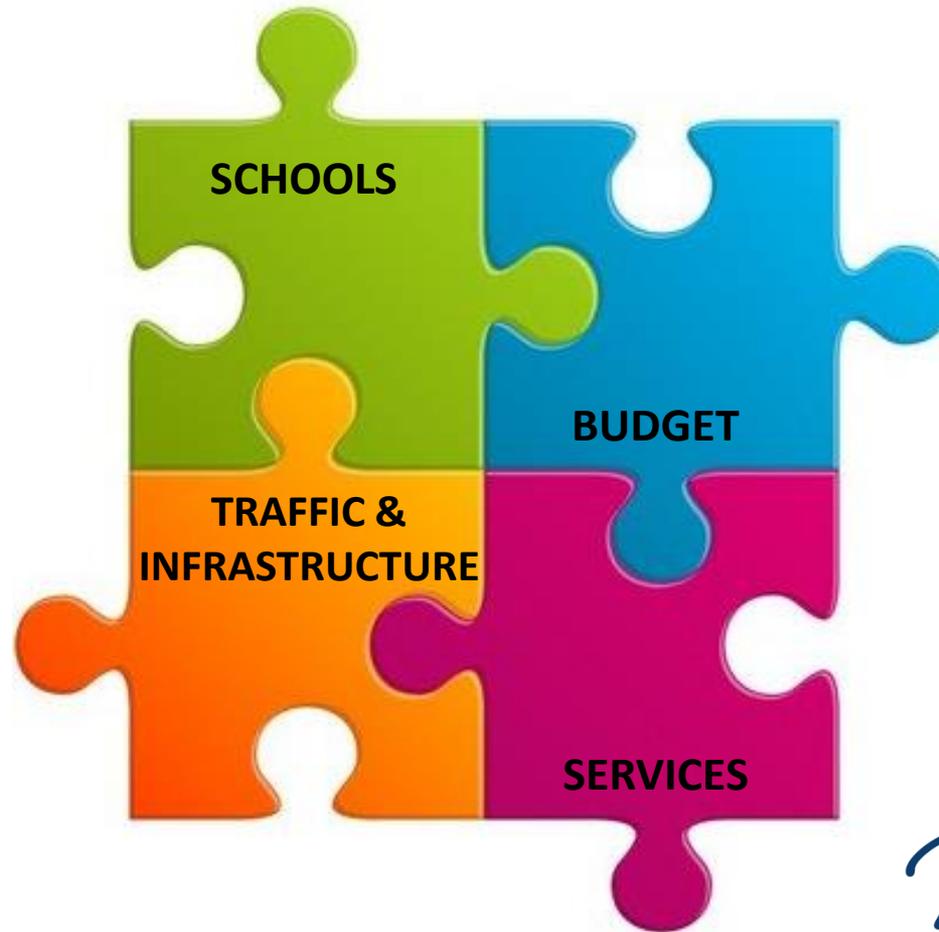


# SMART GROWTH



# Mayor Finley

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VIDEO

# Campaign Commitments

## Mayor Paul Finley (5,313 votes)

*Managing growth is Madison's current top issue. We passed **the growth policy**, a structured decision tree which **breaks down desired and non-desired growth**, guiding council on **decisions that impact growth**.*

## District 1, Councilwoman Maura Wroblewski (807 votes)

*I will support the temporary suspension of residential annexation into the city limits of Madison until we receive the funding to support the Limestone County/Madison City students. **Smart, intentional growth**, to include communication between the citizens, MCS board of education, and the any developers. Infrastructure to include repaving and widening of roads.*

## District 2, Councilwoman Connie Spears (644 votes)

*I will work to ensure **balanced, smart growth**. Rooftops do not pay for infrastructure. Our roads...are falling apart. We must **balance our residential footprint with sufficient commercial, industrial, and retail** developments to support the infrastructure.*

## District 3, Councilman Teddy Powell (489 votes)

*We need to continue supporting our schools by **maintaining the first-ever strategic, smart growth plan**. We need to continue strategic, smart growth by creating agreements that **balance residential & commercial** development, while reducing high-density neighborhoods. Provide **improved infrastructure** for greater quality of life in our growing city, to include roads.*

# Campaign Commitments

## District 4, Councilman Greg Shaw (655 votes)

*I will continue to be...District 4's voice **making sure we have the infrastructure. Continue to provide our city with growth management and manage a comprehensive plan. I will continue to make sure the schools receive the support they need.***

## District 5, Councilwoman Ranae Bartlett (797 votes)

*I want to help Madison take a more responsible and strategic approach to growth. This means **balancing our desire for growth with our ability to pay for city services, infrastructure, and education.***

