

Smart Growth Visioning Stakeholder Meetings

August 11, 2026 | Kent County

August 12, 2026 | Sussex County

August 13, 2026 | New Castle County



Welcome & Overview



State Context and Priorities

Nikko Brady, Deputy Chief of Staff Climate, Food Systems & Planning



Executive Order 16

The Office of State Planning Coordination (OSPC) and the Cabinet Committee on State Planning Issues (CCSPI) will launch a **visioning process** to:

- Develop a **long-term vision for infrastructure, population trends, and land-use patterns.**
- Inventory and assess the **effectiveness of existing state investments and incentives.**
- Work across agencies to ensure all 60 local jurisdictions reach a standard of **climate preparedness.**



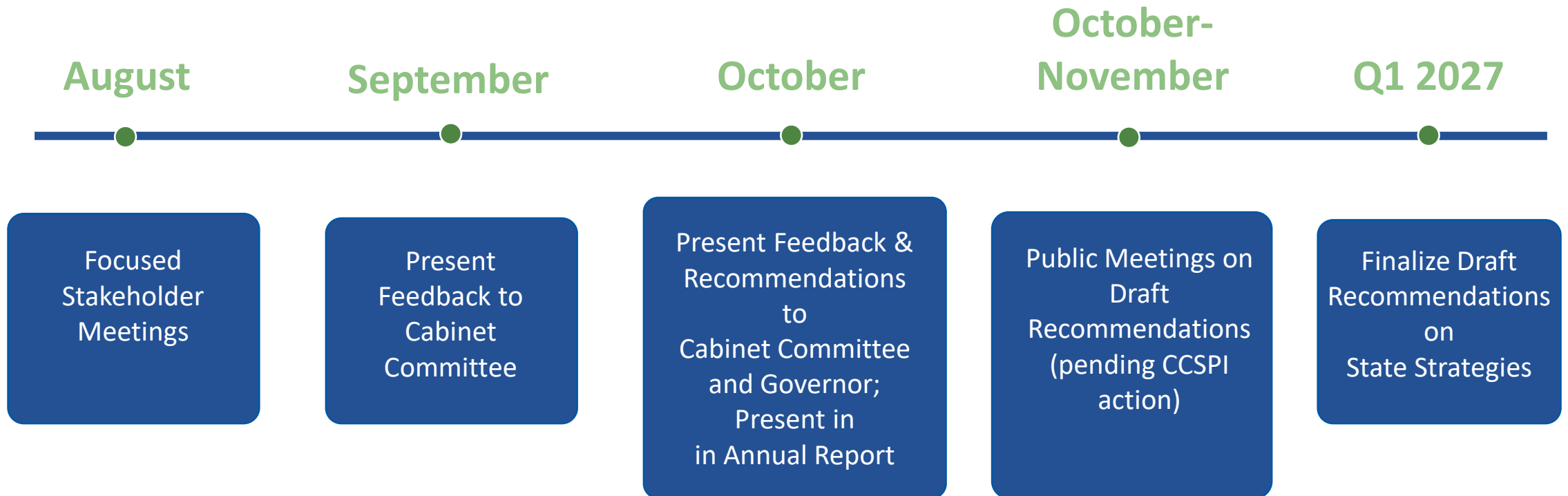
State Context & Comp Plan Support

John Kane, Policy Director, Office of the Governor

David Edgell, Director, OSPC



Smart Growth Visioning Process Timeline



Overview of August 2026 Workshops

Objectives:

Renew the goals
for the State
Strategies

Long range vision
for growth,
preservation, and
resilience

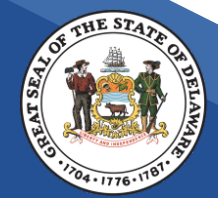
Opportunities for
coordination

- A. Welcome and Delaware Context**
- B. Today's agenda**
- C. National Context (20 min)**
Mark Teschauer, U.S. Climate Alliance
- D. Break (10 minutes)**
- E. Breakout groups (90 min)**
State Strategies Goals, Maps, and Comprehensive planning
- F. Recap (10 min)**
- G. Public comment (15 min)**
- H. Next steps (5 min)**



National Context

Mark Teschauer, U.S. Climate Alliance





Overview and Context of Recent State Action on Land Use Planning

Mark Teschauer

Smart Growth Visioning Process Stakeholder Meeting

August 2026



About Us

The U.S. Climate Alliance is a bipartisan coalition of governors sustaining America's fight against Climate change with bold, state-led action.



Two Interconnected Challenges: Housing Shortages and Climate Change

Inverse Relationship between Housing Supply and Prices



Source: Federal Reserve Economic Data; National Association of Realtors Monthly Supply Data

