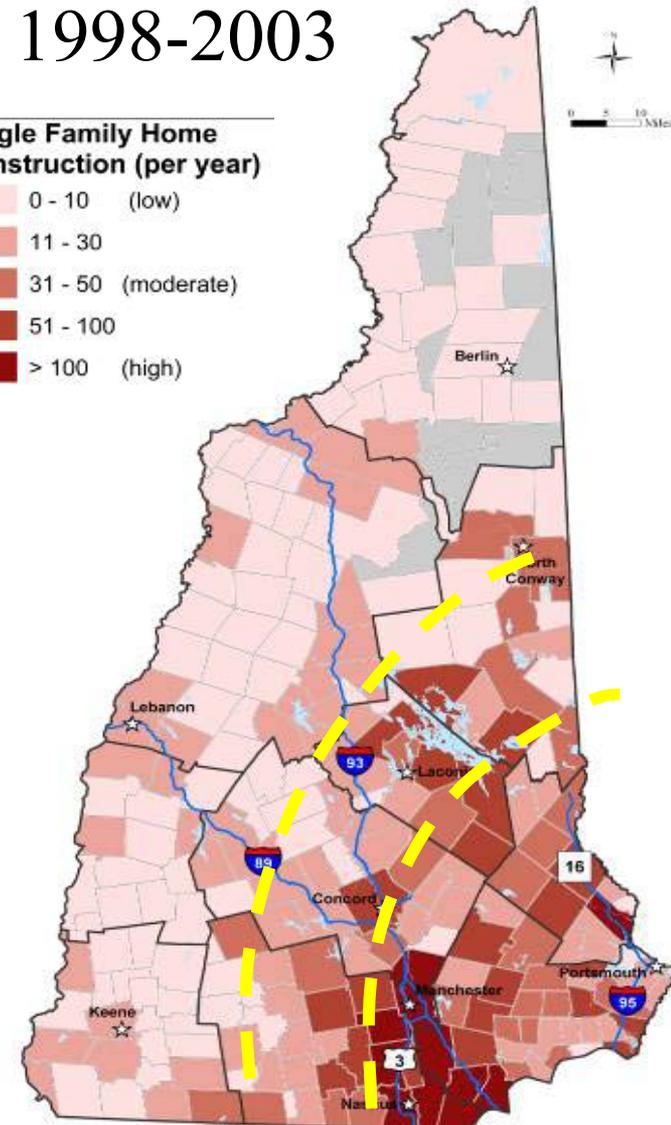
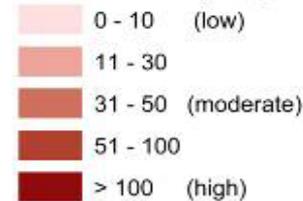


Why Smart Growth?

- N.H. fastest growing state in New England
 - 43% population increase 1980-2006
 - 46,520 new homes built 1998-2003

