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# Land Use Regulation and Sustainability

Will Ochowicz - Madison is for People

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# What is land use regulation?

- Set of powers to regulate uses of lands
  - Usually administered through zoning
  - Primarily delegated from state governments to local government
  - Related but separate are building codes, historic preservation laws
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# Why have land use regulations?

To promote land uses and development patterns that are consistent with the city's comprehensive plan and of adopted neighborhood, corridor or special area plans

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# Why have land use regulations?

To promote and protect the public health, safety and general welfare of the City

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# Why have land use regulations?

To protect environmentally sensitive areas

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# Why have land use regulations?

To address and mitigate the effects of climate change

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# Urban Land Use Reform: The Missing Key to Climate Action



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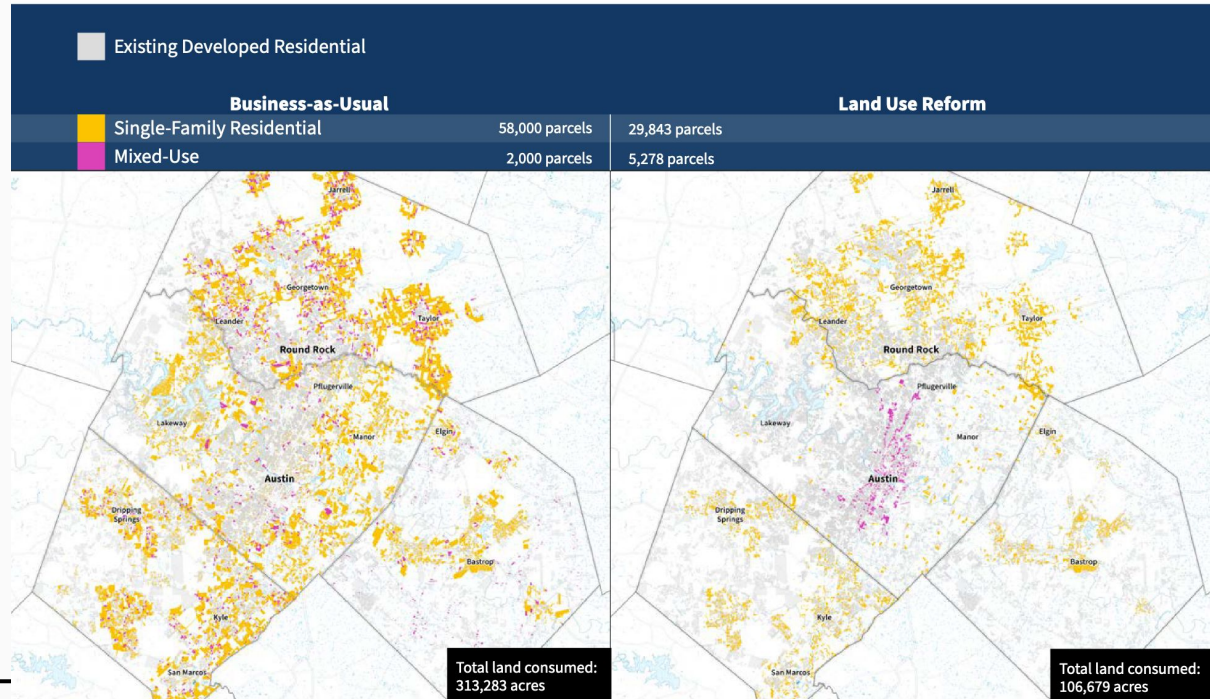
# What did they analyze?

- 3 cities (pop growth % 2010-2020)
    - Austin (24%)
    - Charlotte (21%)                      Madison (15%)
    - Denver (21%)
  - 3 policies
    - Upzoning
    - Infill
    - Transit Oriented Development (TOD)
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# What were the results