Governor Responses to Address Housing Shortages

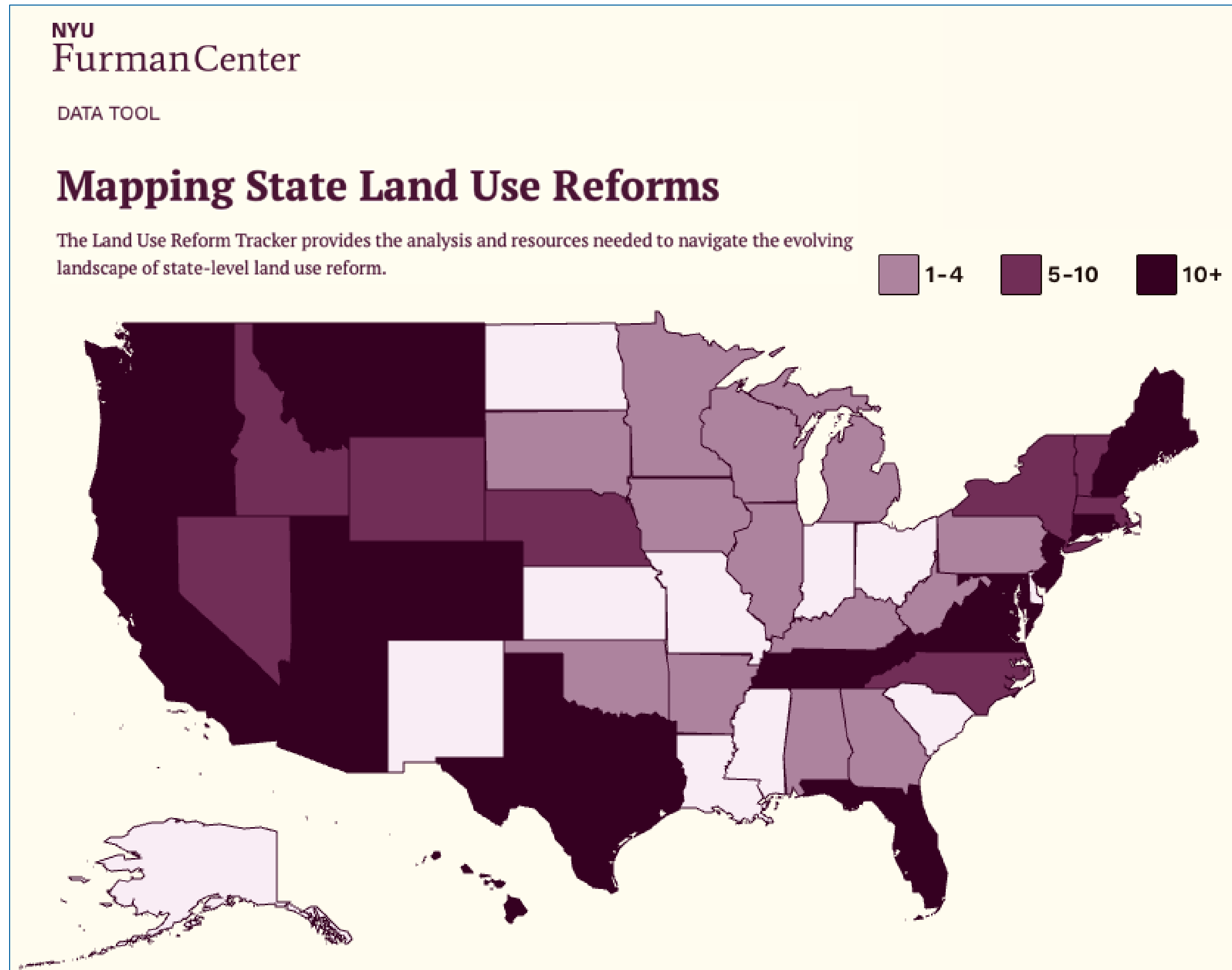


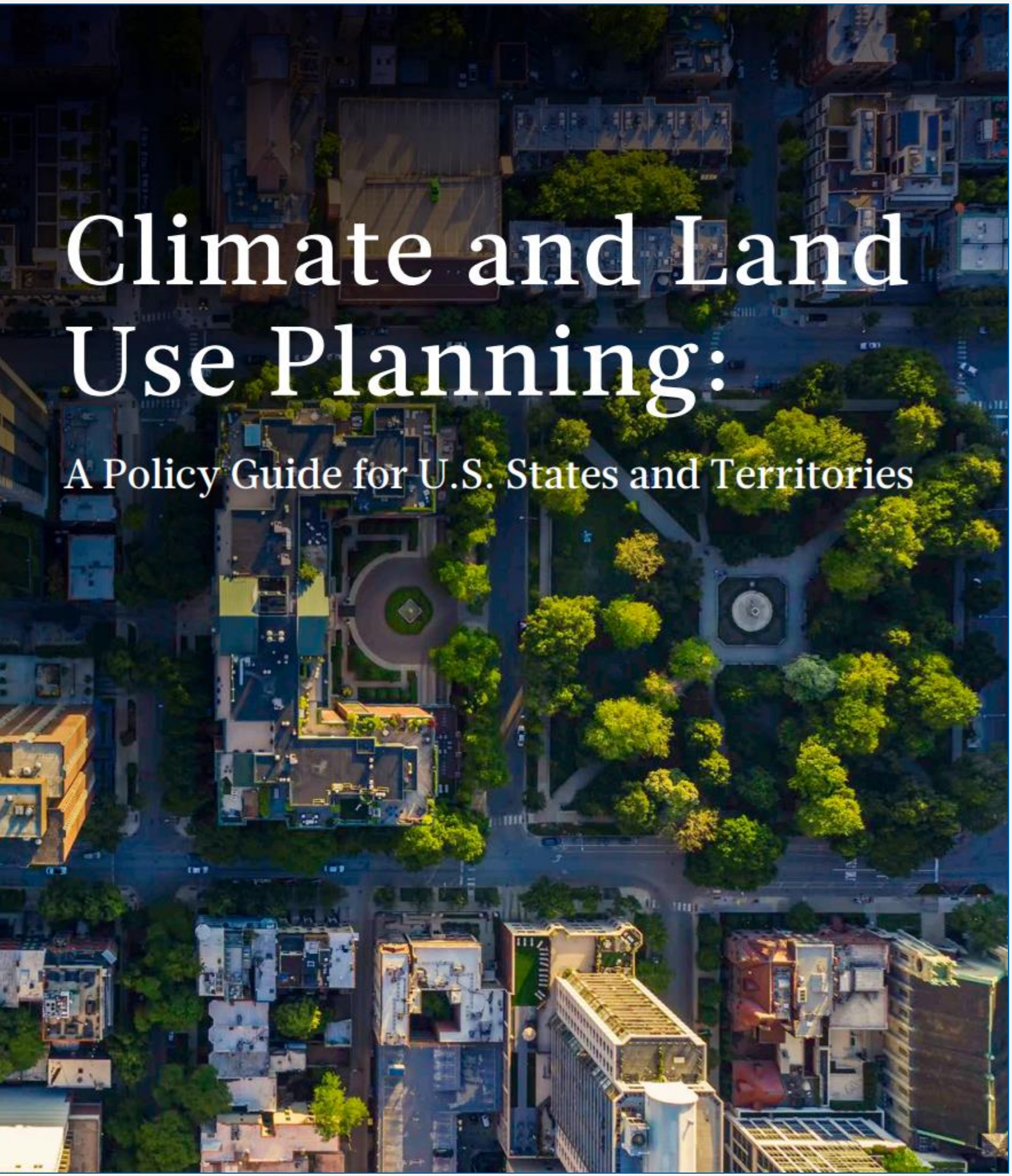
*"The goal of ensuring that Maine people have a safe place to rest their head at night, a place where they can take care of their family, get ready for work and live with dignity and comfort is at the heart of my Administration," said **Governor Mills**. "I am proud to sign these bills into law and to continue the progress we have made addressing Maine's housing shortage. I hope these laws will allow us to say to thousands more Mainers, 'Welcome Home.'"*



ANNAPOLIS, MD – Governor Wes Moore today presided over the second bill signing ceremony of 2024, signing three housing bills dedicated to making Maryland more affordable. The bills, part of the Moore-Miller Administration's 2024 legislative agenda, address concentrated poverty in Maryland's marginalized communities, reduce instability in Maryland's housing supply and affordability, and enhance rights for Maryland renters.

Many States Tackling the Issue through Land Use Reform since 2016



An aerial photograph of a city street. The street is lined with trees and buildings. The trees are green and lush, and the buildings are of various heights and colors. The street is paved and has some parked cars. The overall scene is a mix of urban and natural elements.