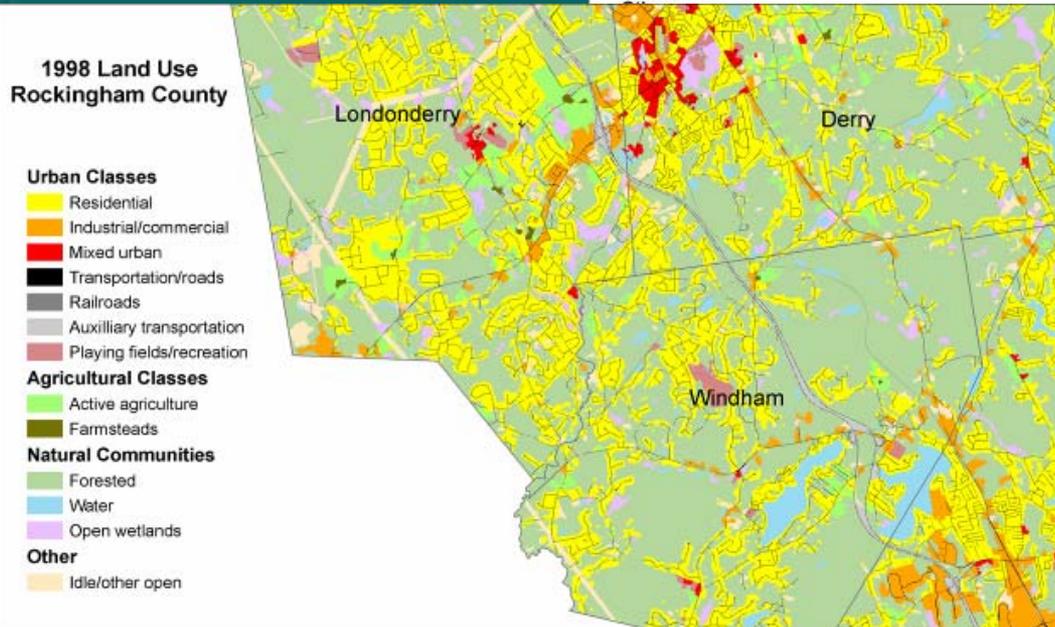
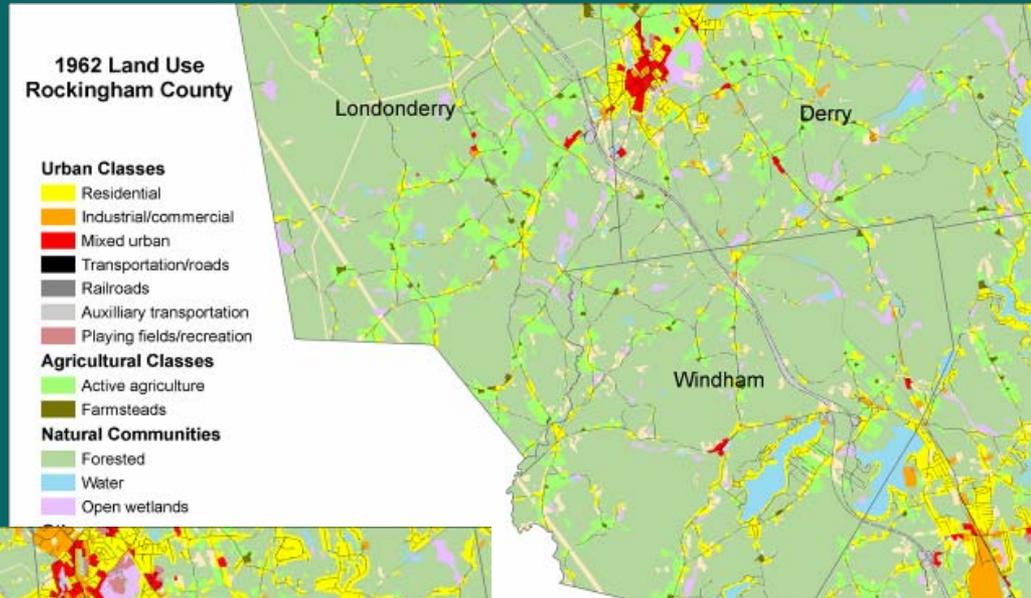
1998-2003

Single Family Home Construction (per year)



Sprawling Growth?

Landscape Change



Community Engagement



“Respondents living in walkable neighborhoods were more likely to know their neighbors, participate politically, trust others, and be socially engaged.”

American Journal of Public Health 2003, Kevin Leyden, Ph.D.

Community Engagement

Each additional 10 minutes in daily commuting time **cuts** involvement in community affairs by

10%

Bowling Alone: The Collapse and Revival of American Community, by Robert D. Putnam



