

Coastal Community Planning and Development

**Event was held on Wednesday, October 1 & Thursday, October 2, 2008
8:00 a.m.-3:40 p.m.; 8:00 a.m.-2:10 p.m.
Room 300, RI Department of Environmental Management, Providence, RI**

Participants from seven Rhode Island towns attended this two-day course led by instructors from NOAA's Coastal Services Center that actively engaged them in learning about alternatives to how and where growth and development will occur in their communities. It provided them with the background, examples, strategies, and resources to support alternative development efforts in coastal areas. Through group discussions and engaging activities, the participants will continuously apply the knowledge and skills learned in this course to their communities.

Partners: NOAA Coastal Services Center, Grow Smart RI, the RI Coastal Resources Management Council, Rhode Island Sea Grant, and the RI Department of Environmental Management (RI DEM).

COASTAL COMMUNITY PLANNING AND DEVELOPMENT TRAINING COURSE AT A GLANCE

TARGETED PARTICIPANTS

This course is designed for those who would like to participate, or are currently participating, in planning and development activities in their community who need a basic knowledge of planning processes as well as alternatives to conventional patterns of growth and development. This course is designed for those in the initial stages of planning alternative growth options for their communities. The training is most productive when attended by a broad spectrum of community members. The range of participants could include local elected officials and related personnel (e.g., council members, commission members, etc.); developers; business leaders; realtors; community groups; members of civic organizations; coastal resource managers; and concerned citizens. Alternatively, the training can also be designed for participants from a broader region, where groups of participants (ideally 3 to 5) work with others from their geographic area throughout the two-day training.

COURSE OVERVIEW

This two-day course will actively engage participants in learning about alternatives to *how* and *where* growth and development will occur in their communities. It will provide them with the background, examples, strategies, and resources to support alternative development efforts in coastal areas. Through group discussions and engaging activities, participants will continuously apply the knowledge and skills learned in this course to their communities.

GOAL

The Coastal Community Planning and Development (CCPD) training will enable participants to understand, plan, and guide efforts to implement alternative growth and development approaches in their coastal communities.

LEARNING OBJECTIVES

- ✓ Participants will learn to recognize the drivers of conventional development and understand the consequences to coastal communities to continuing this development pattern.
- ✓ Participants will learn about alternatives to conventional growth and development, including the defining principles and the economic, social, and environmental benefits to coastal communities.
- ✓ Participants will be able to assess the current state of growth and development in their communities.
- ✓ Participants will become familiar with useful tools and resources available to further alternative growth efforts.
- ✓ Participants will understand the purpose, process, and product generated by creating a collective vision for how and where coastal communities will grow.

UNIT 1: UNDERSTANDING CONVENTIONAL DEVELOPMENT: DRIVERS AND CONSEQUENCES

Content—Review the historical and current drivers of development, as well as the consequences of conventional development patterns. National and local development trends will also be covered.

Activity—Identify the characteristics of conventional development. Then *consider your own community* and establish causal links between characteristics and consequences.



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Coastal Community Planning & Development Training



Training Overview

What is influencing how and where our communities grow?

What are the impacts of these growth patterns on our local community?

What are the alternatives?

What tools and processes exist to implement alternative approaches?

Applying concepts to your community





Community Image Survey

- What did you like?
- What didn't you like?



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1



2



3



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City of Oberlin Office of Planning & Development



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Training Overview

Section 1

Trends and drivers of growth

- *Current trends*
- **Historic drivers**

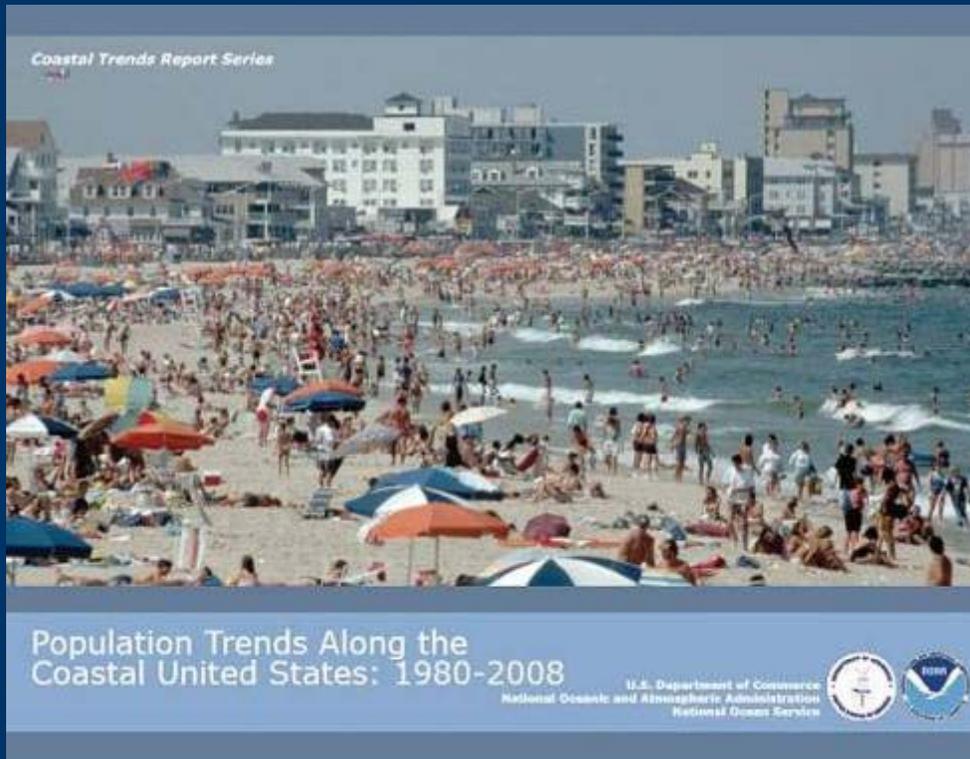
Impacts of these growth patterns

What are the alternatives?

Tools and processes



Overall Development Trends



Population Along the Coastal United States, 1980-2008:

- 53% of the Nation's population
- 17% of the total land area



How We Grow Matters

- Our demographics are changing – “four ‘S’ groups”
 - Singles
 - Seniors
 - Single-parent households
 - Starter households



The Opportunity Exists!

“...nearly half of what will be the built environment in 2030 doesn't even exist yet, giving the current generation a vital opportunity to reshape future development.”

– *Chris Nelson, Toward a New Metropolis: the Opportunity to Rebuild America*

Local Speaker

Training Overview

Drivers of growth patterns

- Current trends
- *Historic drivers*

Impacts of these growth patterns

What are the alternatives?