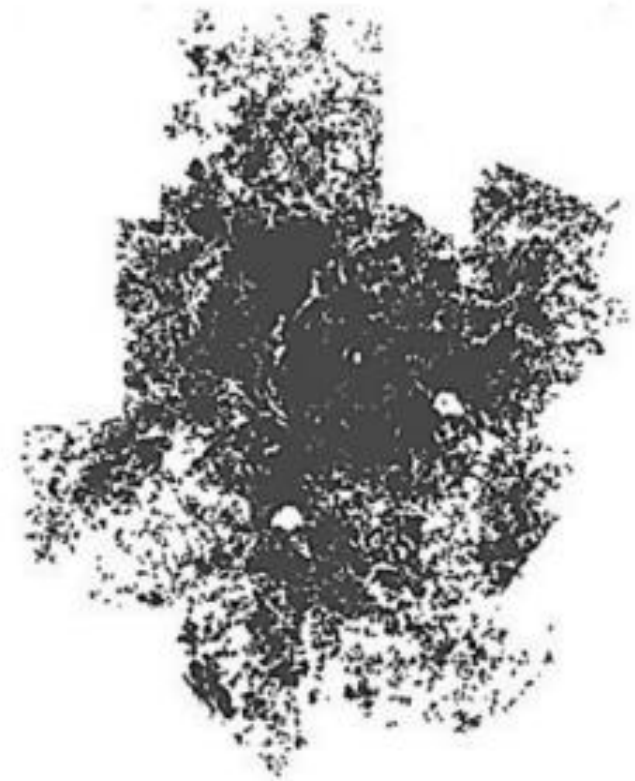
Climate and Land Use Planning:

A Policy Guide for U.S. States and Territories

Land use planning is a powerful tool that states are leveraging to address housing affordability challenges and climate change, while providing opportunities to improve quality of life and well-being in their communities.

Atlanta and Barcelona have similar populations and wealth levels but very different carbon productivities

ATLANTA'S BUILT-UP AREA



0 10 20 (km)

POPULATION:	2.5 MILLION
URBAN AREA:	4,280 KM²
TRANSPORT	
CARBON EMISSIONS:	7.5
TONNES CO ₂ PER PERSON	
(PUBLIC + PRIVATE	
TRANSPORT)	

BARCELONA'S BUILT-UP AREA



0 10 20 (km)

POPULATION:	2.8 MILLION
URBAN AREA:	162 KM²
TRANSPORT	
CARBON EMISSIONS:	0.7
TONNES CO ₂ PER PERSON	
(PUBLIC + PRIVATE	
TRANSPORT)	



