



The Smart Growth Leadership Institute

The Smart Growth Leadership Institute was created by former Maryland Governor Parris N. Glendening to help state and local elected, civic and business leaders design and implement effective smart growth strategies.

The Smart Growth Leadership Institute is dedicated to helping communities achieve diversified employment, a broadened tax base, more choice in housing and transportation, convenience, healthier neighborhoods, and quality of life. We believe that growth and prosperity can be achieved without many of the growing pains associated with sprawl—crushing traffic congestion, car-dominated neighborhoods, the loss of farmland and open space, crowded schools, and rising taxes to pay for services and ever expanding rings of new infrastructure.



"Under Governor Glendening's leadership, Maryland has done a beautiful job of planning ahead and preserving green space and farmland. Applying Maryland's best practices could help Michigan achieve results that much sooner."

—Governor Jennifer M. Granholm, Michigan



Technical & Strategic Assistance

The Smart Growth Leadership Institute provides technical and strategic assistance to communities working to achieve smart growth. This includes:

- *Presentations and workshops* outlining the principles of smart growth
- *Specific smart growth proposals* tailored to meet the needs of your state or community
- *A comprehensive review and evaluation* of the regulatory frameworks that shape development patterns in your community
- *Training* on how to build effective coalitions and achieve meaningful change within complex political environments
- *Direct consultations* to help communities identify urgent issues, select strategies, establish appropriate expectations, and effectively advocate for success

LEARN HOW TO:

- Use your state or local budget to create incentives for growth in the right places
- Garner more money for sidewalks, bike paths, and transit choices
- Ensure that your community's scarce infrastructure and service dollars: support job creation, expand the tax base, and enhance quality of life for residents
- Encourage developers to build terrific smart growth projects that revitalize your older neighborhoods or set new standards for excellence in suburban neighborhoods
- Wield historic preservation incentives as an urban revitalization strategy
- Create stronger working relationships between state and local government to: create more transportation choices, protect more farmland and open space, encourage more affordable housing, and build strong and healthy neighborhoods

Demand for New Solutions

Local governments are searching for creative solutions to the challenges beset by sprawl.

Interest in conservation measures grows

In the 2002 election, 75% of state and local conservation-related ballot measures were passed, generating \$10 billion.

Real estate market trends

Suburbs are “not cool anymore, they also don’t work well,” according to Pricewaterhouse Coopers LLP and Lend Lease Real Estate Investment Inc’s *2003 Emerging Trends in Real Estate*. The demand for compact, walkable neighborhoods continues to outpace supply, but outdated zoning rules continue to stifle the market: local governments and developers need to create enduring main streets and real places.

Budget crisis triggers evaluation of spending

The aggregate budget shortfall for states in FY 2004 has been estimated at \$85 billion. Studies in Rhode Island, New Jersey, Kentucky and elsewhere indicate that smart growth costs less than sprawl in infrastructure and services.



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Expertise

Gov. Parris N. Glendening is the chief architect of Maryland's nationally-recognized Smart Growth and Neighborhood Conservation policies. With more than 25 years experience as a political science professor and a local and state-wide elected official, Gov. Glendening became the single elected official most closely associated with smart growth in the United States.

Harriet Tregoning has worked on smart growth at the state and federal level since 1996. She was Maryland's Secretary of Planning and, later, the Secretary for Smart Growth. She also served as Director of Urban and Economic Development for the U.S. Environmental Protection Agency, where she founded the national Smart Growth Network.

Jessica Cogan served as Chief of Staff for Maryland's Office of Smart Growth where she helped local governments implement smart growth projects in communities across the state. She also has a master's degree in planning and over 10 years experience on land use issues.

This exceptional staff is supported by a team of consultants, advisors, and technical experts who are available to assist them in meeting the needs of your community.

"Clark County needs a smart growth plan. The Smart Growth Leadership Institute helped bring that into sharper focus."

—Clark County Commissioner, David Lewis, Indiana

Smart Growth

In 1995, smart growth was not even in our vocabulary. Today, communities in every corner of the country are turning to smart growth solutions as they see haphazard, wasteful development whittle away at their quality of life. Rural landscapes disappear. Traffic threatens our health, safety, and sanity. It is harder and harder for families to find affordable homes.

Smart growth can give us greater control over the pace and pattern of our communities' growth. We can have the benefits of growth—more jobs, a broader tax base, and a healthy economy—with fewer of the costs associated with poorly-planned development.

But after 50 years of sprawling development, the task of reshaping our communities and our growth is overwhelming. Many of our children have never even seen healthy cities or communities where it is possible to bike down the street for a popsicle. Our current zoning codes, transportation policies, and state programs make these things nearly impossible, and sometimes even illegal.

Places that are successfully tackling sprawl owe their progress to strong, effective leadership. And luckily for our communities, smart growth leadership skills can be acquired and enhanced.

"Governor Glendening served as a leader among governors to safeguard our nation's natural assets by promoting wise land use decisions. Many states, including my own, drew inspiration from his leadership."

—Governor Michael O. Leavitt, Utah



For More Information

Smart Growth Leadership Institute
1200 18th Street, NW Suite 801
Washington, DC 20036
202-207-3348
www.sgli.org

The Smart Growth Leadership Institute is a project of Smart Growth America. Smart Growth America is a nationwide coalition promoting a better way to grow: one that protects farmland and open space, revitalizes neighborhoods, keeps housing affordable, and provides more transportation choices.

**Smart Growth
America**
Better Choices For Our Communities

www.smartgrowthamerica.org



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