

Haystack Crossing:

6.6 units per acre (excluding stream buffers)

5.71 units per acre (total parcel area within Village NW district)

2.66 units per acre for entire parcel

Minimal Density requirements to support community services

(These number reflect the necessary density in a ¼ mile radius if all users arrive by foot)

8 units / acre to support public bus service

12 units / acre to support walkable commercial (i.e. grocery store or drug store)

25 units / acre to support rail

Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. The term 'smart growth' is particularly used in North America. In Europe and particularly the UK, the terms 'Compact City' or 'urban intensification' have often been used to describe similar concepts, which have influenced government planning policies in the UK, the Netherlands and several other European countries.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

http://en.wikipedia.org/wiki/Smart_growth

U. S. Environmental Protection Agency

What is Smart Growth?

"Smart growth" covers a range of development and conservation strategies that help protect our natural environment and make our communities more attractive, economically stronger, and more socially diverse.

Creating Great Neighborhoods: Density in Your Community

How Density Creates Great Places to Live

- Density helps create walkable neighborhoods
- Density supports housing choice and affordability
- Density helps expand transportation choices
- Density supports community fiscal health
- Density helps improve security
- Density helps protect the environment

<http://www.epa.gov/dced/pdf/density.pdf>

Walkability Indicators in Higher vs. Lower Density

■ Sacramento Neighborhoods

In 2000, NRDC compared two Sacramento, California, area neighborhoods, one notably higher in density than the other. The comparisons are dramatic.

	<u>Metro Square</u> (20 du/acre)	<u>North Natomas</u> (6 du/acre)
Distance to:		
Convenience store	815 ft.	15,388 ft.
Supermarket	1,941 ft.	14,458 ft.
School	1,962 ft.	17,181 ft.
Bus Stop	666 ft.	11,055 ft.
Parks	347 ft.	702 ft.
Jobs in 1 mile	29,266	0

du = dwelling units [2,640 feet = 1/2 mile]

source: Natural Resources Defense Council, *Environmental Characteristics of Smart Growth Neighborhoods: An Exploratory Case Study*