Lakes Region – Land Use

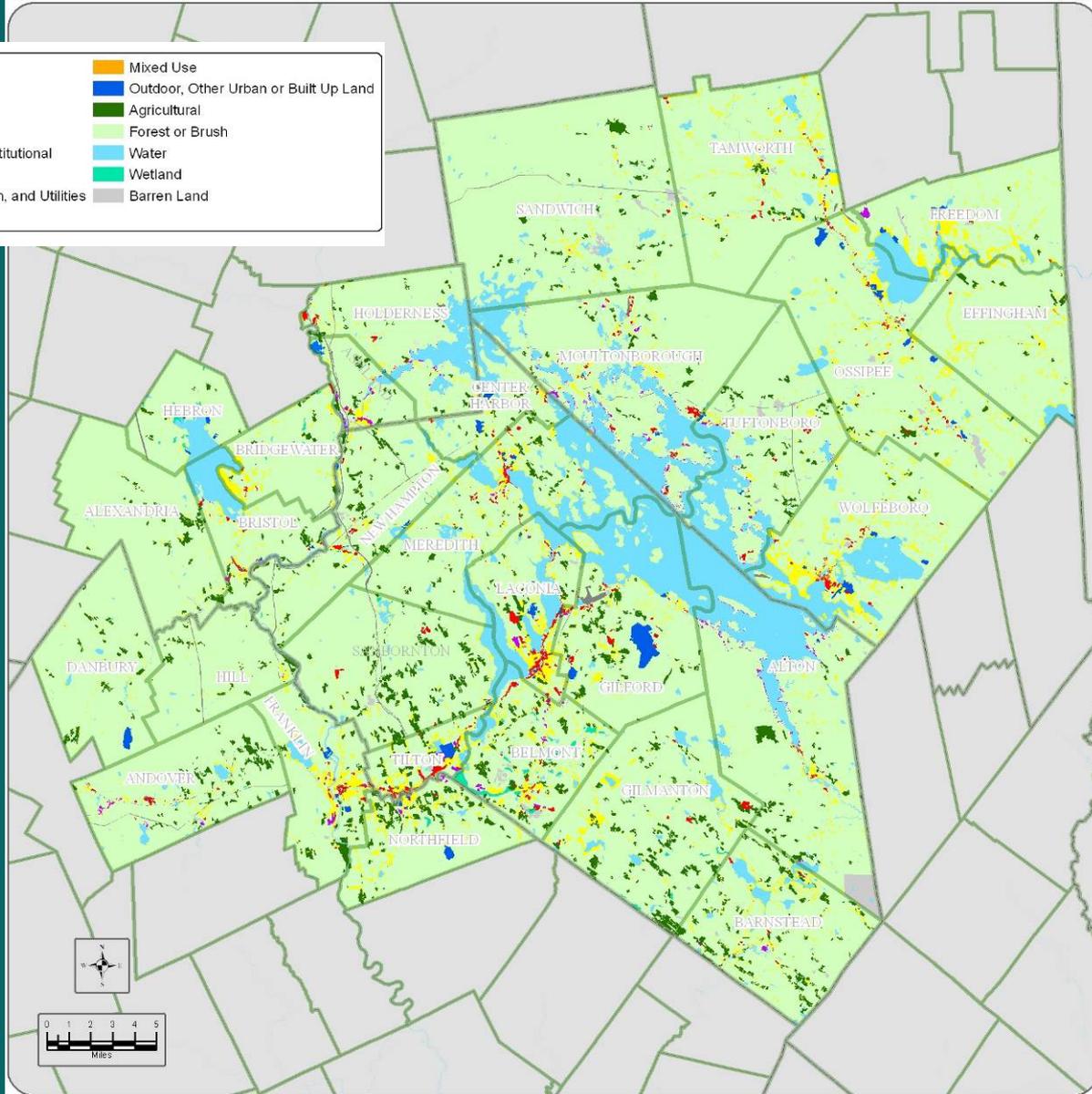
- Most of the region is zoned for low density residential purposes.



Lakes Region – Land Use



County Boundary	Mixed Use
Town Boundary	Outdoor, Other Urban or Built Up Land
Land Use/Land Cover	Agricultural
Residential	Forest or Brush
Commercial, Services, and Institutional	Water
Industrial	Wetland
Transportation, Communication, and Utilities	Barren Land
Industrial and Commercial	



Lakes Region – Land Use

Less than 6% developed – roads, residential, commercial, village centers

US Route 3/NH Route 11 (Central Street),
Franklin, NH



Is this Smart Growth?



Is this Smart Growth?



Is this Smart Growth?



Is this Smart Growth?



Bicycle And Pedestrian Friendly

Is this Smart Growth?

Promotes Town Centers and Local Businesses



Is this Smart Growth?

Livable/Walkable



Is this Smart Growth?

Union Avenue, Laconia, NH

Create facilities
friendly to all



Is this Smart Growth?



**Separation and
Connectivity**



Is this Smart Growth?



