

Santa Fe Depot
Specific Plan Update

What is Smart Growth?



In communities across the nation, post-war development trends have focused on suburban low-density development, segregated land uses and a reliance on the automobile as the dominant form of transportation.

Today, there is growing awareness that these development patterns often come with unintended economic, environmental and political costs, such as continuing urban sprawl, the loss of farmland and open space, rising freeway congestion, and increasing commute times. The Smart Growth movement proposes alternatives to this type of development by using elements such as a mix of land uses, compact development patterns, and pedestrian- and transit-oriented design as a central focus.

Smart Growth can be defined as *growth that is economically sound, environmentally friendly and supportive of community livability*. Smart Growth recognizes that growth and development are both inevitable and beneficial. It changes the

terms of the development debate away from the traditional growth/no growth question to “how and where should new development be accommodated.”

The goal of Smart Growth is to simultaneously achieve healthy communities, economic development and jobs, strong neighborhoods and transportation choices.

Rather than abandoning existing infrastructure in the city and rebuilding it further out, Smart Growth recognizes the many economic and environmental benefits of restoring community and vitality to existing cities and communities. In revitalized areas, as well as in new developments, Smart Growth is town-centered, auto-accessible while also accommodating transit and pedestrian activity, and has a greater mix of housing, commercial and retail uses in close proximity

to one another, making walking or biking a viable option. By revitalizing older areas within cities and using compact building design, Smart Growth also makes more efficient use of land and resources. Smart Growth recognizes connections between development and quality of life.



FACT SHEET

Our Plans for Smart Growth

The area around the City of Orange's Santa Fe Depot, characterized by many older and underutilized buildings, is ripe for introducing Smart Growth concepts. By building upon the area's combination of access to transit, walkability, mix of residential, commercial and industrial properties, and historic context, it has the potential of becoming a vibrant and cohesive neighborhood that embodies the intent of Smart Growth.

Updating the Santa Fe Depot Specific Plan provides us with the opportunity to implement Smart Growth principles. With collaboration from the community and stakeholders, the planning process will explore an appropriate mix of land

uses, a variety of housing types, quality compact building design, and ways to create meaningful public open spaces and pedestrian connections. These Smart Growth concepts will help to revitalize community life in the area, increase Metrolink and OCTA bus ridership, and better link the Depot to surrounding neighborhoods and the historic Plaza area. By integrating Smart Growth into our plans, we can achieve better environments to live, work and play.



TEN PRINCIPLES OF SMART GROWTH

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair and Cost Effective
10. Encourage Community and Stakeholder Collaboration



Sources: Urban Land Institute, Smart Growth Network, Environmental Protection Agency

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For more information about the Santa Fe Depot Specific Plan Update, call Anna Pehoushek, Principal Planner at (714) 744-7228 or Julia Gonzalez, Associate Planner at (714) 744-7227.