Tools and processes

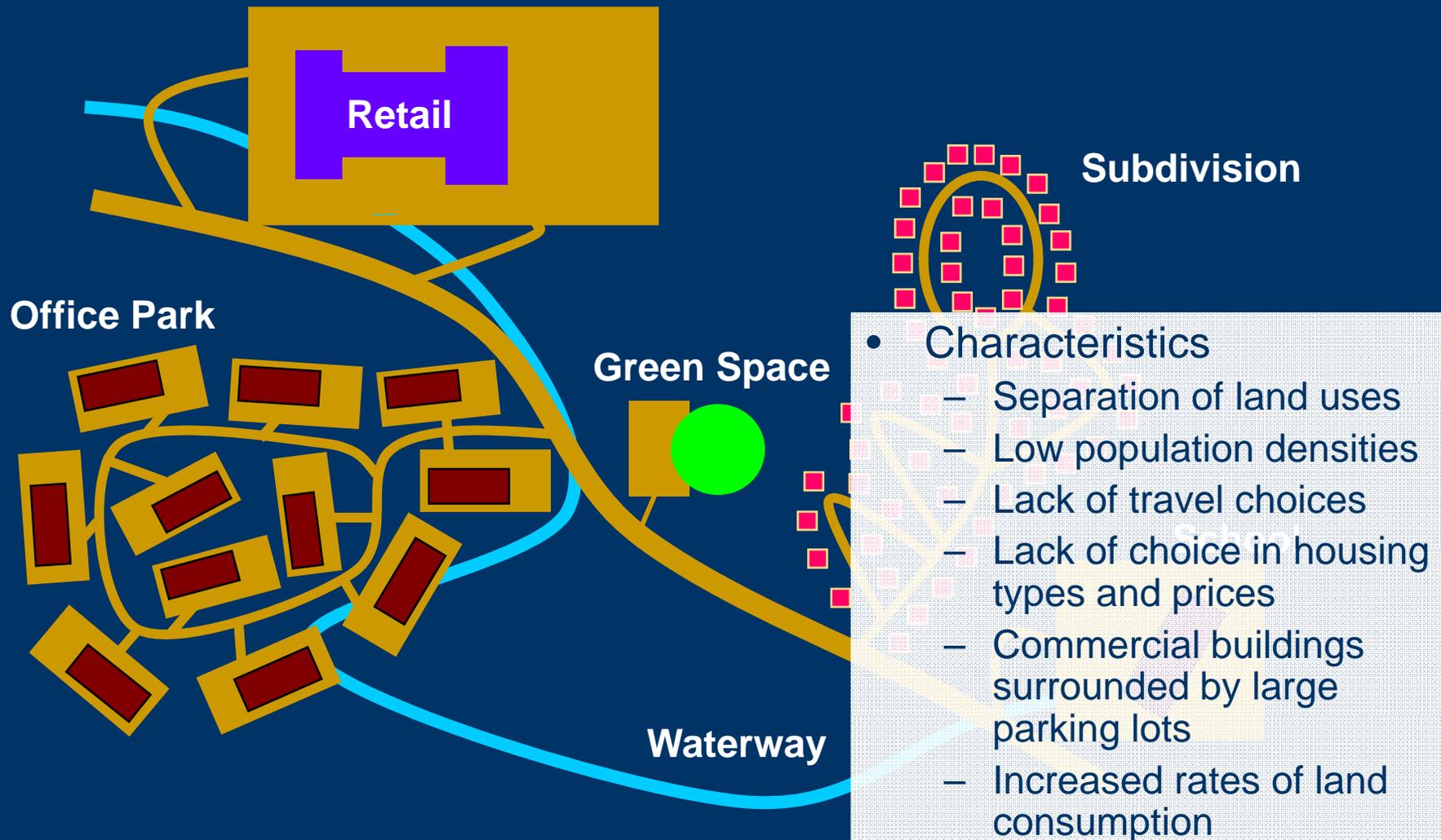


Traditional Town

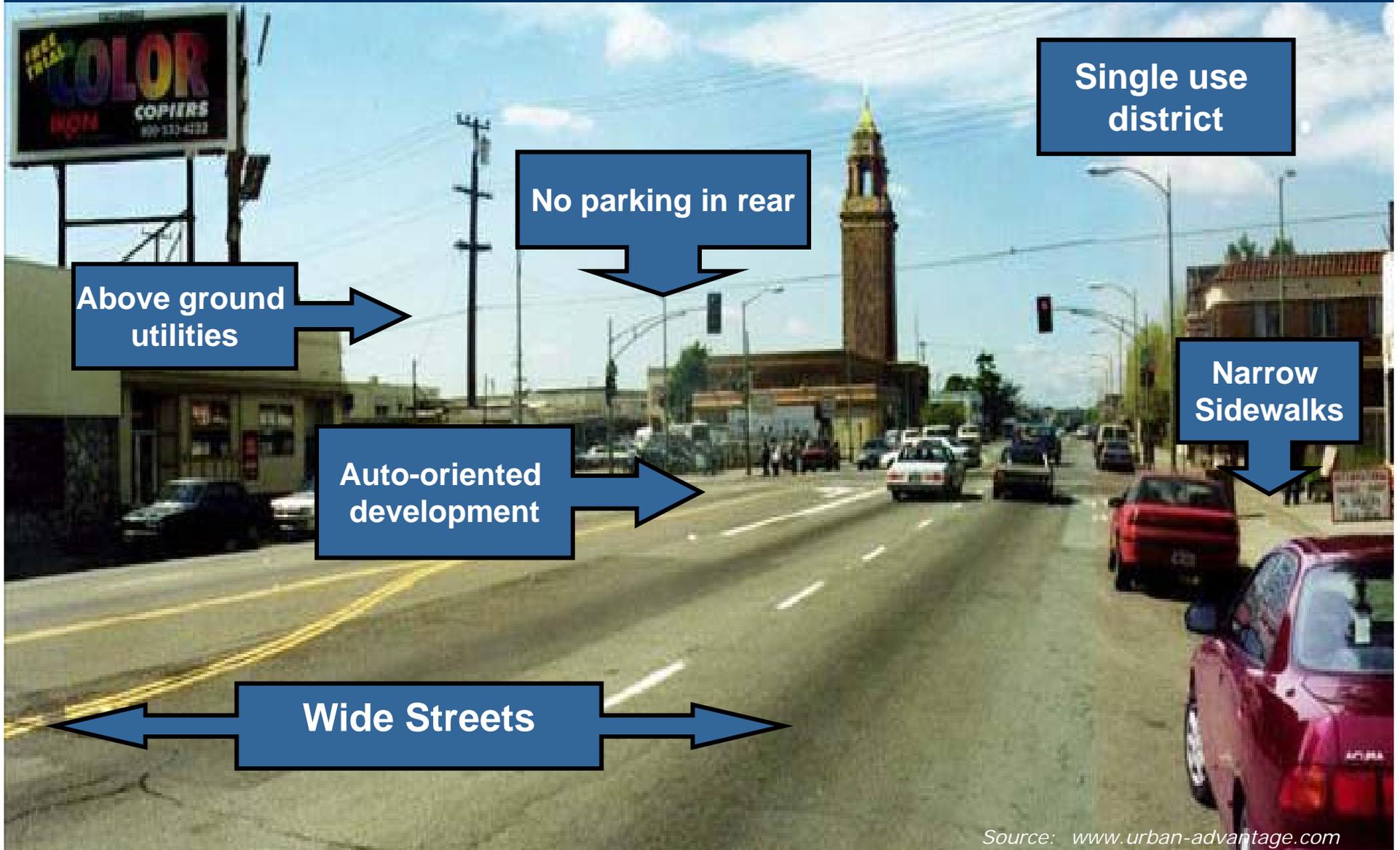
- Town center with clear boundaries
- Mix of uses
- Civic buildings in the center of town
- Grid network of streets
- Services interspersed throughout community



Conventional Development



Conventional Development





Growth Patterns Affect Community Goals

- Public Health
- Economic Development
- Efficient Use of Taxes
- Open Space Preservation
- Air & Water Quality
- Quality of Life
- Community Character