Exhibit 6 Austin 2045 Growth Forecast: Business-as-Usual Versus Land Use Reform



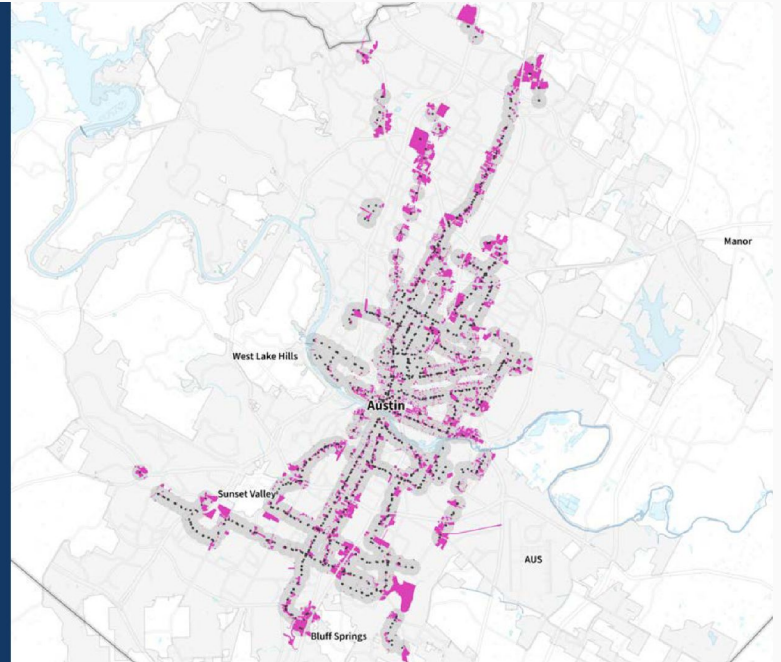
# What were the results

● TOD Zones  
¼-mile buffer around high-frequency bus stops

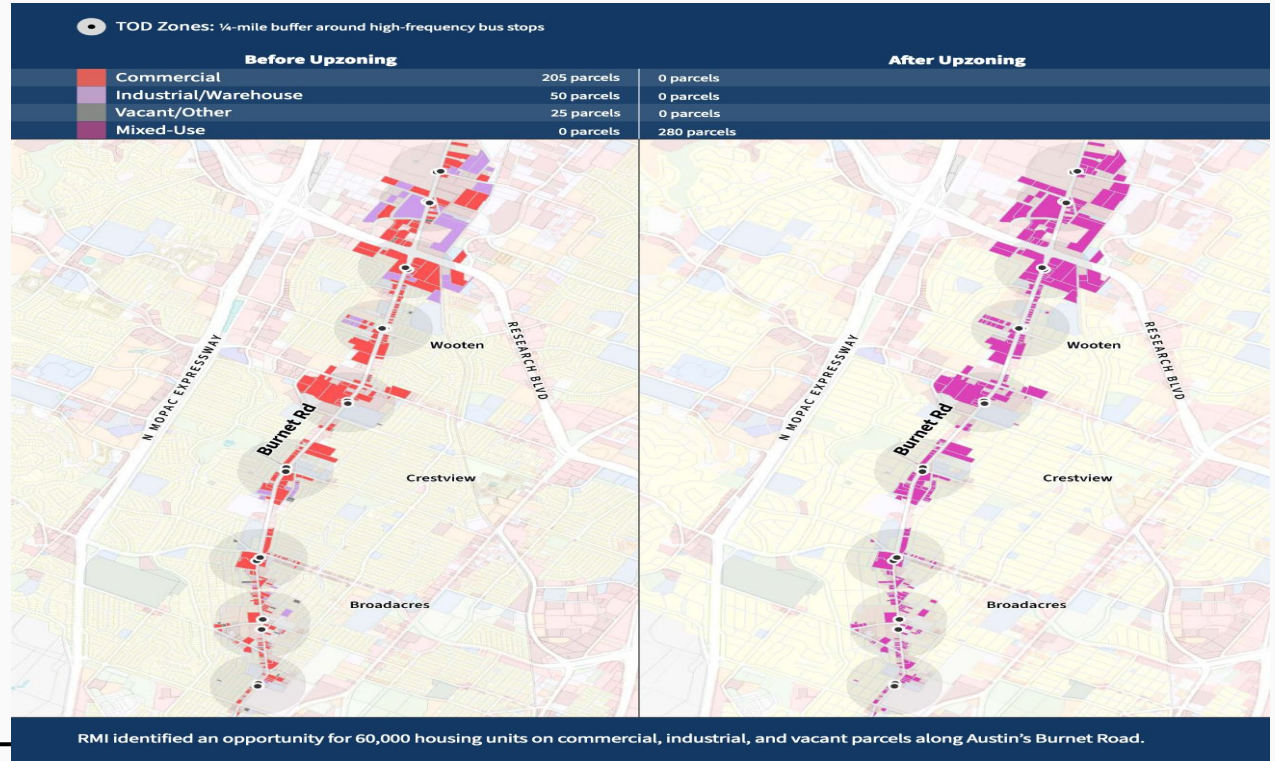
■ Mixed-Use Development  
5,278 parcels

■ Austin City Limits

The map to the right shows priority areas for transit-oriented development on key corridors of Austin's Project Connect expansion. RMI's analysis estimates a capacity for 978,000 housing units.



