

Transportation and Land Use – Technical Working Group

**TLU - 3 Smart Growth Planning**

Policy Description:

The essence and intention of smart growth within the context of climate change is to establish a policy framework, clear guidelines, and measurement parameters for the development of new, and the re-development of older, human habitat communities that will have a net-zero carbon effect on the general environment and reduce overall GHG emissions. This can be accomplished through the complex interactions of the three primary elements of community development that have a direct impact on GHG emissions and affect climate change:

***1. construction energy and building lifetime energy use – measured by the protocols of LEED, GreenGlobes, and/or the Florida Green Building Coalition;***

***2. individual VMT generation and other transportation energy use (deliveries, maintenance, buses, security, health, fire, and safety, etc.) necessary to support human communities; and***

***3. the changing of land uses from carbon sequestering land uses (forests, agriculture, parks, wetlands, etc.) to carbon releasing land uses (building sites, roadways, etc.) and development patterns.***

In the aggregate, measured at various levels of development from small to large, the balance of carbon sequestering and carbon releasing land uses must at least balance and eventually become negative in releasing carbon to reduce GHG emissions and reverse existing adverse trends in our atmosphere.

In accordance with Florida's schedule of increasing standards for both building energy efficiency and appliance energy efficiency outlined in HB 697 and HB 7135, community development and re-development patterns should follow a similar schedule of reduced overall energy use and increased efficiencies, thereby reducing GHG emissions and the energy and resources necessary to provide all the requisites for human lifestyle support.

Taken singularly in isolated policies, these three factors – land use changes, individual VMT and transportation energy use in necessary daily lifestyle support, and the life cycle energy use of buildings – are not making the necessary reductions in GHG emissions to meet climate change goals. Considered together in an integrated set of policies and guidelines they can accomplish the goal of a carbon neutral footprint of human community activities on the general environment.

Policy Design:

Goal levels: Require that community development proposals submitted for review are certified by LEED, GreenGlobes, Florida Green Building Coalition, or other approved certification to ensure that the new development does not increase GHG emissions.

Work with LEED, GreenGlobes, and Florida Green Building Coalition to establish both standards and a review methodology to ensure that new development (taken in its entirety) does not increase GHG emissions.

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Establish a consortium of universities to provide both research and training to local, regional and state officials as they implement the goal that new development does not increase GHG emissions.

Timing: The standards for review of proposed development plans should be synchronized with the tri-annual implementation schedule for energy-efficiency in the Florida Building Code.

Parties: State and local governments.