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Development Drivers

- Federal Legislation
 - Standard State Zoning Enabling Act
 - Standard City Planning Enabling Act
 - Interstate Highway Act
- Lending Practices
 - Federal Housing Admin Post-WWII
- Zoning Practices
 - 1916 – First zoning ordinance, NYC separates land uses
- Personal Preferences







Development Industry is Highly Regulated

Government Rules Dictate (to varying degrees) how and where people live

- Minimum lot sizes
- Separation of uses
- Minimum parking reqs
- Minimum setbacks and street widths
- Density requirements



Development Influenced by Subsidies and Public Investment

- Roads and transit
- Water and sewer
- Schools
- Electric, power, and other services
- Police/Emergency services



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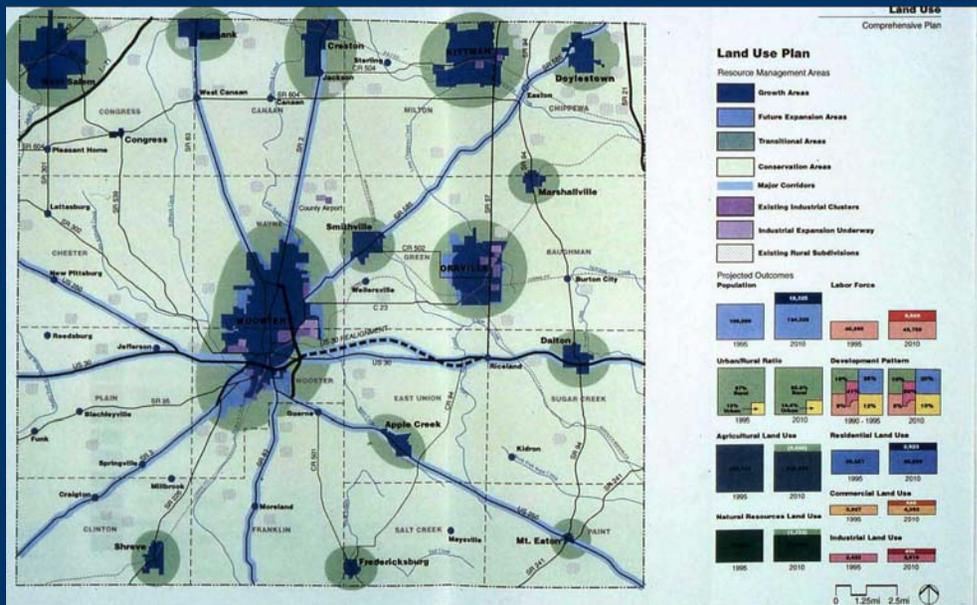


“Arizona legislators have passed a bill limiting urban and rural growth in areas where water is in low supply. Final approval is expected from the governor.”

– *Los Angeles Times, May 29 2007*



How do Rhode Island Communities Manage Growth?



- Comprehensive Plan
- Zoning
- Subdivision Regulations



Planning in Rhode Island



- Comprehensive Planning
 - Existing conditions
 - Desired state
 - Basis for regulations, capital expenditures, etc.



Planning in Rhode Island

- Zoning Regulations
 - Implement comp plan
 - Land use
 - Lot size
 - Parking ratios
 - Architecture



Planning in Rhode Island



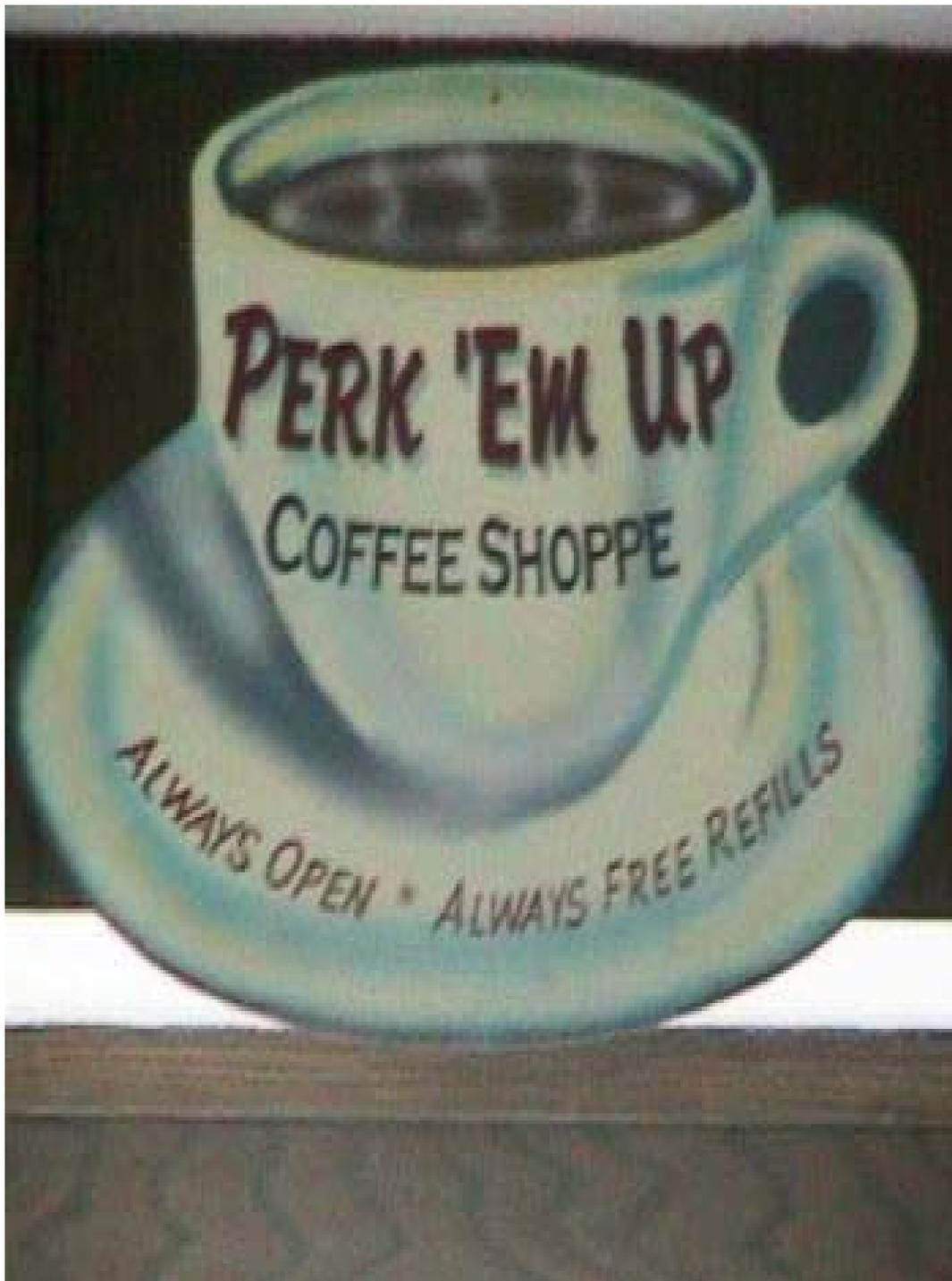
- Subdivision regulations
 - Division of property
 - Infrastructure requirements



Key Players

- Elected Officials
- Planners
- Technical Staff
- Businesses
- Citizens





Let's Take
a Break!



