

Resilient Coastal Communities

The Smart Growth Imperative

John S. Jacob



TEXAS COASTAL WATERSHED
P R O G R A M





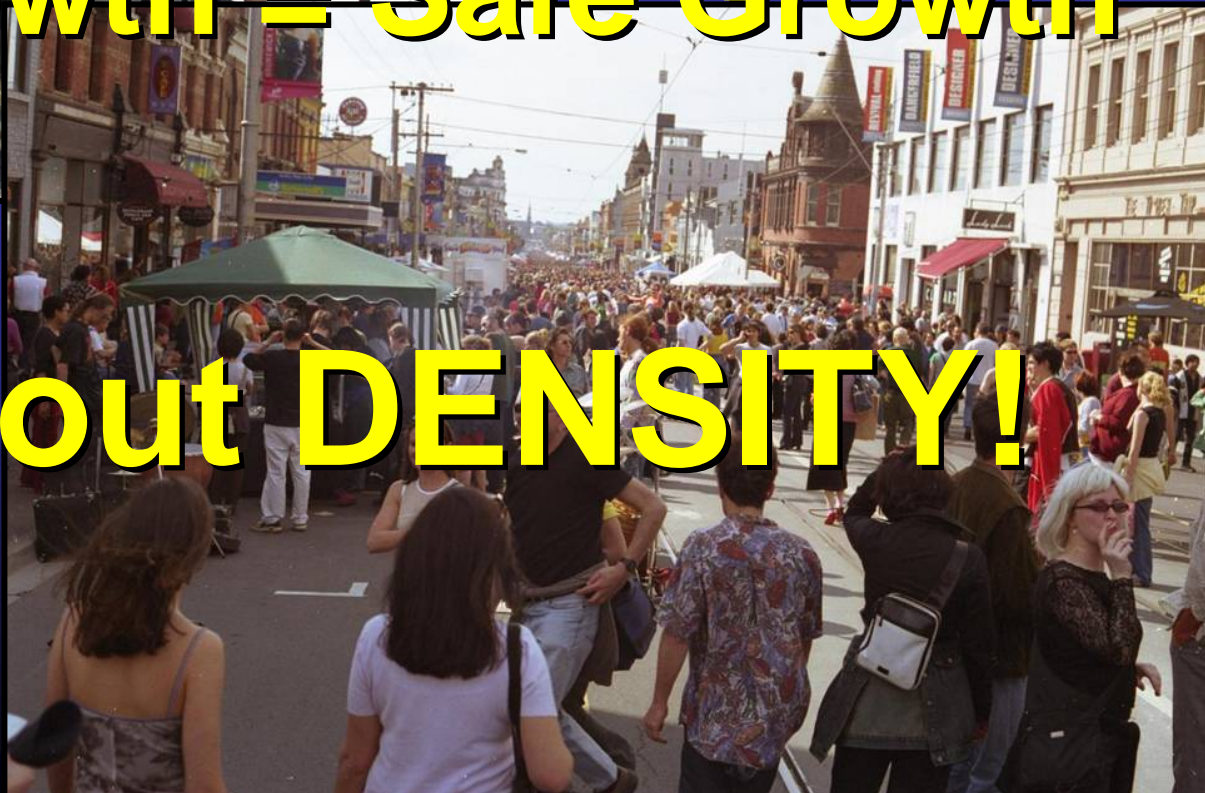








Smart Growth = Safe Growth



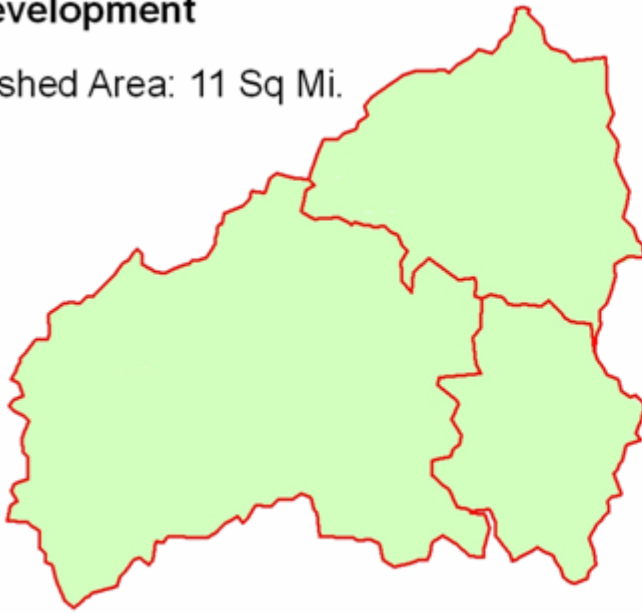
Its all about DENSITY!