# What were the results



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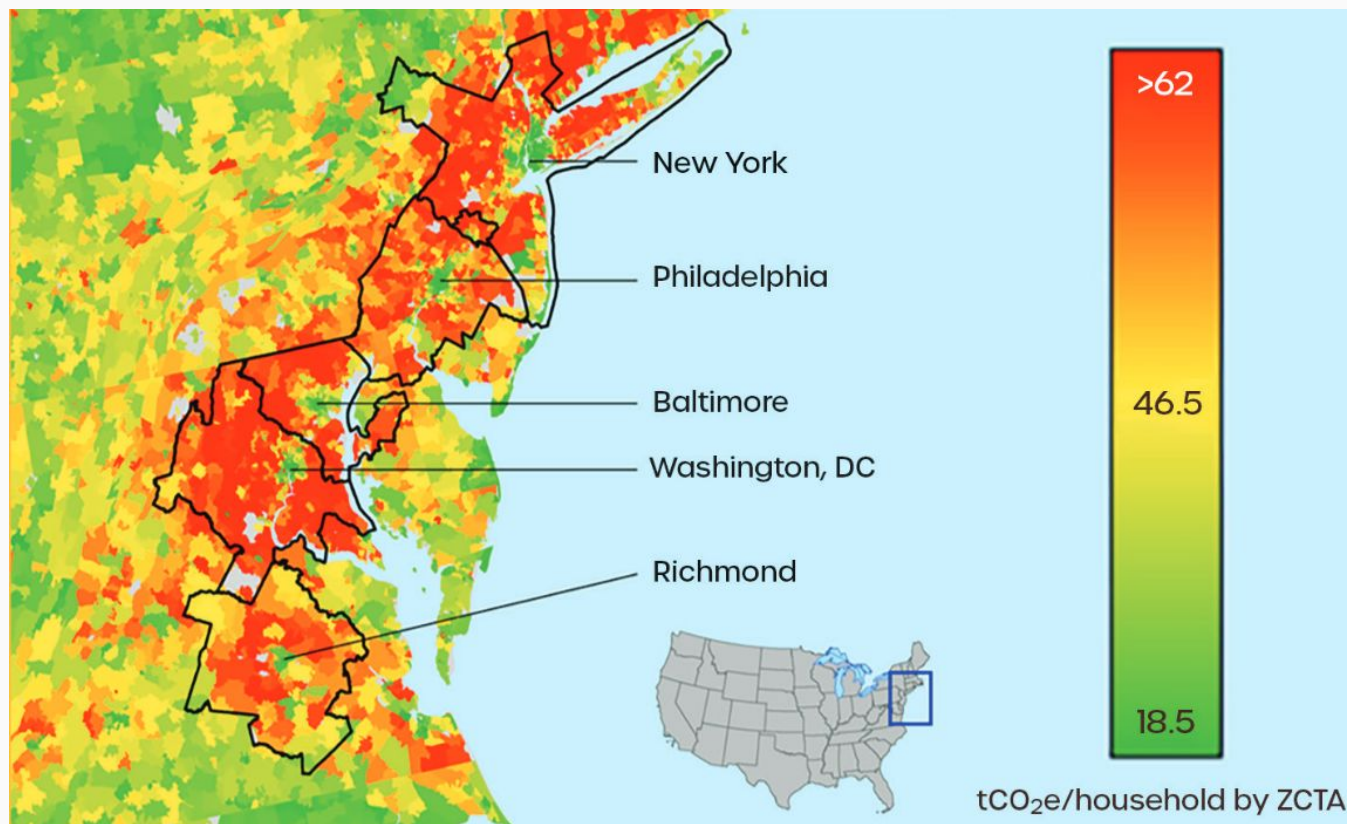
# What were the results in Austin

- 34% lower per-capita VMT in Austin
  - 15% lower regional per-capita VMT
    - 12% total VMT reduction
  - 66% reduction in land use
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# What were the results across all 3 scenarios

- 52%-82% reduction in total area of land used through 2040
  - 5%-14% reduction in total per-capita carbon emissions through 2040
    - Higher energy efficiency in multi-family vs. single family
    - Reduced VMT
    - Carbon sequestration through land conservation
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# What about Madison?

6 recommendations for land use changes beyond zoning

- Height limitations
  - Minimum lot sizes
  - Minimum parking requirements
  - Floor to area ratio
  - Setbacks
  - Discretionary planning review
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# Madison history

examples. In the Wingra Park neighborhood store section there are now eighteen stores classified as follows: even at the sacrifice of buying from an inadequate variety of stores something that "will do about as well".