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Training Overview

Section 2

**Drivers of
growth patterns**

***Impacts of these
growth patterns***

- Environmental
- Community
- Economic

**What are the
alternatives?**

**Tools and
processes**

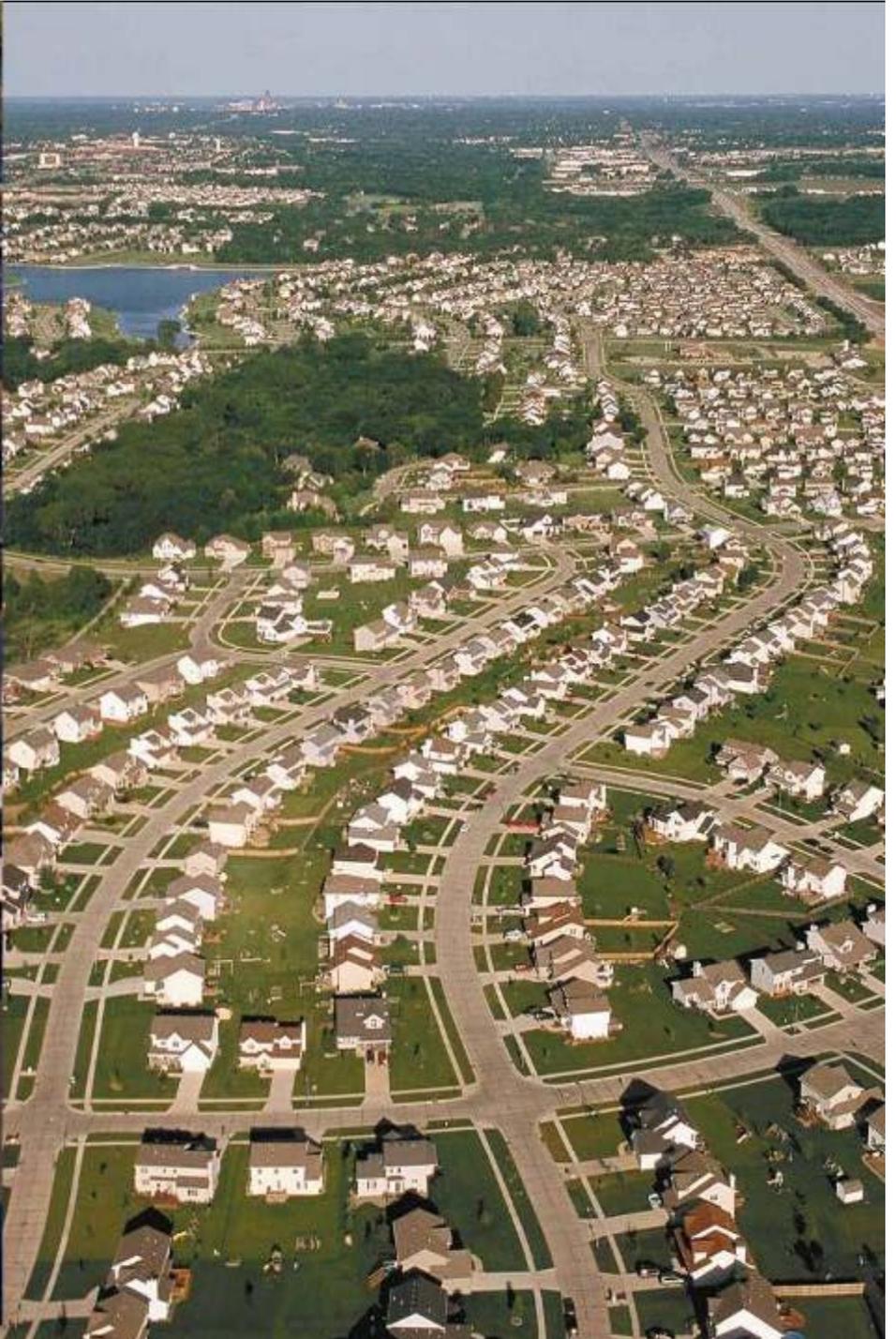




Environmental Impacts

- Bigger transportation network
- Increased impervious surface
 - Increased non-point source pollution
- Increased vehicle miles traveled
 - Poorer air quality
- Loss of open space and critical env areas





"You can have more efficient cars and houses, but until we get to a point where people don't have to drive to do anything, from buying a loaf of bread to going to work, we won't be truly addressing climate change..."

– Jackalyne Pfannenstiel, CA Energy Commission

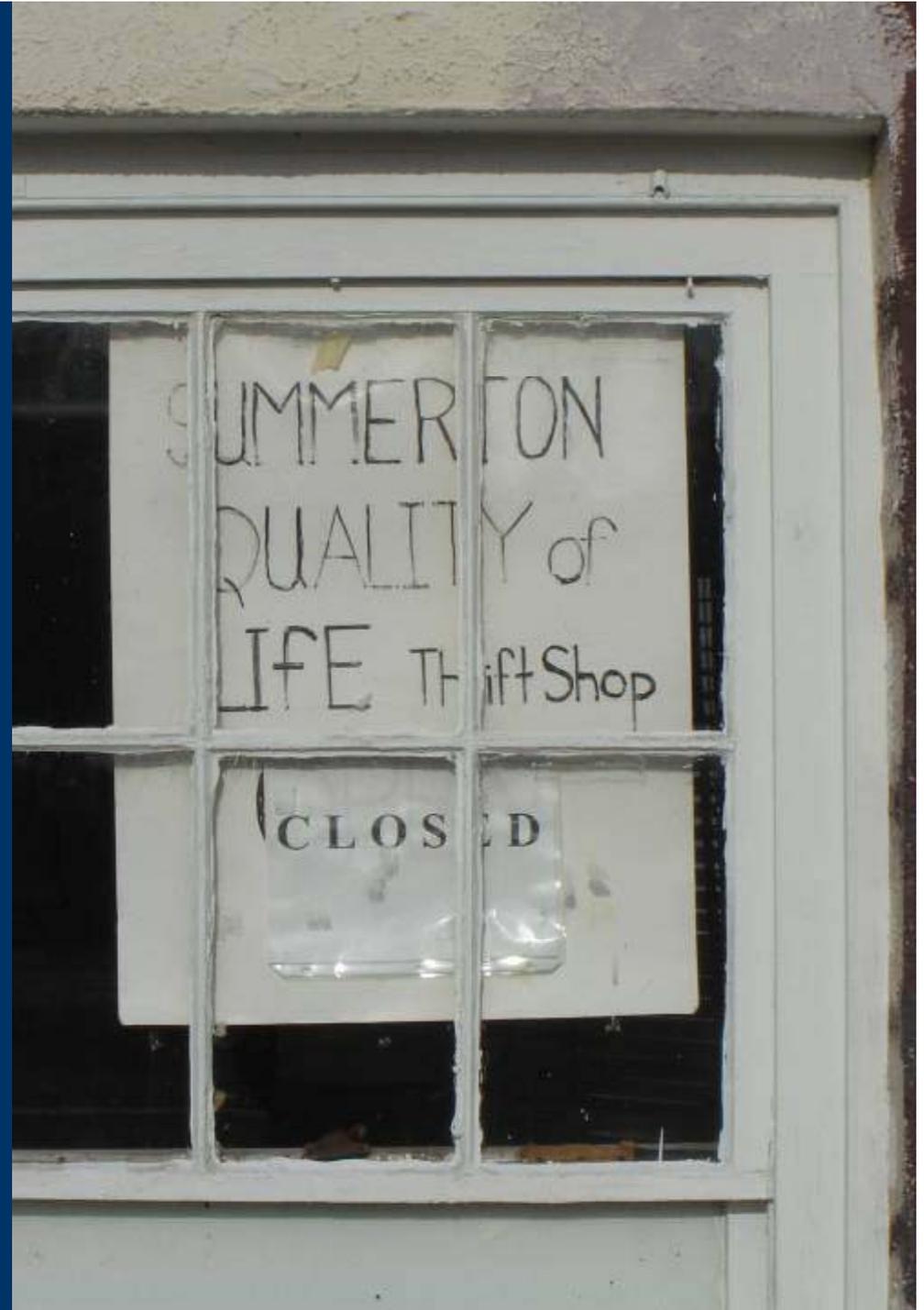
Chairwoman ([Sprawl clashes with warming in California](#) [Mark Martin, Chronicle Sacramento Bureau](#) Sunday, May 27, 2007)