Natural Resource Protection

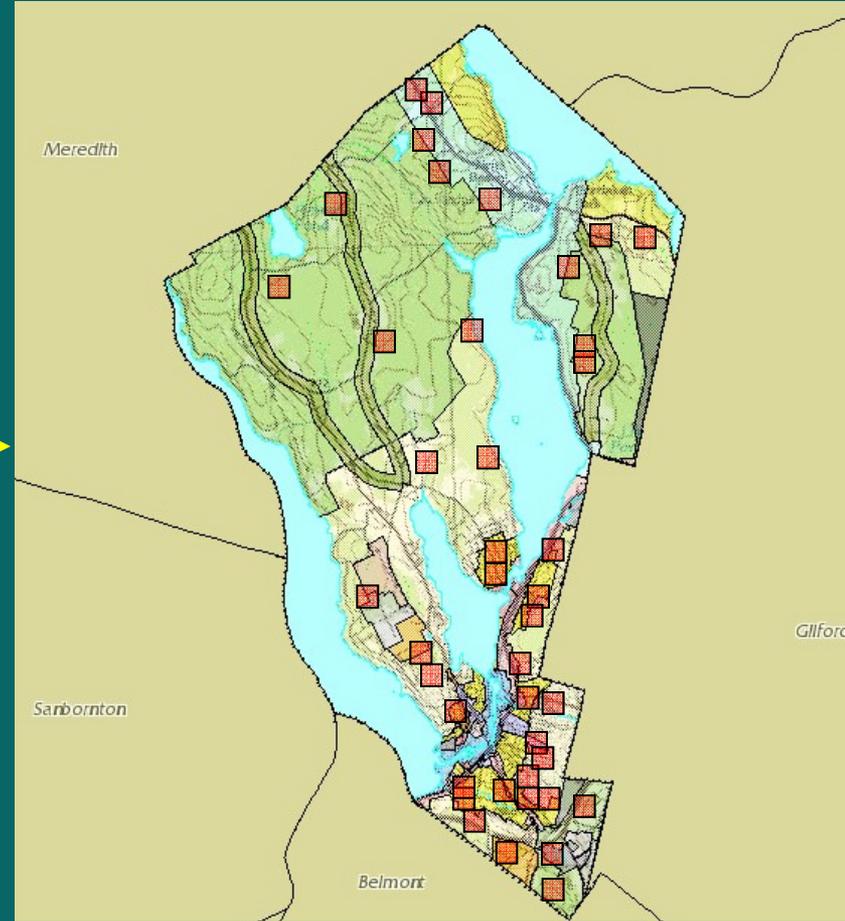
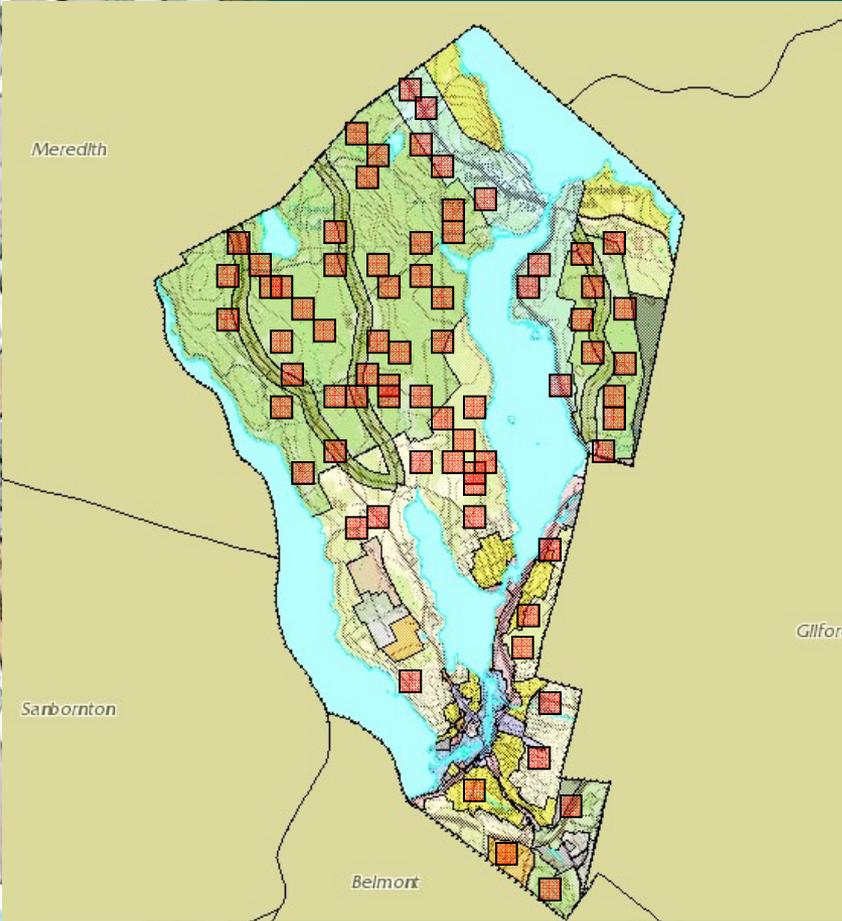
How do you Grow Smart?