## District 6, Councilwoman Karen Denzine (626 votes)

*Managed growth is necessary. We need a better balance. **I support city growth which does not result in congested roads and crowded classrooms.***

## District 7, Councilman John Seifert (0 votes)

*Continue...**smart city growth with focus on commercial development, infrastructure improvements, and refurbishments.***

***How often have we seen politicians take a principle position only to give it up three days later. That is what makes democracy so fascinating.***

***~ Colin Powell***

# Growth Plan Standing - None

Uncontrolled Growth  
No Plan

Case 4 (Acute Growth Exceeding City Plans)  
*Buildout to ~??,000*

Burgreen

Barnett

Where we are

Unconstrained Growth  
WSMP no Growth Policy

Case 3 (Growth with No Plan Constraints)  
*Buildout to ~81,000*

Where We Should Be

Managed Growth  
WSMP + Growth Policy

Case 2 (Growth per City Master  
Plans w/i Annexed Boundaries):  
*Buildout to ~74,000*

No Further Growth  
WSMP (-)

Case 1 (Current Approved  
Projects Only + Strategic  
Annexations)  
*Buildout to ~58,000*

Growth rates remain ahead of the "worst case" scenarios  
of the 22 March 2018 Growth Impact

# Recommendations

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**Construct the developments on property already programmed for the respective zoning types**

**Add retroactive impact fee clauses to the development agreements**

**Include binding age-restrictions in the development agreement**

**Design into agreements meaningful benefits to our city (e.g. donate land for our next elementary school in the middle of the development)**

**Disapprove proposals that are nonconforming to our growth management plans and policy**

**The patterns created by development are often very difficult to change once embedded in the environment.**

**~ WSMP**

# Backup

# Evaluation

## Screening Criteria

1. Does the Bellawoods proposal comply with the WSMP: **No**
2. Does the Bellawoods proposal comply with the Growth Policy: **No**
1. Does the Barnett's Crossing proposal comply with the WSMP: **No**
2. Does the Barnett's Crossing proposal comply with the Growth Policy: **No**

## Evaluation Criteria

	School Capacity	Road Capacity	Emergency Services	Fiscal Impact
Approve Bellawoods	<b>Negative</b>	<b>Negative</b>	<b>Negative</b>	<b>Negative</b>
Disapprove Bellawoods	<b>Positive</b>	<b>Positive</b>	<b>Positive</b>	<b>Positive</b>
Approve Barnett's	<b>Negative</b>	<b>Negative</b>	<b>Negative</b>	<b>Negative</b>
Disapprove Barnett's	<b>Positive</b>	<b>Positive</b>	<b>Positive</b>	<b>Positive</b>

# Growth Policy *Loopholes*



**Policy 2:** The City supports active adult and senior independent living communities, i.e. age-restricted communities for older adults.



**Policy 3:** Requests to re-zone property currently zoned for Agriculture use to R-1, R-1A, R-1B, R1-C (if established) or cluster zoning **MAY** be supported provided that **protection of tree canopy**/natural features and a phasing plan is incorporated into any development plan.



**Policy 4:** Requests to re-zone property to RZ, R3, R3-A or R4 zoning, regardless of density, will not be supported for detached single family development unless they are for single lots that are **infill** to an approved project or a project consistent with Policy 2.

## **SMART** Growth

- **S**trategic
- **M**easurable
- **A**ffordable
- **R**eliable
- **T**imely



**Strategic: End-state-oriented.**

It must be founded on a vision of what we want our city to look like at full build-out, based upon our brand identity and niche, and a supporting strategic plan that is driven not by time or coincidence but by trigger events that are synchronized.

There must be a calculated mix and distribution of residential (high, medium, and low-density and income/cost dispersion), industrial, commercial, quality of life, and government services. We must objectively know what the right mixes are.

**Measurable: Objective.**

It must be fact-based.

We need metrics to measure and calibrate growth.

What do we measure?

How do we measure?

Innovation, technology, and efficiency

**Affordable: Fiscally neutral or positive.**

It must calculate the totality of discrete costs to our city and schools relative to clear offsets.

We should seek a net gain but at minimum suffer no loss.

Mitigations must be in place.

Impact fees.

Developer agreements.

**Reliable.**

It must be clear and not revisit the same issue over and over. Plans and policies should not require revision with each new proposal.

Based on credible information and data

And, of course, it must be legally sufficient.

**Timely.**

Land decisions we make now are essentially irrevocable – they lock in place our foreseeable futures.

Decisions we make now have imminent second-order effects and may demand immediate solutions for growing school facilities, road networks, emergency services, and other requisite infrastructure and services.

Calibrated/synchronized with other growth actions

Proactive: anticipates and stays ahead of requirements