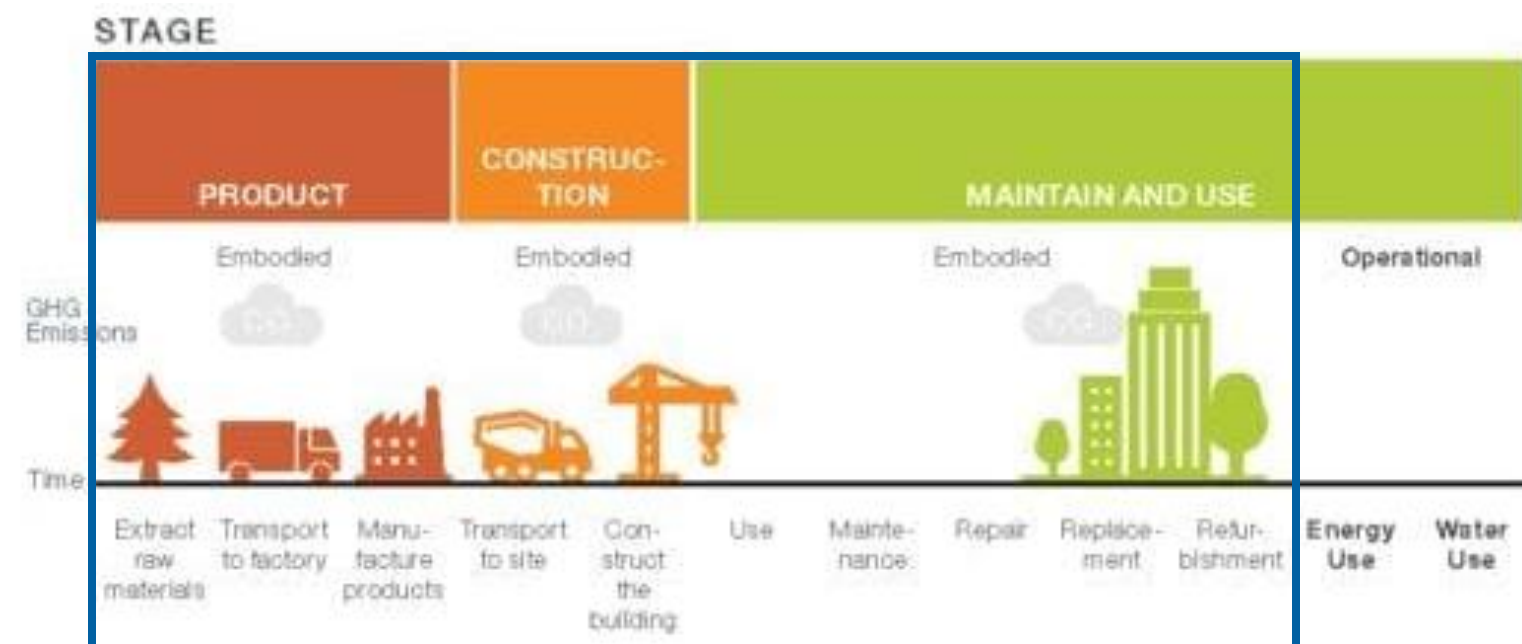
Building Energy Use

Average annual electricity consumption by type of home and census region, 2015

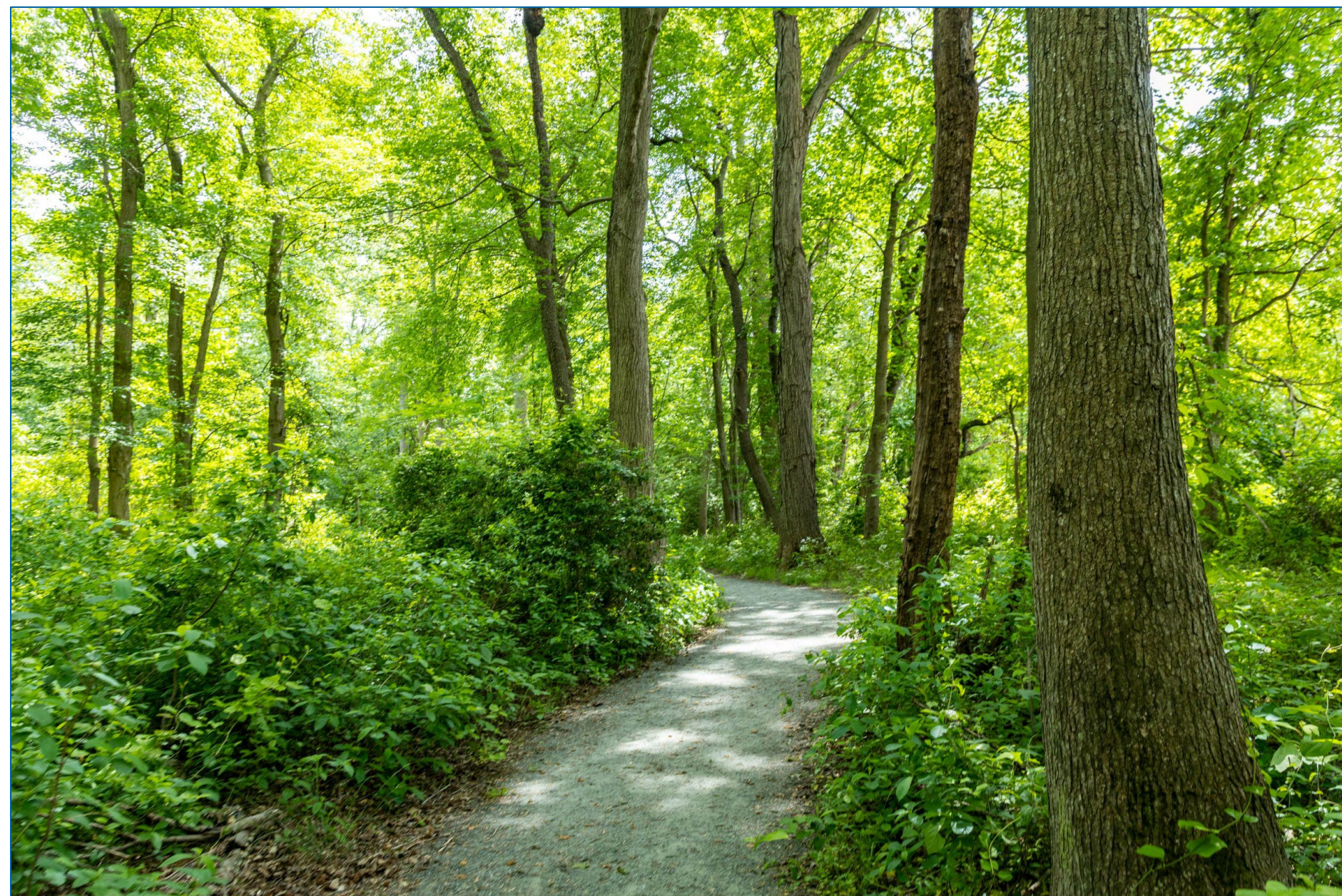
kilowatthours



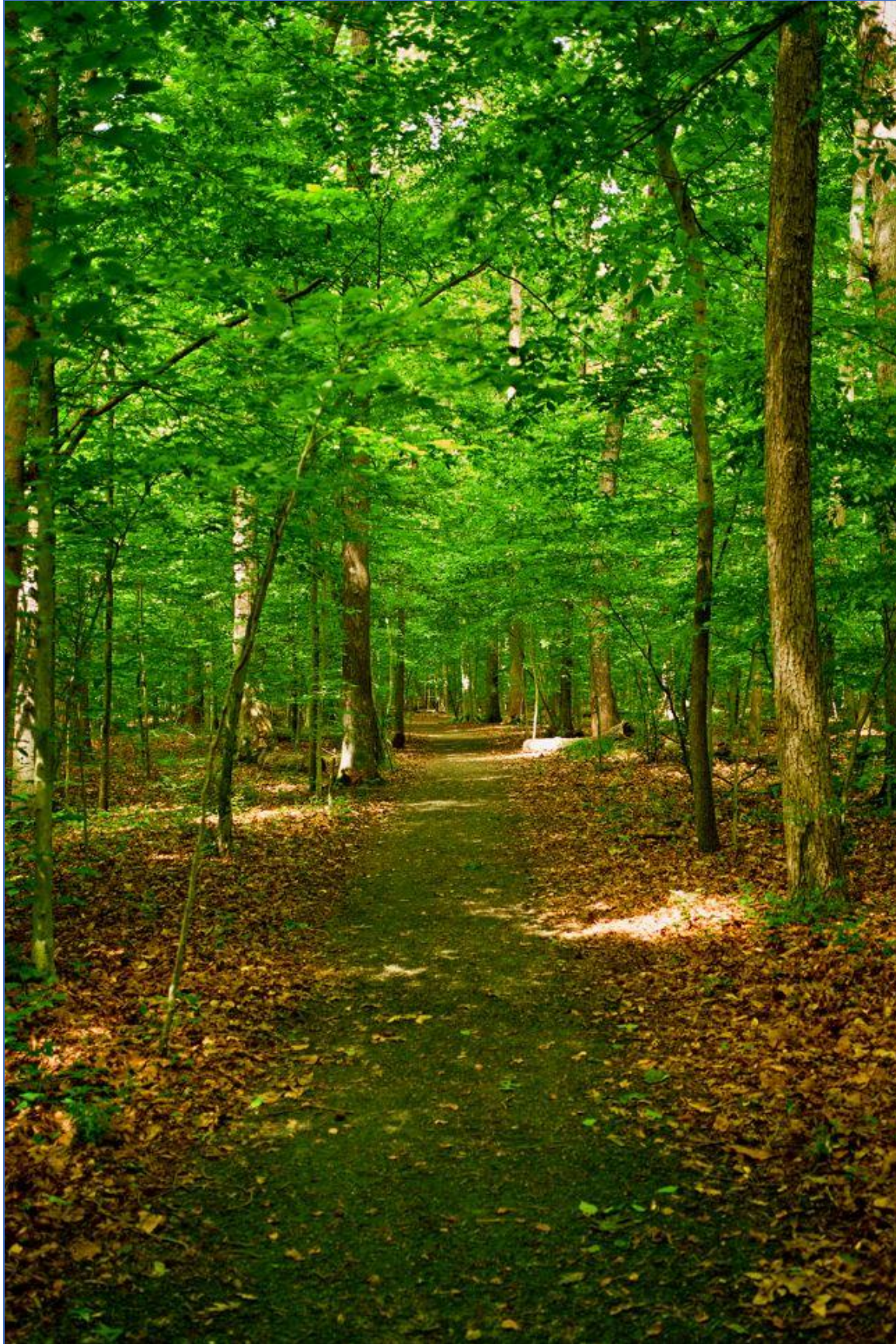
Embodied Carbon in Buildings and Infrastructure