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Community Impacts

- Increased commute time
- Higher obesity rates
- Lack of sense of community
- Increased health problems



Community Impacts

"Every hour on the road means one less hour spent coaching Little League or at Kiwanis or Rotary meetings. Every minute you save is a minute that can be spent in the community."

– Arvada, Colorado Mayor Ken Fellman



Community Impacts

- Approximately 25% of all trips in U.S. are shorter than one mile; 75% of these are by car
- 40% of commuters in large metro areas travel over 30 min to work
- U.S.: 1% trips on bike, 9% on foot
- Netherlands: 30% trips on bike, 18% on foot



Image courtesy of National Center for Biking and Walking



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Community Impacts

- In 2000, approximately 30% of children aged 6-19 were overweight
 - Triple the numbers from two decades ago
- 71% of parents of school-aged children walked or biked to school
 - Only 18% of their children walk or bike to school





24
HOUR

FITNESS

WALK IN
NO CONTRACT
NO FEES

NO CONTRACT
NO FEES

FITNESS

24
HOUR

POINT LOAN
KANDICA
TO UPPER
LOCATED
24 HOUR



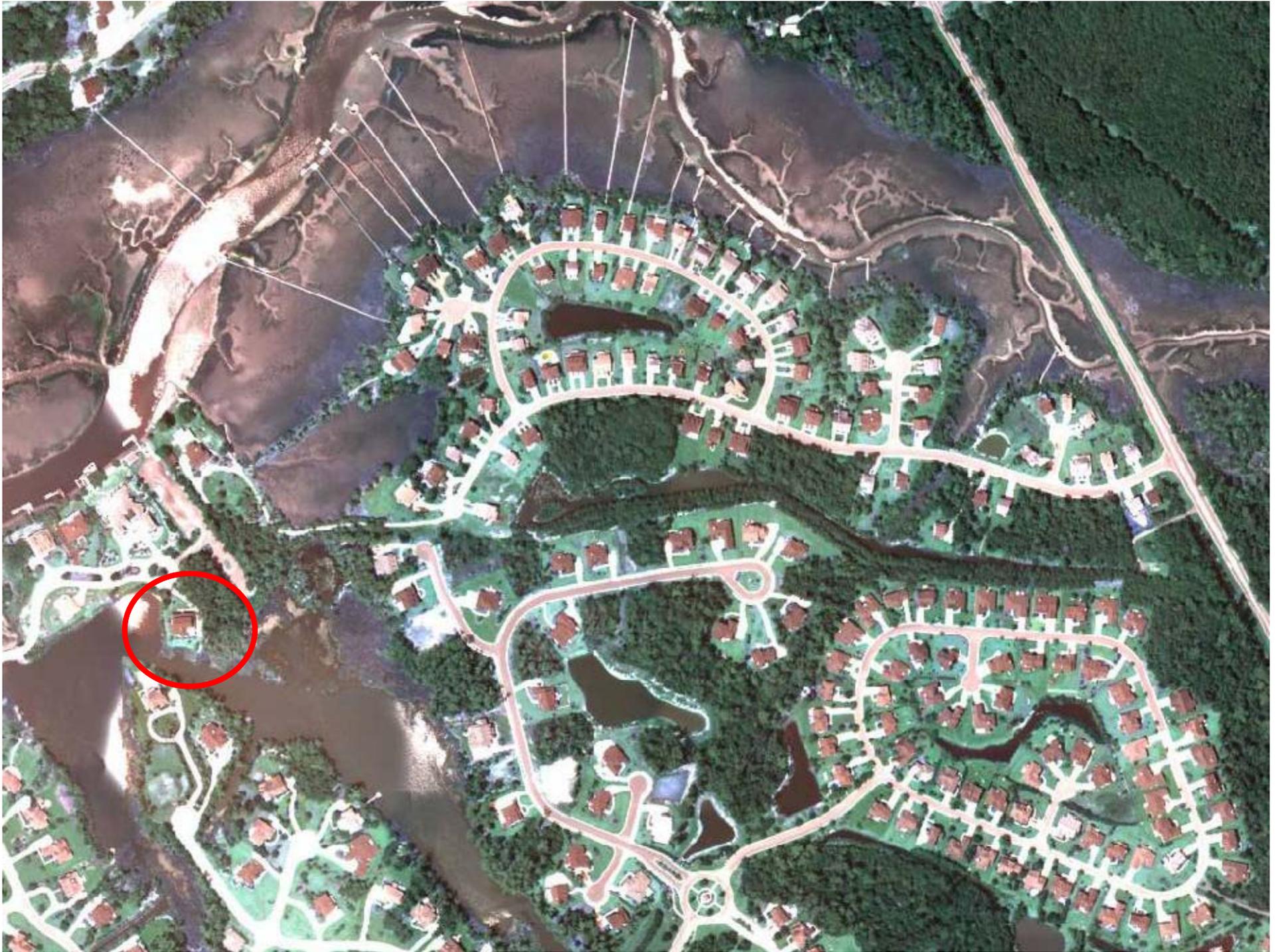
Economic Impacts

- Americans are paying \$84 million/day to live in sprawling communities
 - Longer roads
 - Increased cost of water and sewer hookups by 20%-40%
 - Higher costs to police, fire, and other service providers
- If this rate continues, it will cost \$6.4 trillion to support growth (2000 – 2025)









The Fundamental Question



How and where will growth be accommodated?

Activity: Identify Existing Conditions

- As a group, identify existing conditions in your community (e.g., existing land use, main roads, natural areas, potential developments)
- Draw existing conditions on your base maps

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Activity: Identify Local Challenges

- Using cards, determine the 2-3 characteristics of conventional development identified in your community
- Link these characteristics to the impacts of conventional development



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Lunchtime!



Training Overview

Section 3

Drivers of
growth
patterns

Impacts of
these growth
patterns

What are the
alternatives?

- *Smart Growth Principles*
- Benefits

Tools and
processes

What is Smart Growth?



Smart growth is development that revitalizes neighborhoods, protects farmland and open space, keeps housing affordable, and provides more transportation choices.

It is development that is good for the economy, community, public health and the environment.