- Minimize Impacts of Growth
 - Use Architectural Standards and Review Process Effectively



How do you Grow Smart?

Change Future Pattern of Growth



Conventional Development

Planned Alternative

How do you Grow Smart?



How do you Grow Smart?

Allen-Rogers Redevelopment Project



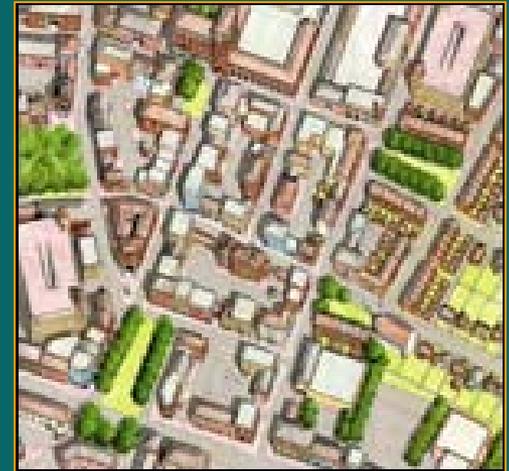
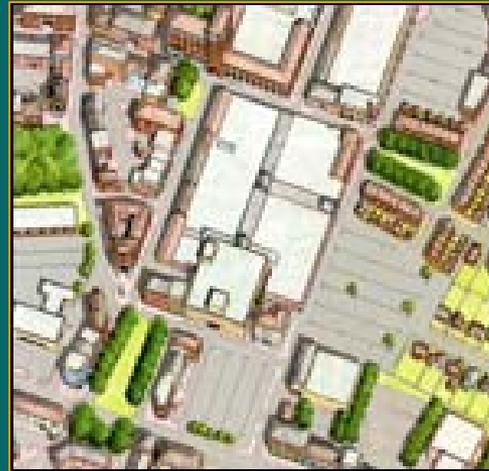
Smart Growth Strategies in the Region

- Strategies may include...
 - Focus development within existing Town, Regional and City Centers, ie. rezone for lower density in rural areas (max. 1 unit per 10 acres) and allow more compact development elsewhere.



Smart Growth Strategies in the Region

- Strategies may include...
 - Facilitate urban and suburban regeneration, ie. Master Plans, Main Street Programs.



Smart Growth Strategies in the Region

- Strategies may include...
 - Innovative techniques such as the “Village Plan” Alternative - an extension of the Town Center.



*Image from
Wolff + Lyon*

Smart Growth Strategies in the Region

- Strategies may include...
 - Continued use of the Open Space Subdivision.