Grocery stores	3
Dry goods	1
Clothing and shoes	1
Meat Shops	2
Bank	1
Hardware	2
Paint and Paper hanging	1
Drug store	1
Dentists	1
Barber shop	1
Garage	1
Steam heating	1
Shoe repair shop	1

Total 18

Grocery further out on Monroe 1

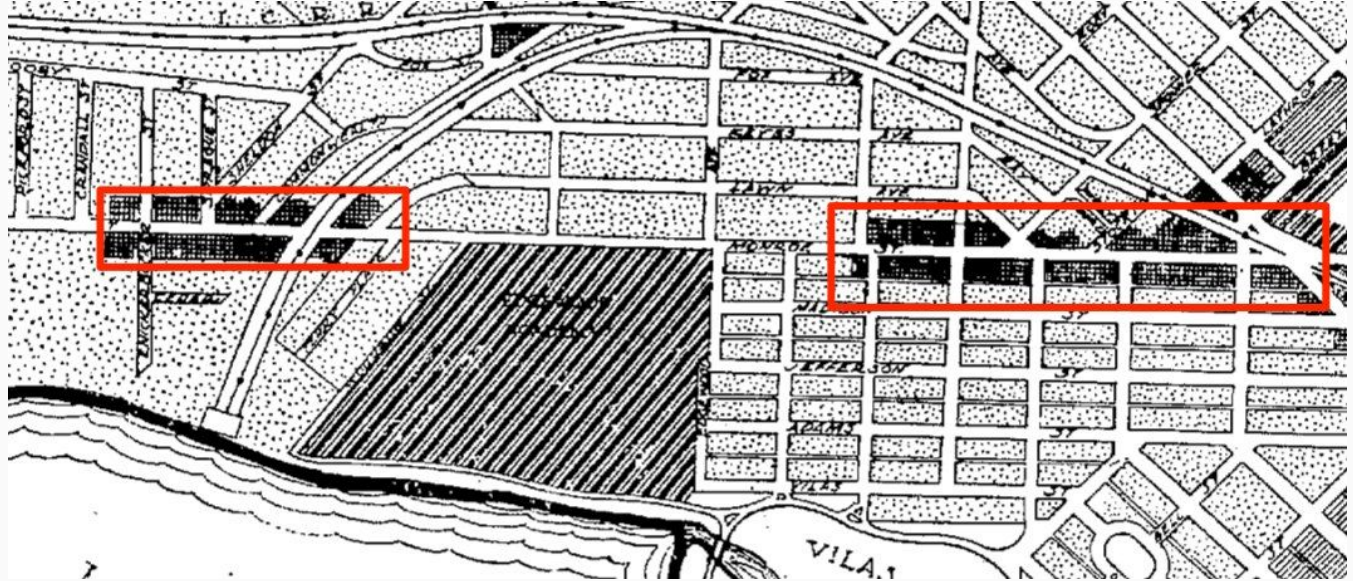
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distance of approximately two miles this time is excessive

There is no question that this is an over-development, according to present needs. The condition is

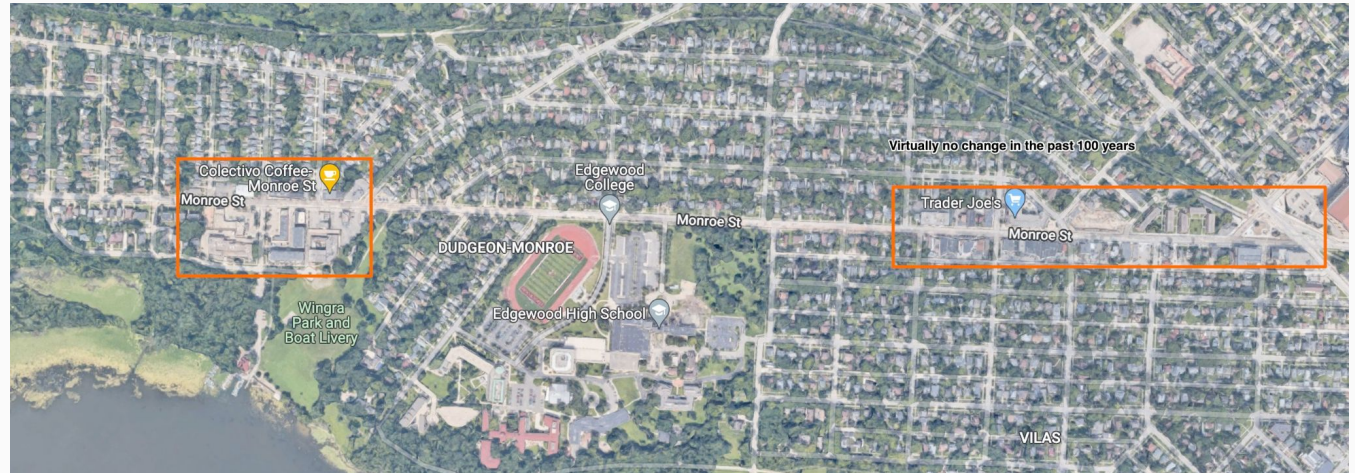
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# Madison History



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# Madison History





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# Madison History

of the work. The solution of housing the people and providing real homes is inextricably interwoven with land subdivision, width of streets, adequate transportation, location of industries, location of retail and wholesale business, and location of parks and playgrounds. City planning is a complete circle; if you