Principles

- 1. Mix Land Uses**
- 2. Compact Building Design**
- 3. Range of Housing Choices**
- 4. Walkable Neighborhoods**
- 5. Distinctive and Attractive Places**
- 6. Preserve Open Spaces and Farmland**
- 7. Development in Existing Communities**
- 8. Transportation Choices**
- 9. Predictable and Fair Decision Making**
- 10. Community and Stakeholder Participation**



Smart Growth Principles

1. Mix Land Uses

- **Mix offices, housing, shops together**
- **Create built-in clientele for shops**
- **Give option to walk**
- **Requires fresh approach to zoning**

Smart Growth Principles

1. Mix Land Uses
2. Compact Building Design

- **Protect open space and agricultural land**
- **More open land absorbs and filters rain water**

Smart Growth Principles

1. Mix Land Uses
2. Compact Building Design
3. Range of Housing Choices

- **Vary the type, location, and price**
- **Include houses, condos, apartments**
- **Provide for a range of incomes and age groups to make them all a part of the community**

Smart Growth Principles

1. Mix Land Uses
2. Compact Building Design
3. Range of Housing Choices
4. Walkable Neighborhoods

- **Provide interconnected network of streets**
- **Slow traffic with narrower streets**
- **Protect pedestrians with on-street parking, trees**
- **Locate services within walking distance**

Smart Growth Principles

1. Mix Land Uses
2. Compact Building Design
3. Range of Housing Choices
4. Walkable Neighborhoods
5. Distinctive and Attractive Places

- **What makes your community unique?**
- **Preserve and cultivate distinctive qualities that makes residents want to stay and visitors to visit**

Smart Growth Principles

6. Preserve Open Spaces & Farmland

- **Market doesn't ensure this will happen**
- **Identify critical areas to protect**
- **Provides valuable services – food, recreation, habitat**
- **Relates to compact building design**

Smart Growth Principles

6. Preserve Open Spaces & Farmland

7. Development in Existing Communities

- **Developing in already 'impacted' areas**
- **Infrastructure already exists**
- **Leveraging existing resources and neighborhoods**
- **Allows preservation of open spaces**

Smart Growth Principles

6. Preserve Open Spaces

7. Develop in Existing Communities

8. Transportation Choices

- **Reduce idea of car as only option**
- **Provide public transportation**
- **Allow homes and businesses to cluster around public transportation**
- **Include safe bike lanes**

Smart Growth Principles

6. Preserve Open Spaces
7. Develop in Existing Communities
8. Transportation Choices
9. Predictable, Fair Decisionmaking

- **For citizens as well as developers**
- **Knowledge of upfront costs and timelines**
- **Knowledge of impending land use decisions and processes up front**

Smart Growth Principles

6. Preserve Open Spaces
7. Develop in Existing Communities
8. Transportation Choices
9. Predictable, Fair Decisionmaking
10. Engage Stakeholders

- **All stakeholders, all the time – not just the ones with the loudest voice**
- **Involve at the beginning of the process**
- **Let them know at the beginning how their input will be used**

Waterfront and Coastal Elements

Pam Rubinoff

Smart Growth is...

WHAT

WHERE

and HOW you
grow...



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...What You Build

- Mix land uses
- Encourage compact building design
- Increase range of housing choices
- Encourage walkable neighborhoods
- Create distinctive and attractive places



...Where You Build



- Preserve open spaces and farmland
- Develop within existing communities
- Increase transportation choices

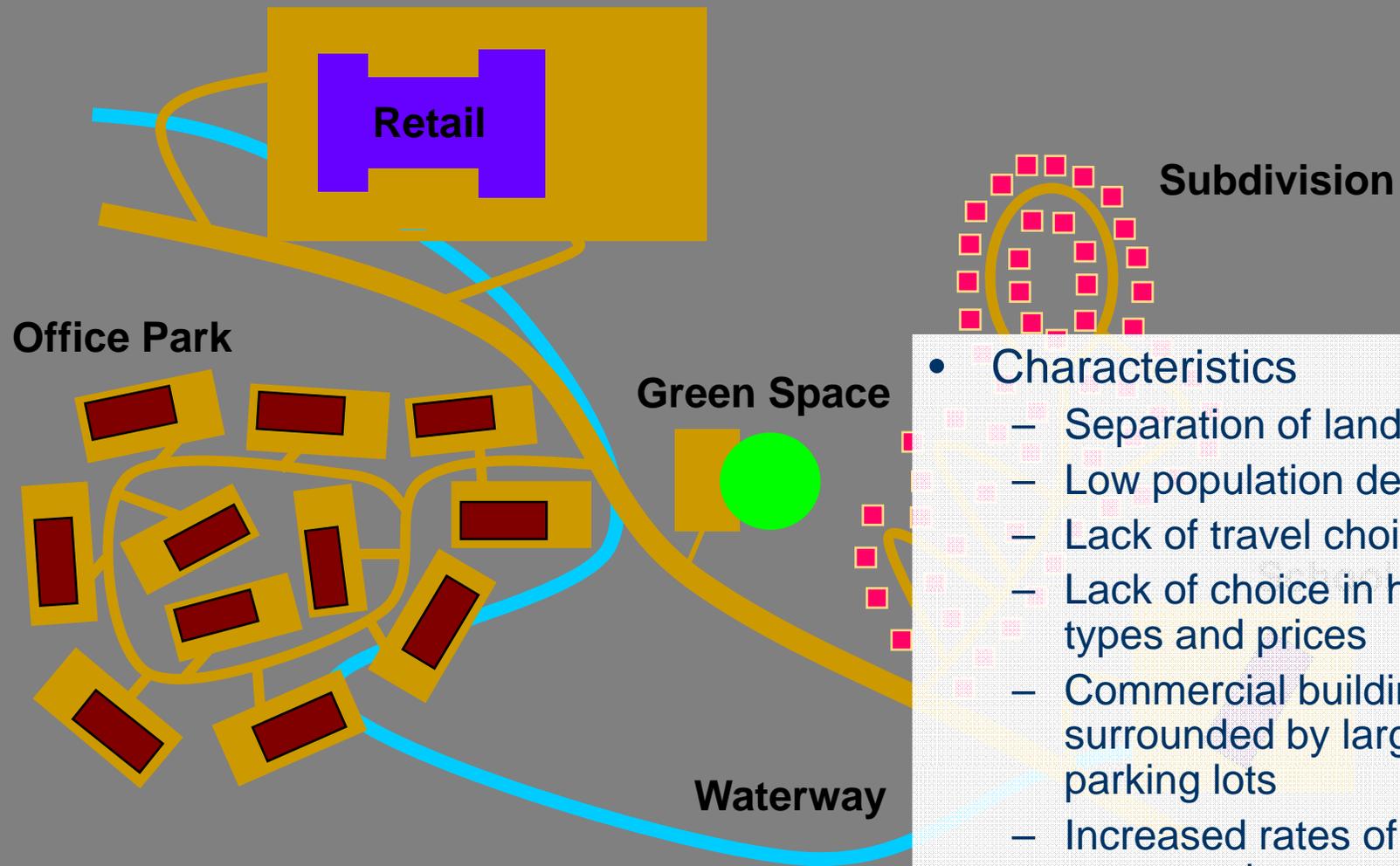


...How You Build

- Utilize predictable and fair decision making
- Increase community and stakeholder participation

