



Urban Growth Boundaries and Their Effect of Cities

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THE PROBLEM

Urban Sprawl has been an ongoing problem in metropolitan areas since the 1950s. As urban development moves further away from city centers and towards the periphery, we have become an auto-dependent society.

Urban Growth Boundaries (UGBs) are development restrictions found along the perimeter of cities, set in place by state or city governments, in an attempt to limit urban sprawl. These UGBs promote high-density development to create more livable, walkable communities.

Current city development is unsustainable and we can no longer allow low-density development to dominate new city growth. I believe that UGBs can be implemented to limit sprawl and improve the environmental, economic, and social impacts of cities.

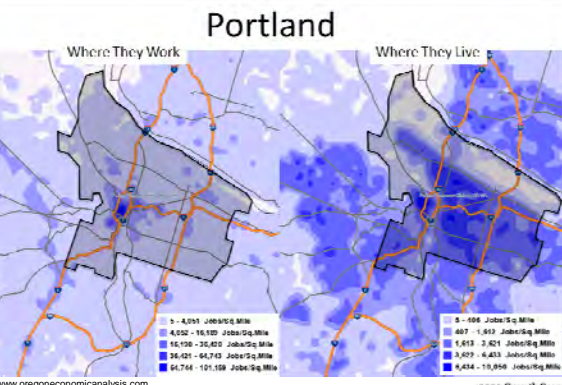
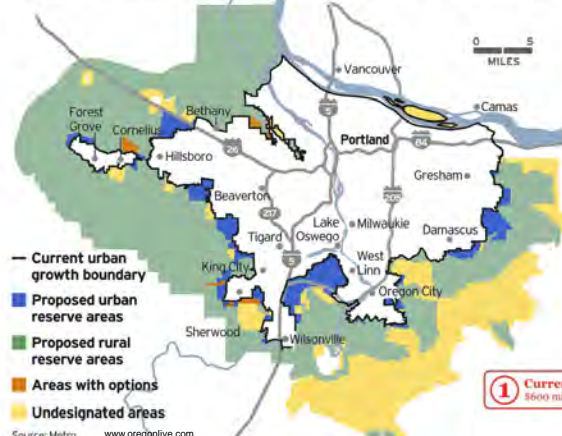
THE PROJECT

To conduct this project, I researched various journals and studies pertaining to Urban Growth Boundaries. Steps taken through research:

- Identify cities with UGBs
- Comparing city data
 - Emissions (auto and building)
 - Transit (public and personal)
 - Residence and Job density
- Identify environmental impacts cities have their surrounding landscape
- Draw conclusions to how Fayetteville can become more livable through a UGB
- Fayetteville 2030 City Plan (CDC)

What 2060 might look like

Metro and the three Portland-area counties are designating urban and rural reserves, land that will be developed or preserved for farms or forests for the next 40 to 50 years.

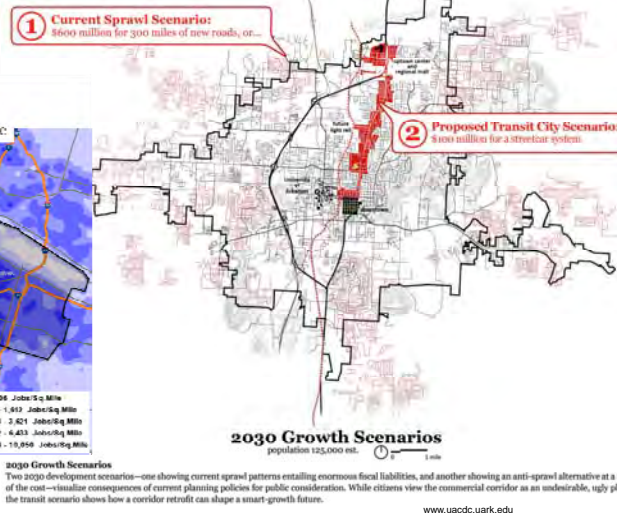


Top: Portland's Urban Growth Boundary
Above: Map of where people work and live in Portland
Right: Fayetteville's Urban Growth Boundary with proposed transit system

	Within 3 Miles	Within 3-10 Miles	Within 10 Miles
Atlanta	9.9%	25.6%	35.5%
Denver	21.5%	41.8%	63.3%
Detroit	7.3%	15.3%	22.6%
Houston	10.7%	32.1%	42.8%
Portland	23.8%	46.8%	70.6%
Seattle	27.4%	27.0%	54.4%
100 MSA Avg	22.9%	34.1%	57.0%

Source: Brookings
www.oregoneconomicanalysis.com

- The percentage of jobs in relation to the Central Business District



THE OUTCOME

Through my research I have determined that Urban Growth Boundaries can have positive impacts in terms of the environmental, economic, and social aspects of cities.

- Urban areas account for 75% of global carbon emissions so anyway we can shrink their footprint is beneficial
- A well-run and efficient public transportation network is crucial to the success of UGBs

While Urban Growth Boundaries can have positive impacts, there is some criticism over their implementation.

- UGBs can lead to unnatural inflation in housing prices due to development limitations

SUSTAINABILITY

Urban Sprawl poses environmental, economic, and social problems to cities and those that live in them. Urban Growth Boundaries can be implemented to reverse the damage done by sprawl in relation to the systems of sustainability:

Built

- Lowers pollution and emissions from buildings by reducing built footprint of cities

- Smaller infrastructure network

Social

- Promotes livable, walkable communities
- Revitalizes city centers by encouraging mix-used buildings

Natural

- Preserves surrounding environment of cities

Urban Growth Boundaries can have very positive effects on not only large metro areas, but here in Fayetteville as well. With high-density, mixed-use development around the core of Fayetteville, specifically the University of Arkansas campus, we can create a walkable city fabric that prioritizes the pedestrian and is attractive to students. We are seeing the beginnings of this with the apartment complexes found along the periphery of campus.

Additionally, this project has provided me with the resources and information for further analysis on this issue. It's my hope that future designing and planning students will work in a way that promotes sustainable practices to limit urban sprawl.