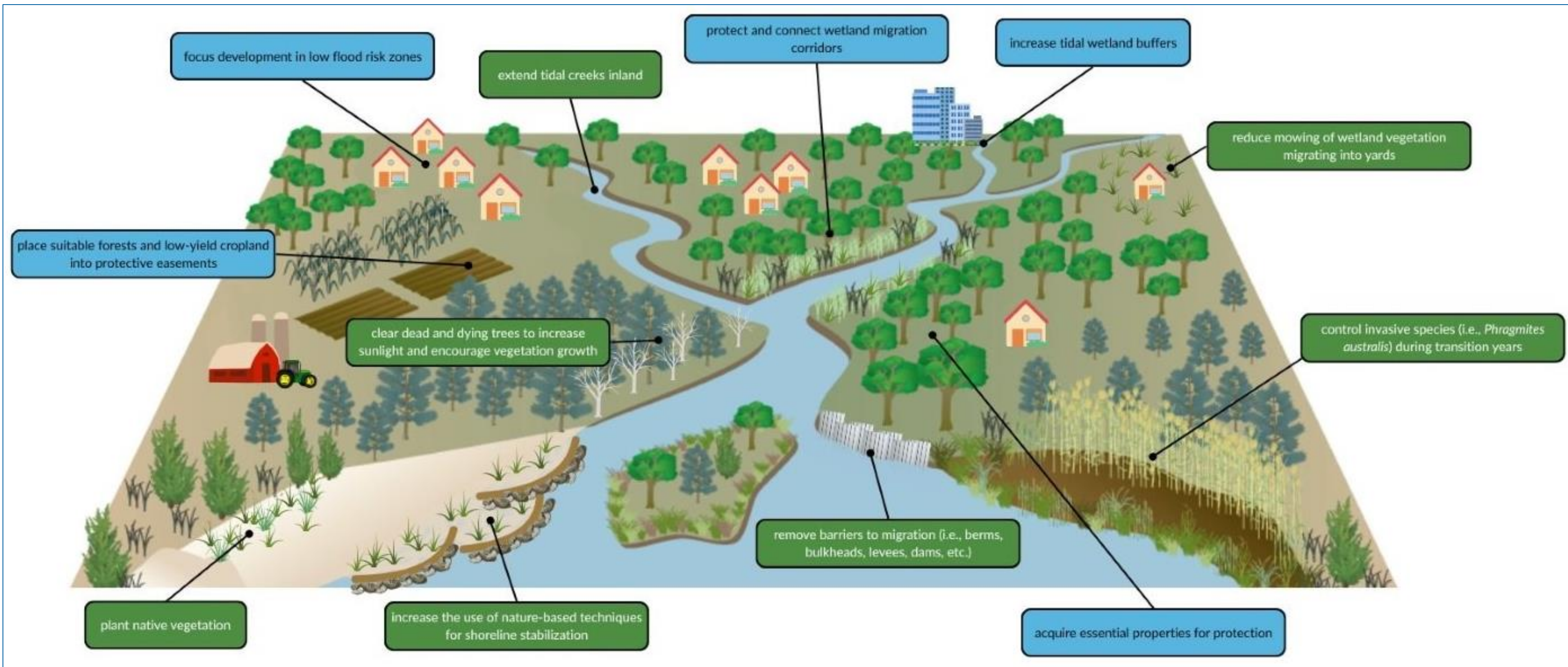
Natural and Working Lands



Resilience



Resilience



Economic Benefits

 NATIONAL ASSOCIATION OF REALTORS®



New NAR Survey Finds Americans Value Neighborhood Walkability

NAR Community and Transportation Preference Survey reinforces need for housing choices and shows support for community design to easily access daily destinations.

July 10, 2026 Media Contact: Ross Hettervig

There is meaningful support for reducing driving trips through community design.

- 46% of respondents say it should be a **high priority** for local governments to make it easier to develop communities where people do not have to drive long distances to work or shop.
- 39% say it should be a middle priority.

Walkability has real market value.

- Nearly two-thirds (63%) say they would be willing to pay more to live in a community where they could easily walk to parks, shops, and restaurants.

 Smart Growth AMERICA



NEWS

Public-private partnerships lead the way in a Cincinnati neighborhood's revival

By Craig Chester, February 4, 2013

 **SPUR**

a member-supported nonprofit organization

The Role of Public-Private Partnerships in Downtown Detroit's Revitalization

By Sujata Srivastava, San Francisco Director

August 1, 2023



Photo by Sujata Srivastava for SPUR

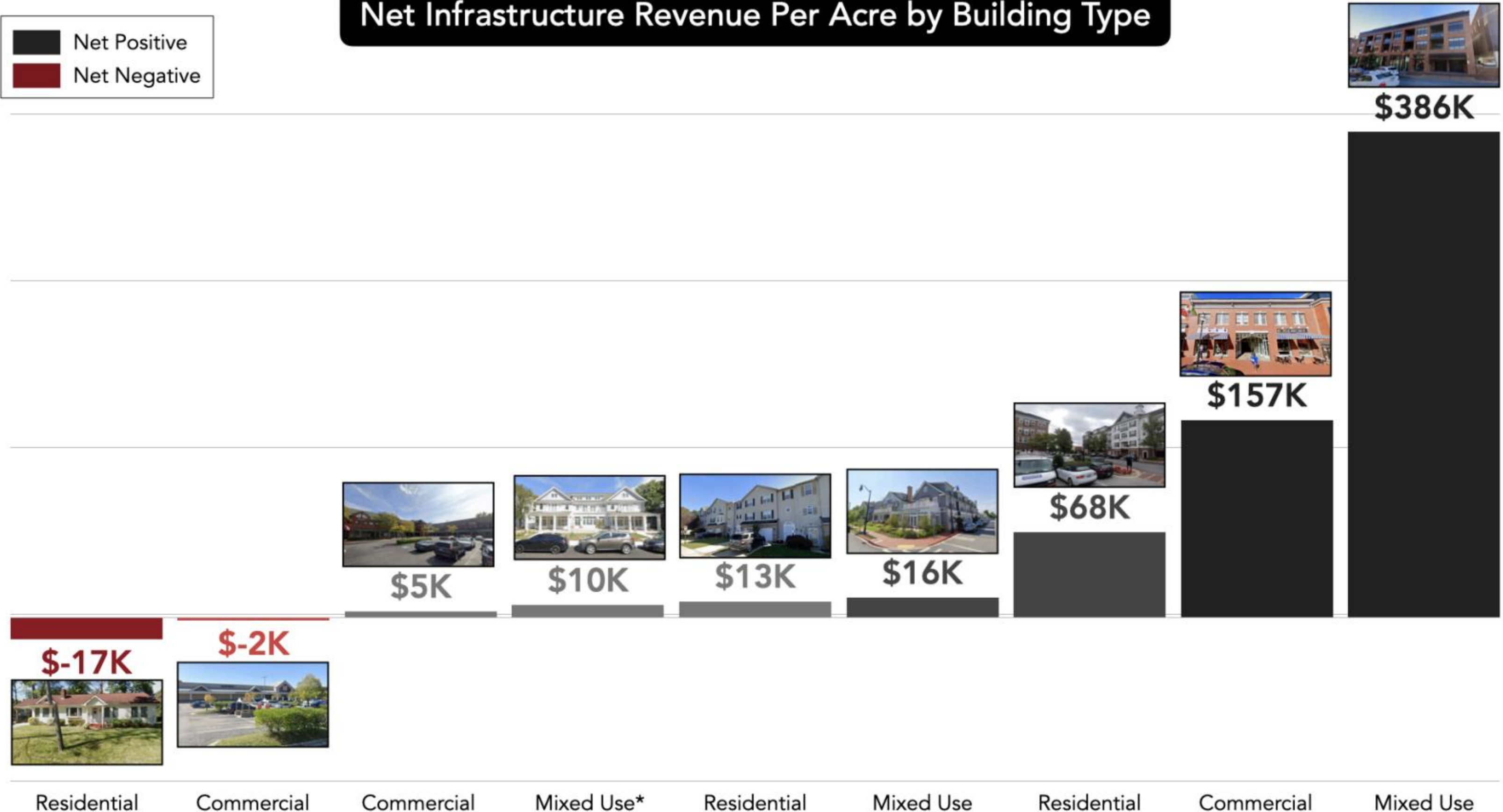
Fiscal Benefits

Additional Need (between 2010 and 2030):	Current Trend	Smart Growth
Residential Development (Acres)	478,414	145,514
Community Road (miles)	4,813	1,867
General Roadway System (miles)	7,536	6,029
Construction: Community Road (Billions)	\$20	\$8
Construction: General Roadway System (Billions)	\$83	\$66
Maintenance : Community Road (Millions)	\$414	\$161
Maintenance: General Roadway System (Millions)	\$649	\$519
Total Estimated Transportation Cost (Billions)	\$104.3	\$74.9