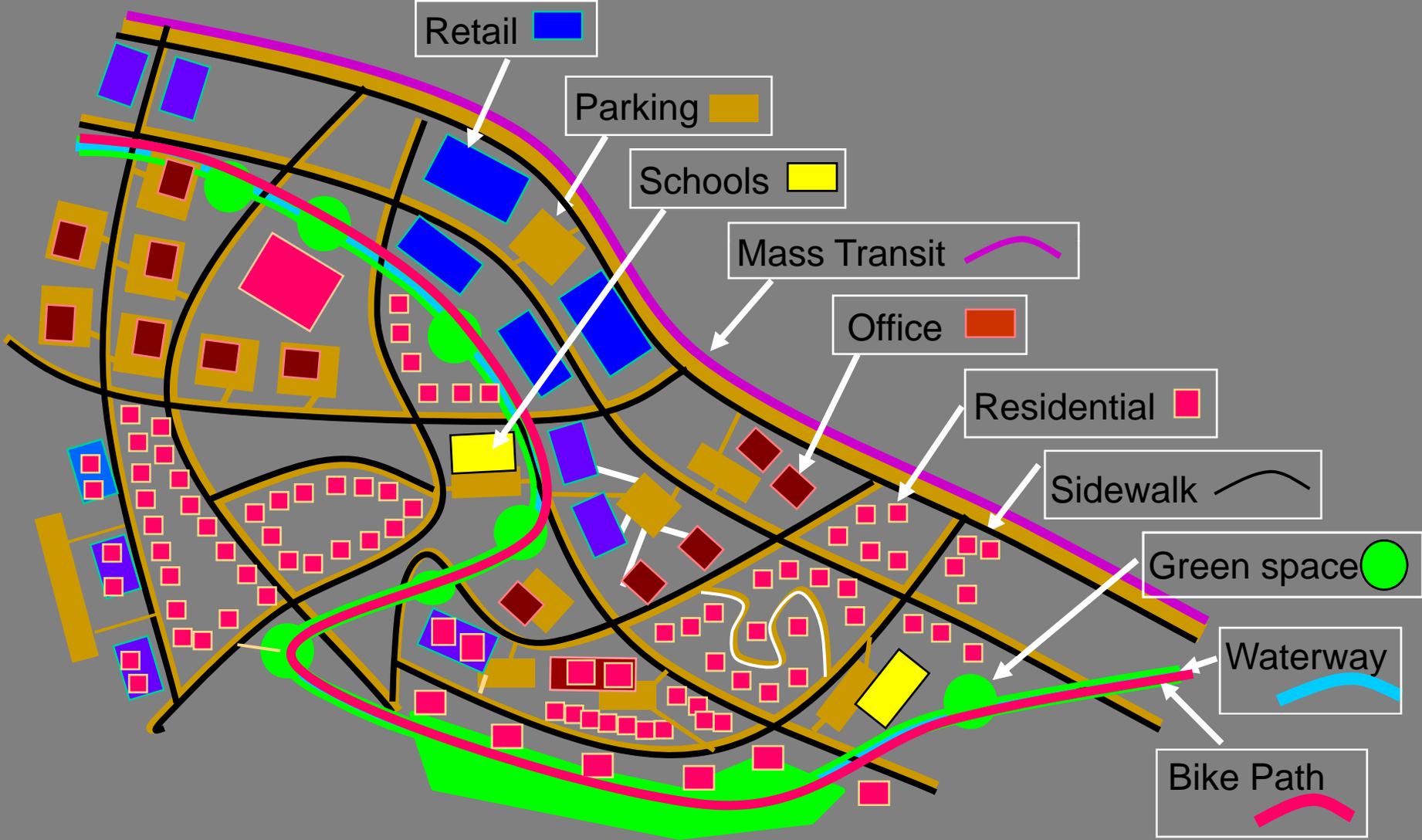


Conventional Development

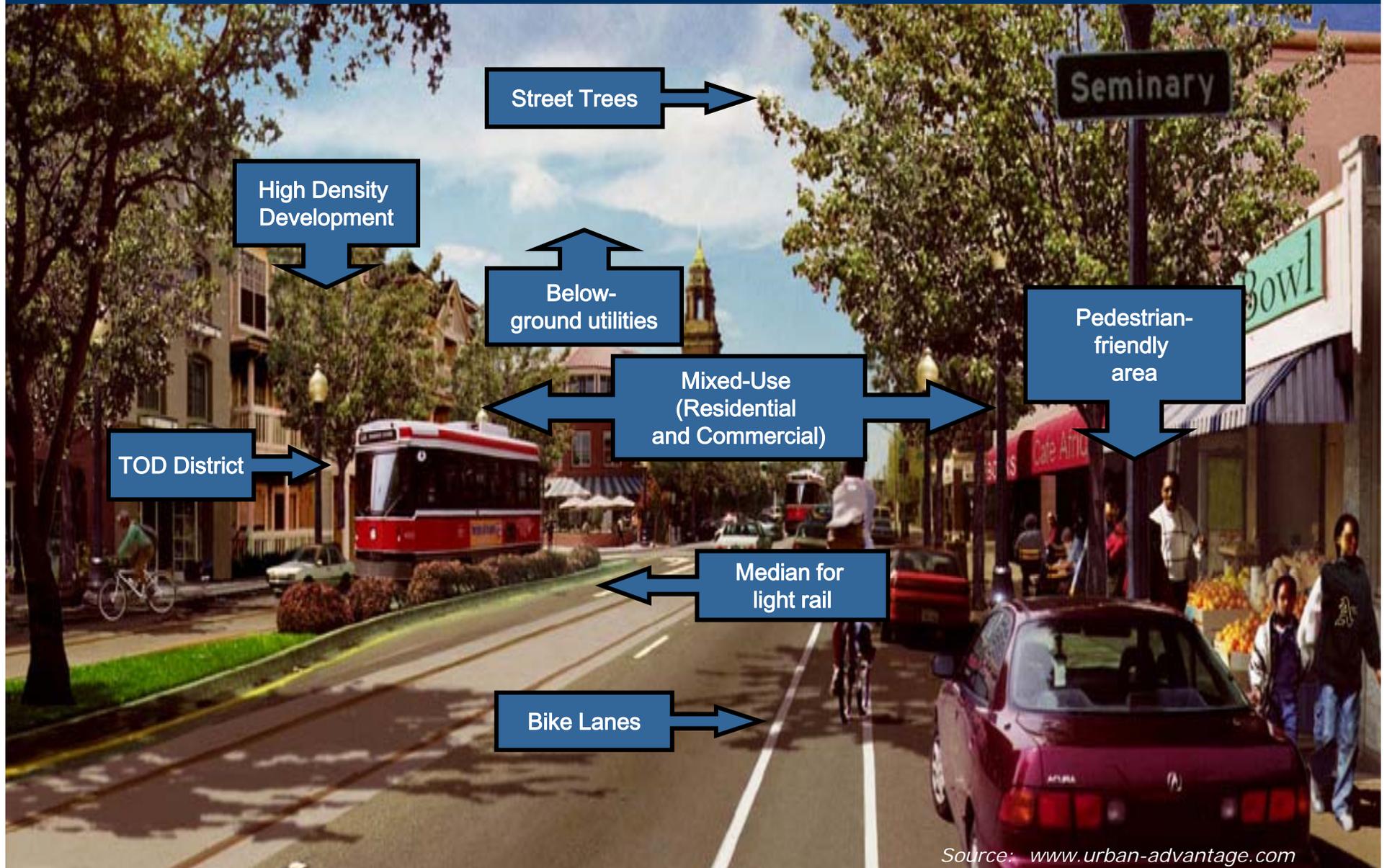


- **Characteristics**
 - Separation of land uses
 - Low population densities
 - Lack of travel choices
 - Lack of choice in housing types and prices
 - Commercial buildings surrounded by large parking lots
 - Increased rates of land consumption

Smart Growth Development



Designing for Smart Growth



Is it Smart Growth?