Conventional



Open Space/Conservation



Changing Pattern of Development

Pre-development



Changing Pattern of Development

Conventional Subdivision



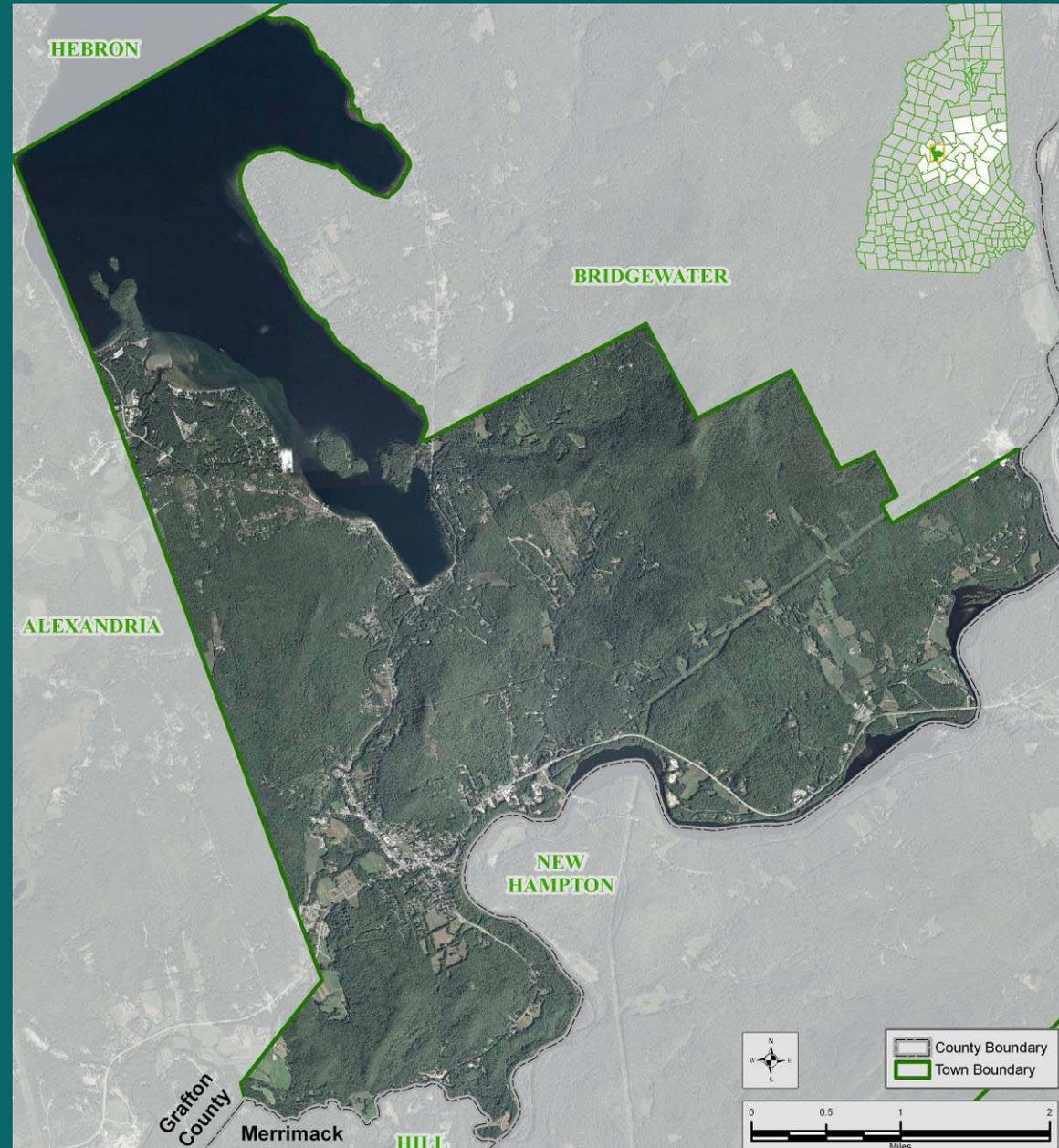


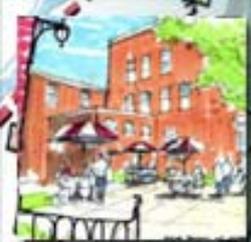
Smart Growth Audits in Lakes Region

- LRPC receives funding from DES for the Regional Environmental Planning Program (REPP)
- LRPC Smart Growth Audits
 - Moultonborough, 2006
 - Barnstead, 2007
 - Bristol, 2008
 - Franklin, 2009 (in progress)

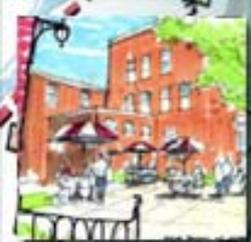
Smart Growth Audits

Bristol, NH





Bristol – A Pilot Project

- 
- 
- 
- **Challenges:**
 - Regional center for surrounding communities
 - Challenges to economic development
 - Infrastructure pressures
 - Natural resource impacts
 - **Opportunities:**
 - Limited strip/sprawl development
 - Still retains village & rural character
 - Relatively slow growth
 - Proactive Master Plan & Zoning Ordinance

Bristol – A Case Study

Protect Natural Resources



Bristol – A Case Study

Protect Village Center, Economic Development...



Bristol – A Pilot Project

- Pilot Partnership
 - Audubon Society of N.H.
 - Lakes Region Planning Commission





Bristol – A Case Study

Goal of Bristol Smart Growth Audit:

To determine if the Town's Ordinances and Regulations are implementing development patterns appropriate for Bristol based on...

- Smart Growth Policies
- Bristol Master Plan Policies
- Wildlife Habitat & Natural Resource Protection Topics



Bristol – A Case Study



Process of Bristol Smart Growth Assessment:

- LRPC & Audubon met with Planning Board
 - LRPC conducted the Smart Growth Audit
 - Audubon conducted WHNRP Audit
 - LRPC & Audubon presented results to Planning Board & Public
 - Town of Bristol implements recommendations
- 



Questions