Fiscal Benefits

Net Infrastructure Revenue Per Acre by Building Type

Net Positive
Net Negative





Discovering and Developing Missing Middle Housing



TOWNHOUSE



DUPLEX



MANSION APARTMENT

- What it is
- Where it went
- And why it's a needed housing option for people of *all* ages



ACCESSORY DWELLING UNIT



COTTAGE COURT

SEE MORE HOME TYPES INSIDE!



By AARP and Opticos Design

[AARP.org/MissingMiddleHousing](https://www.aarp.org/MissingMiddleHousing)

In a livable community, people of all ages can ...



Go for a walk



Cross the streets



Ride a bike



Get around without a car



Live safely and comfortably



Work or volunteer



Enjoy public places



Socialize



Spend time outdoors



Be entertained



Go shopping



Buy healthy food



Find the services they need



... and make their city, town or neighborhood a lifelong home.

[AARP.org/Livable](https://www.aarp.org/Livable)

AARP
Real Possibilities



Recent State Work to Streamline Housing Permitting



Governor Healey Files Environmental Review Reforms to Accelerate Housing Permitting and Development

Reforms will cut environmental review times from 1+ years to 30 days for housing projects to expedite housing and bring down costs



What you need to know: Governor Newsom today finalized his budget that builds and delivers for Californians, signing into law groundbreaking and transformative housing reforms – including sweeping CEQA exemptions — to boost housing production and infrastructure statewide and improve affordability for all.

Recent State Work on Climate and Land Use Planning Washington



HB 1181 requires local comprehensive plans for counties and cities of a certain size to include sub-elements with climate resilience and GHG emissions reduction actions.

It also introduces guidance for identifying locations of green infrastructure and urban and community forests, integrating strategies for reducing wildfire risks, and addressing the impact of sea-level rise and increased storm severity.

Recent State Work on Climate and Land Use Planning Colorado



Executive Order D 2023 014: Defines strategic growth goals for the state, including a goal to incentivize efficient development patterns that align with the state's climate and air quality goals.

SB24-174: Requires local and regional governments to include a Strategic Growth Element and a Water Supply Element in their comprehensive plans by the end of 2026.

Recent State Work on Climate and Land Use Planning Minnesota



HF 2887 updated comprehensive planning requirements for local government land use plans, which are required to include a GHG emissions and VMT inventory and projections.

These plans must also include the estimated impact of strategies, including efficient land use and compact growth, that reduce or naturally sequester GHG emissions across sectors.



Thank You!

Mark Teschauer
Senior Policy Advisor



BREAKOUT SESSIONS

1. State Strategies Goals

Objective: State Strategies are guided by 11 goals written more than two decades ago. How would you update the goals to better reflect today's priorities?

2. State Strategies Map

Objective: Focusing on the State Strategies map, how could it more effectively and realistically illustrate the state's goals, priorities, and timing of future investment and infrastructure?

3. Comprehensive Plan Coordination

Objective: How can comprehensive plans and the State Strategies be better coordinated so that they are more useful and streamlined for everyone?



Exercise 1: State Strategies Goals



How would you update the goals to better reflect today's priorities?

- Take 5-10 minutes to brainstorm the core concepts that should guide state infrastructure investment and land use planning. Put each on a different post-it note and compare with your tablemates.
- 20 minutes: As a group, compare what you came up with to the existing goals and use the “Keep, Toss, Evolve, Add” framework.

Time: 35 minutes



Exercise 1: Current State Strategies Goals

1. Direct investment and future development to **existing communities, urban concentrations, and growth areas**.
2. Protect **important farmlands** and critical natural and historical resource areas.
3. Improve **housing quality, variety and affordability** for all income groups.
4. Ensure **objective measurement** of long-term community effects of land use policies and infrastructure investments.
5. Streamline **regulatory processes** and provide **flexible incentives** and disincentives to encourage development in desired areas.
6. Encourage **redevelopment** and improve the **livability** of existing communities and urban areas and guide new employment into underused commercial and industrial sites.



Goals (continued)

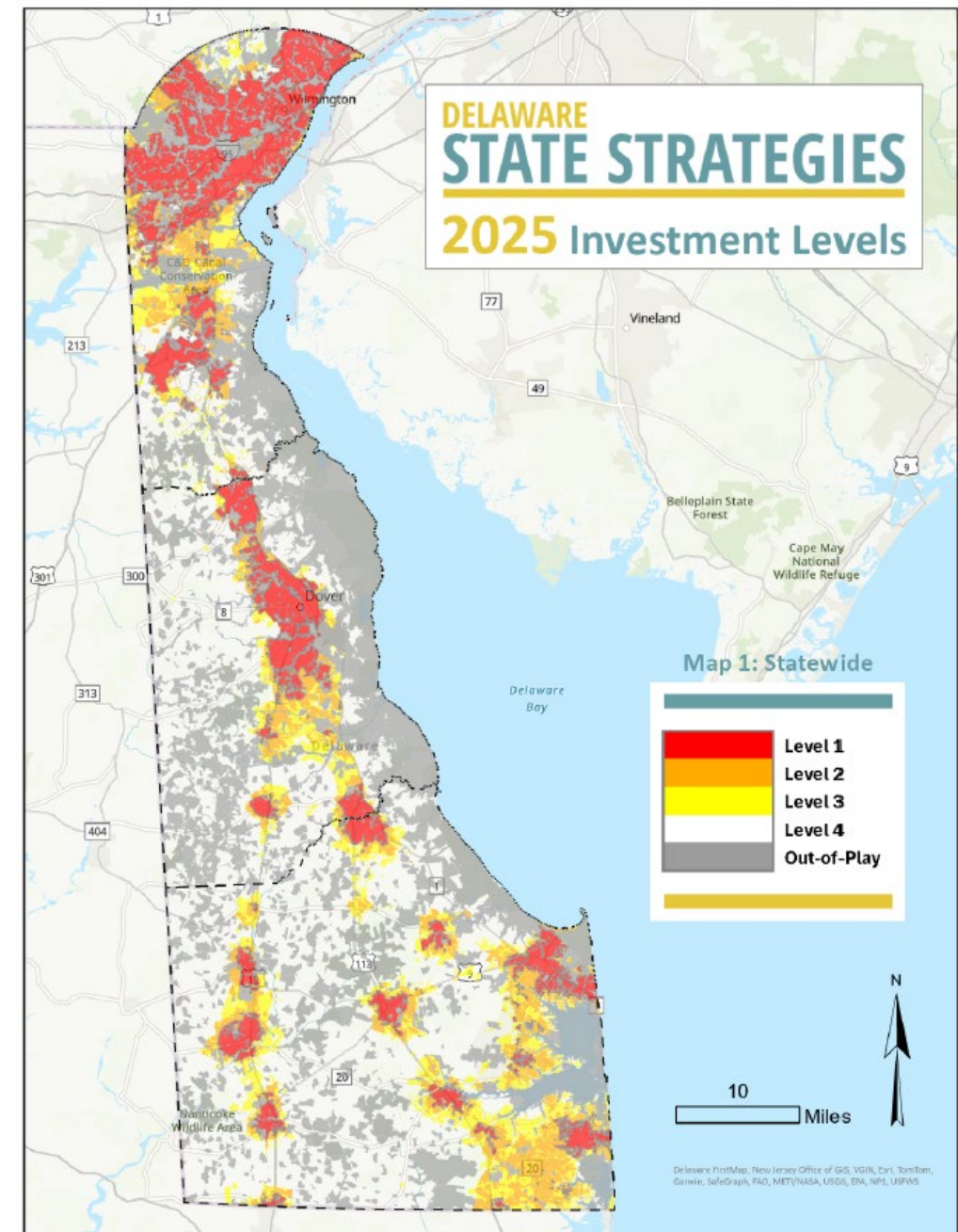
7. Provide **high quality employment** opportunities for citizens with various skill levels to retain and attract a diverse economic base.
8. Protect the state's water supplies, open spaces, farmlands and communities by encouraging **revitalization of existing water and wastewater systems** and the construction of new systems.
9. Promote **mobility** for people and goods through a balanced system of transportation options.
10. Improve **access to educational opportunities, health care and human services** for all Delawareans.
11. Coordinate **public policy planning** and decisions among state, counties and municipalities.