Principles of Smart Growth

- [Mix Land Uses](#)
Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.
- [Take Advantage of Compact Building Design](#)
Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development.
- [Create Range of Housing Opportunities and Choices](#)
Providing quality housing for people of all income levels is an integral component in any smart growth strategy.
- [Create Walkable Neighborhoods](#)
Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth.
- [Foster Distinctive, Attractive Communities with a Strong Sense of Place](#)
Smart growth encourages communities to craft a vision and set standards for development and construction which respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.
- [Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas](#)
Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving our communities quality of life, and guiding new growth into existing communities.
- [Strengthen and Direct Development Towards Existing Communities](#)
Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.
- [Provide a Variety of Transportation Choices](#)
Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.
- [Make Development Decisions Predictable, Fair and Cost Effective](#)
For a community to be successful in implementing smart growth, it must be embraced by the private sector.
- [Encourage Community and Stakeholder Collaboration](#)
Growth can create great places to live, work and play -- if it responds to a community's own sense of how and where it wants to grow.

No Development

Watershed Area: 11 Sq Mi.

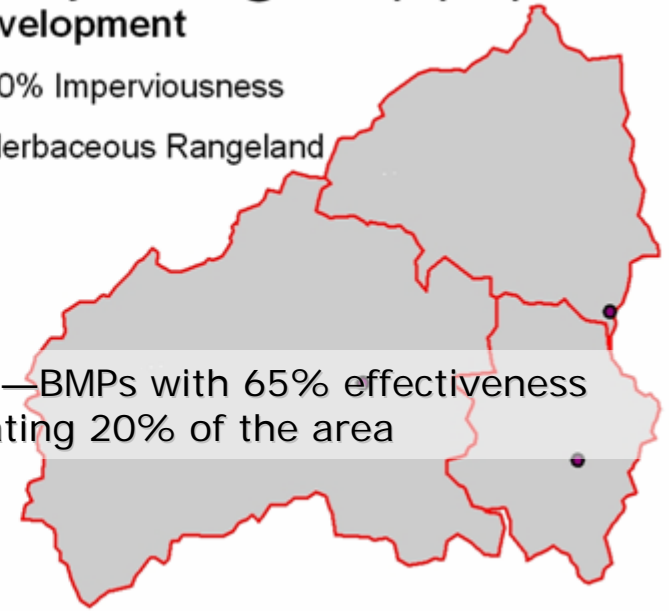


Pop Density: 43,000 @ 4,000 pop/Sq Mi. Full Development

50% Imperviousness

Herbaceous Rangeland

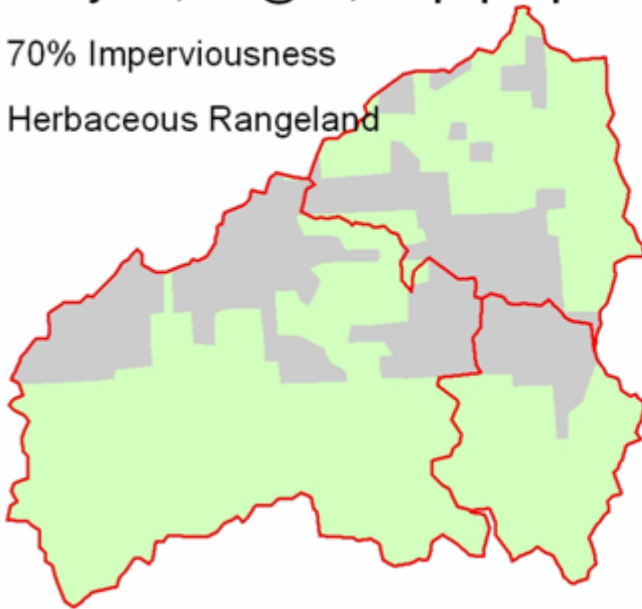
And—BMPs with 65% effectiveness
treating 20% of the area



Pop Density: 43,000 @ 12,000 pop/Sq Mi.

