

APPENDIX 3 — Strategies to Encourage Compact Growth

1. Commercial, Industrial, Institutional¹

- Policies and standards that encourage construction of multi-story buildings in commercial centers
- Minimize land devoted to parking (multi-story structures)
- Shared use of parking facilities with different peak demand hours
- Enhancement of pedestrian access to parking and employment
- Financial incentives such as tax exempt bond financing or density bonuses to encourage infill, redevelopment and re-use of prior development sites (including blighted sites)
- Promote infill development and discourage expansion of growth into open lands
- Concentrate growth in areas with existing infrastructure in preference to building new infrastructure
- Change zoning, if necessary to permit uses that serve employees of industrial and office developments, such as restaurants and other retail shops (to reduce automobile trips for these services)

2. Residential Development

- Encourage nodes of higher density housing (village centers) served by a full range of urban services (within walking or short transit distance from residences)
- Provide incentives for commercial development that serves residences in village centers such as reduced parking requirements and increased allowable floor area ratios.
- Transit and pedestrian-oriented guidelines for specific plans
- Overlay zones that facilitate compact growth
- Revise local street standards to be narrower and more pedestrian-friendly
- Exclude motor vehicles from village centers
- Promote infill development and discourage expansion of growth into open lands
- Re-designate vacant land for higher density or mixed use where appropriate
- Create housing near employment centers to allow for non-vehicular “commuting” or realistic public transit
- Design housing to be affordable to household incomes of the population working in local employment centers

3. Downtown Redevelopment

- Create mixed-use zone districts that encourage residential, commercial and office use on the same site
- Promote downtown or village centers to centralize activities
- Improve transportation and public transit access to downtown from all areas of a city
- Promote infill development and revitalization/redevelopment of run-down or non-functioning neighborhoods
- Create activity centers that give each area a sense of identity

¹ Sources of Information: Growth Alternatives Alliance. A Landscape of Choice (1998). Association of Bay Area Governments. Jobs/Housing Balance for Traffic Mitigation. (1985). The Local Government Commission. Land Use Strategies for More Livable Places (1992). Center for Land Recycling. Land Recycling and the Creation of Sustainable Communities. (1998).