Exercise 2:

State Strategies Map

Focusing on the State Strategies map, how could it more effectively and realistically depict the state's goals, priorities, and timing of future investment and infrastructure?



State Strategies Map Considerations:

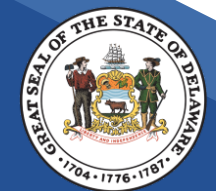
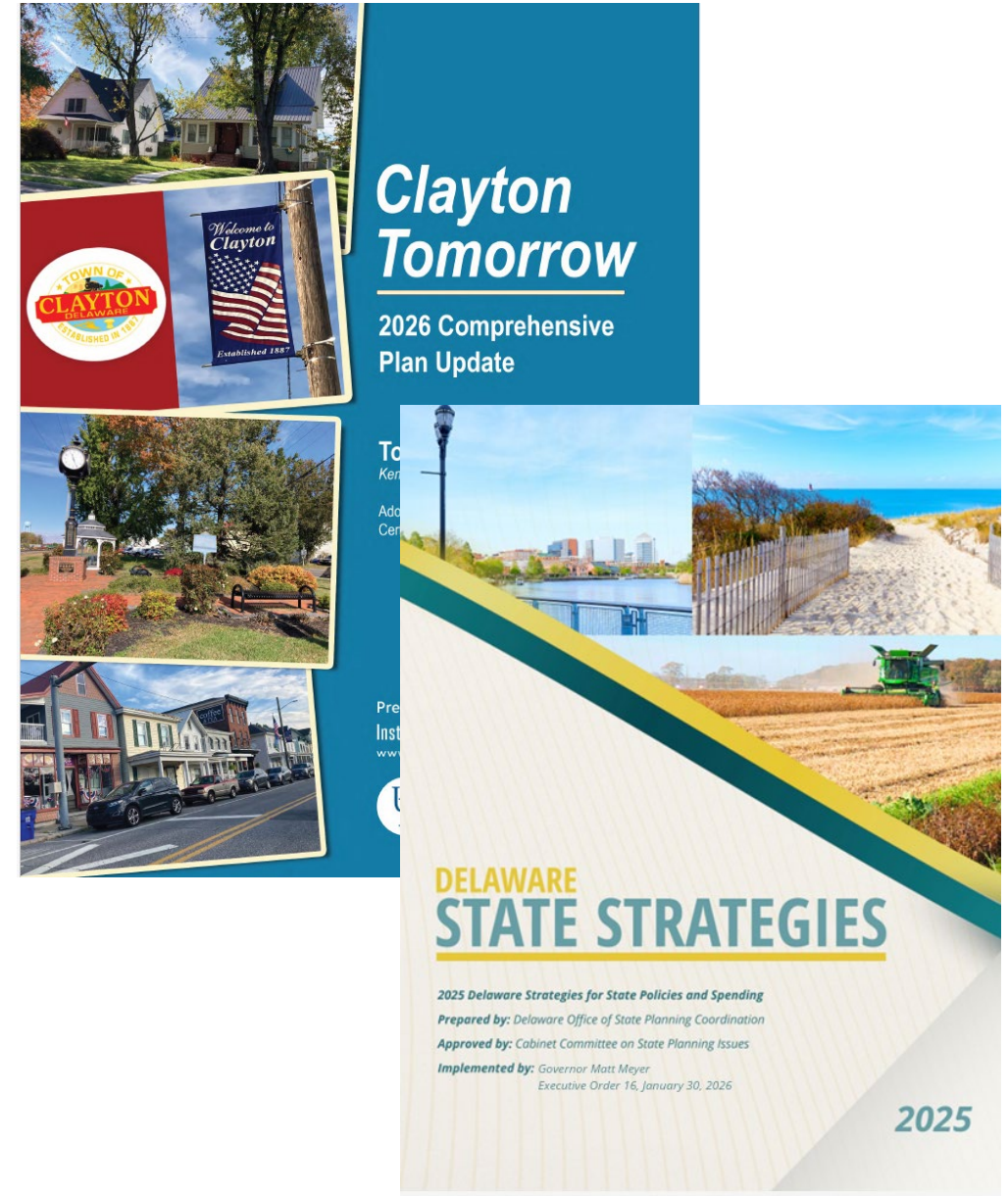
- **Framing & Timing:** What should the intent of the investment levels be? What should they convey? How could the maps convey the phasing of planned infrastructure and capital improvements?
- **Prioritization:** Currently all data layers are weighted equally in the development of the Investment Levels. How should priority goals and investments be reflected?



Exercise 3:

Comprehensive Planning

How do we better coordinate comprehensive plans and the State Strategies so that they are more useful and streamlined for everyone?