70% Imperviousness

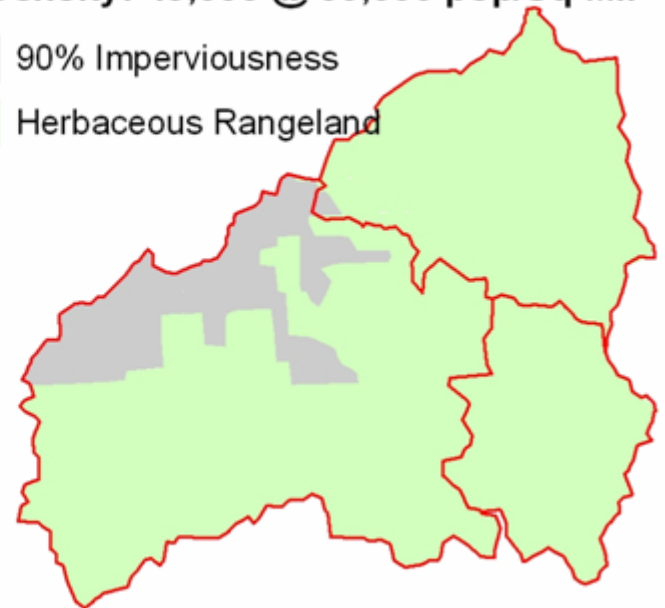
Herbaceous Rangeland



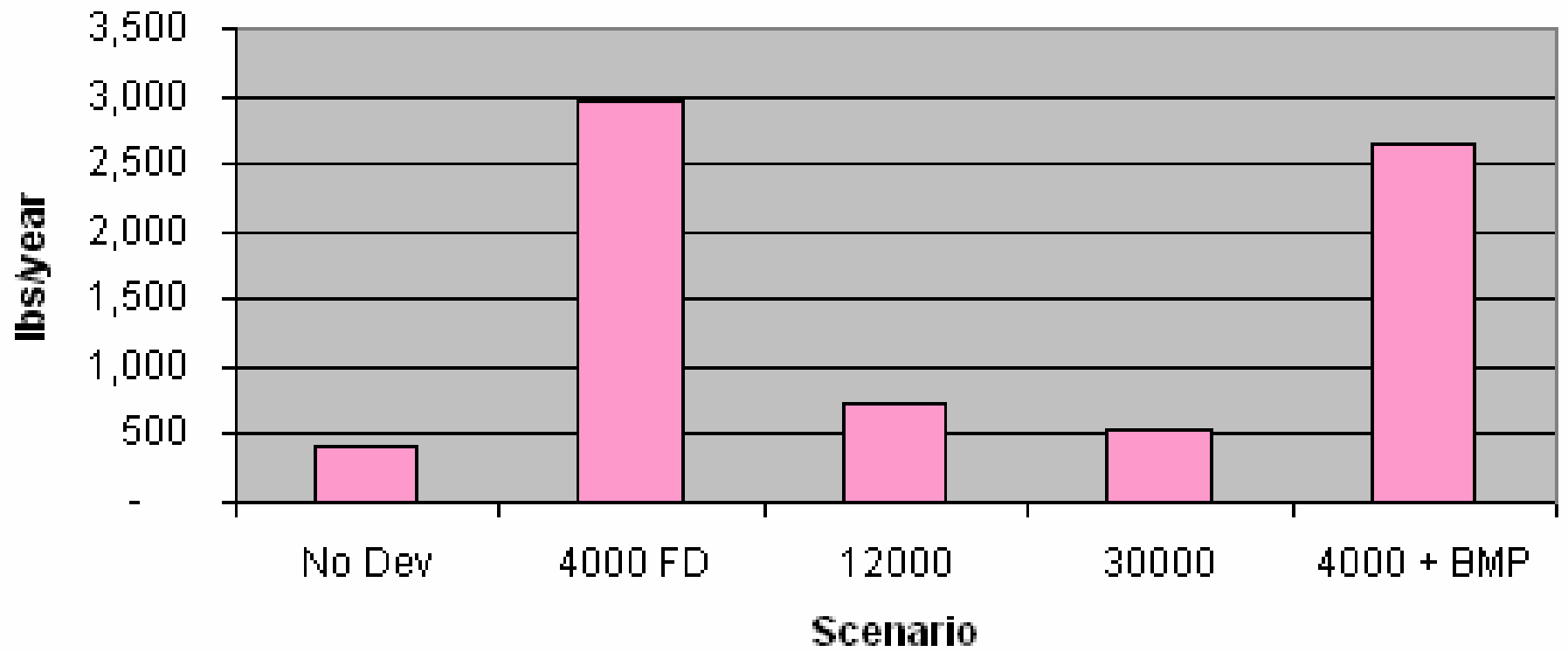
Pop Density: 43,000 @ 30,000 pop/Sq Mi.