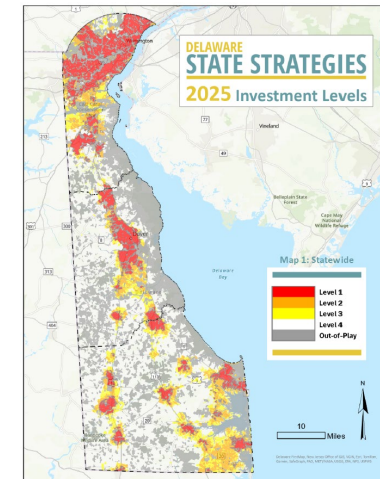
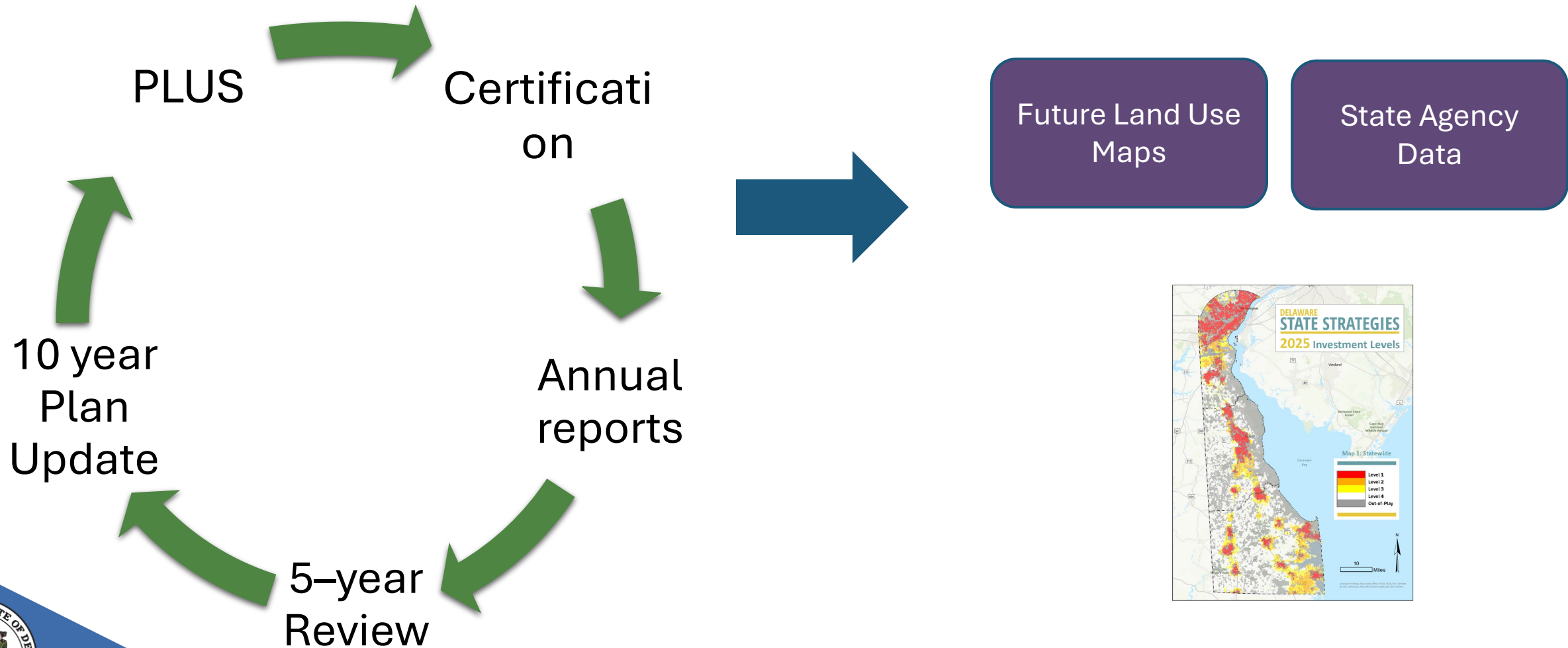


Comprehensive Plan Considerations:

- How do we better coordinate comprehensive plans and the State Strategies so that they are more useful and streamlined for everyone?
- **Integration/coordination:** How could State Strategies better inform and reflect intended land use planning?
- **Timing:** Local comprehensive plans are updated every ten years, while the State Strategies are updated every five. Should this change? And if so, how?



Comprehensive Plan Considerations:

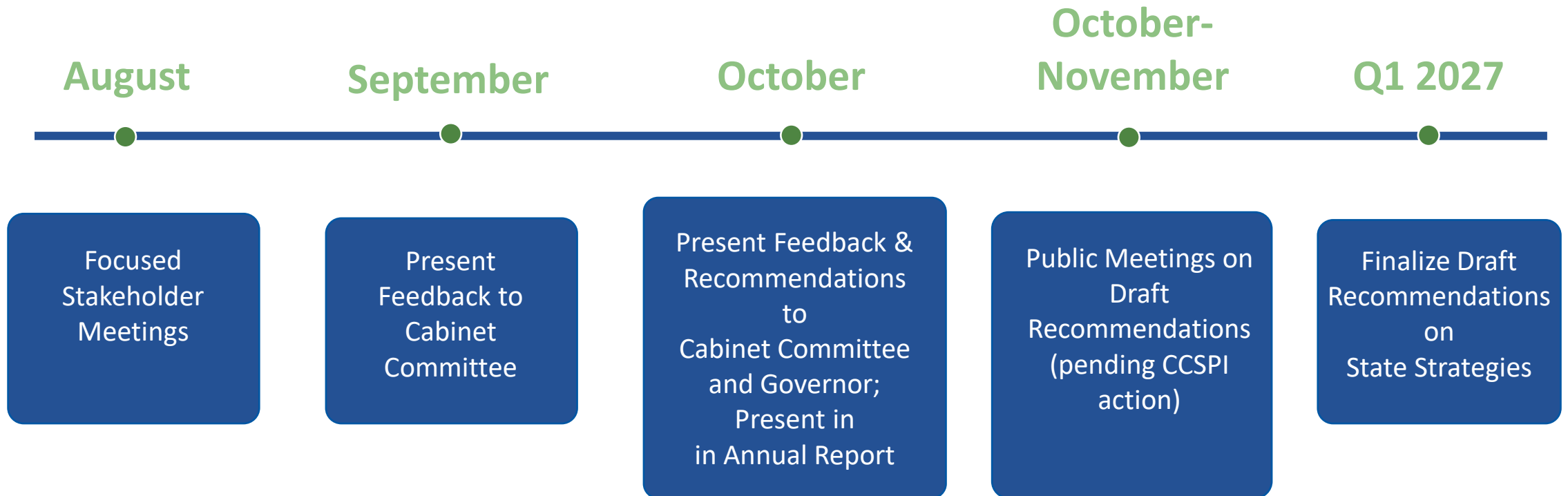


Overview of August 2026 Workshops

- A. Welcome and Overview (10 min)**
- B. The Delaware Context (20 min)**
 - A. Nikko Brady, Governors Office
 - B. David Edgell, OSPC
- C. National Context (20 min)**
 - A. Mark Teschauer, U.S. Climate Alliance
- D. Break (10 minutes)**
- E. Breakout groups (90 min)**
 - A. State Strategy Goals, Maps, and Comprehensive plans
- F. Breakout Summaries (15 min)**
-  **G. Public comment (15 min)**
- H. Next steps (5 min)**



Smart Growth Visioning Process Timeline



Questions or Comments?

Comments will remain open through August 21st
by emailing: Strategies@delaware.gov