90% Imperviousness

Herbaceous Rangeland



TP



Smart Growth and Disaster Resilience

An aerial photograph of a river valley. A wide river flows through the center, with a town built on a peninsula or a narrow strip of land. The surrounding areas are a mix of green fields, some brownish agricultural land, and patches of trees. The background shows rolling hills under a clear sky.

Area Issues:

- A more compact area means there is less area to protect. Consequently, a better job can be done—better sea walls, etc.
- A more compact area means more choices with respect to where to develop - susceptible areas can be avoided.

Smart Growth and Disaster Resilience

Building Issues:

- Mixed use means sturdier buildings closer by.
- Denser growth enables more resistant construction overall—shared walls etc. Means construction with masonry might be more affordable. Floodproof structures more feasible.



Smart Growth and Disaster Resilience

An aerial view of a city street featuring a tram on tracks, historic brick buildings, and a mix of urban infrastructure. The scene is bright and clear, showing a well-developed urban environment.

Transportation Issues:

- A better mix of transit and cars might mean a more efficient evacuation.
- Better transportation planning could result in more nucleated urban pattern.
- Transit-efficient mortgages - better houses.

Smart Growth and Disaster Resilience

Social Capital Issues





Sea Grant

Coastal Community Development Program

Putting tools into the hands of local citizens and elected officials







MISSISSIPPI RENEWAL FORUM

Current Ideas

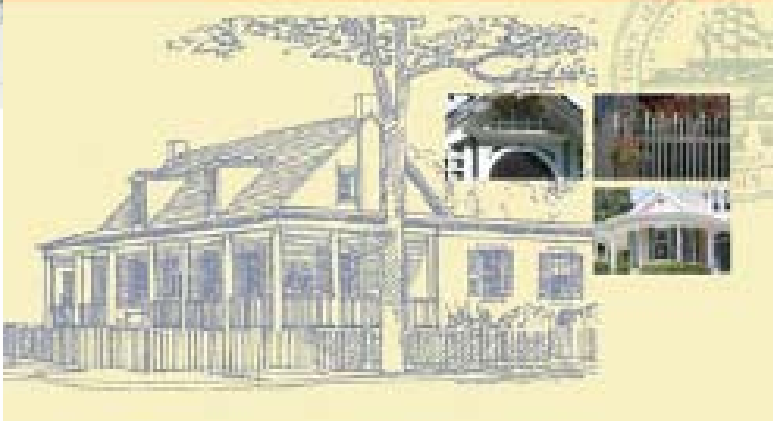
[Final team report](#)

[Watch the Forum](#)



A PATTERN BOOK for GULF COAST NEIGHBORHOODS

MISSISSIPPI RENEWAL FORUM



- LEGEND**
- T-1 Natural Zone
 - T-2 Rural Zone
 - T-3 Sub-Urban Zone
 - T-4 General Urban Zone
 - T-5 Urban Center Zone
 - T-8 Urban Core Zone
 - Civic Use
 - Special District



T-1 Based Zoning
 sessions with the
 or's Commission

Monday, January 18
 10:00 AM - 12:00 PM

Tuesday, January 19 in
 10:00 AM - 12:00 PM

Chad Emerson
 for more information.

Gulfport Public Workshop
 January 19-21, 2006
 Gulfport, Mississippi





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UNIVERSITY OF MISSISSIPPI CNU

WAVELAND
 Place or Topic

DRAWING TYPE
 Analytical
 Proposal

TIMING
 Immediate
 Medium Term
 Long Term

URBAN SCALE
 Street, Block, Building
 Neighborhood, District, Corridor
 Region



WAVELAND



Coleman Avenue Streetscape, Funky Mix, Domestic Scale

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IMPLEMENTATION THROUGH
 Design
 Policy
 Management

Neighborhood Structure
 Drawing Title
10/31/05
 Author
Robert Orr
 Name of Contact or Address/Phone/Fax
 robert.orr@roborton.com
 E-mail address

NARRATIVE:
Coleman Avenue
Street Sections
Street Character



Coleman Avenue