“Remote Calhoun County eyed for green housing development”

- *Columbia Examiner*
May 19, 2007



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Activity: Identifying Principles

- Evaluate all of the photos on your table as a group
- Find the alternative development principles that are represented in the photos
- Report out



Picture #1



EPA DCED

Picture #2



Heritage Ohio

Picture #3



R. Joseph Jenulis/Ohio Lake Erie Commission



Picture #5

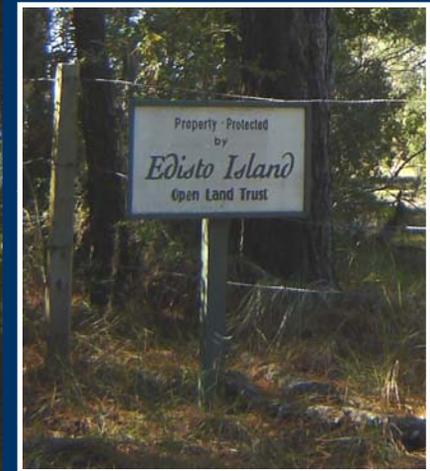


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Picture #6



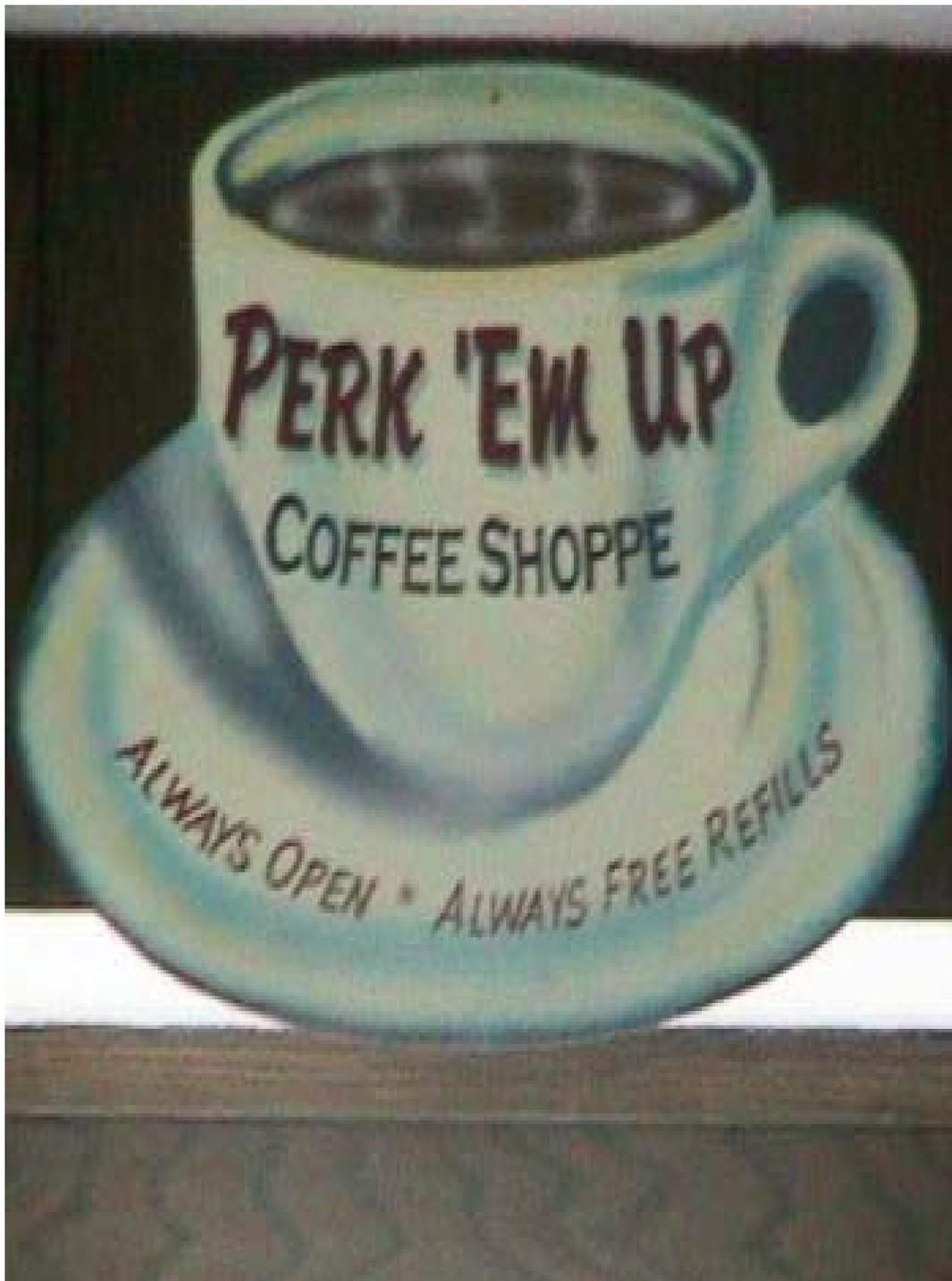
David Beach, Eco-City Cleveland



Picture #7



Picture #8



Let's Take
a Break!



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Training Overview

Section 4

Drivers of
growth
patterns

Impacts of
these growth
patterns

What are the
Alternatives?

- Smart Growth Principles
- *Benefits*

Tools and
processes

Environmental Benefits

- Hazard mitigation
- Pollution control and improved water quality
- Improved air quality



Community Benefits

- Improved health
 - 43% vs. 27% met rec daily activity levels
 - 65% more likely to walk if sidewalks
- Improved air and water quality
- Increased sense of community
 - 21% Americans over 65 do not drive
 - 50% non-drivers stay home due to lack of trans choices
- Increased safety



Economic Benefits

- Decreased infrastructure and maintenance costs
- Lower school transportation costs
- Maintain homeowner and business property values
- Successfully compete for new businesses



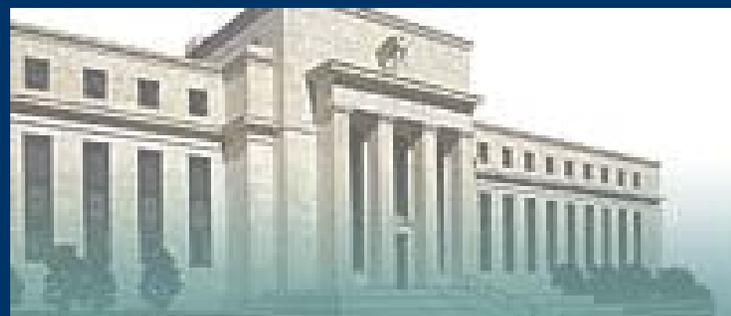
Infrastructure Costs

“The application of smart growth strategies over the next 25 years could save as much as \$250 billion, mainly in the form of infrastructure investment.”

Federal Reserve Vice Chairman of the Board of Governors, Edward Gramlich

Savings of:

- 12% on road-building
- 6% on water and sewer
- 4 % on annual operations



Alternatives for Coastal Development



Conventional



Conservation



New Urbanist

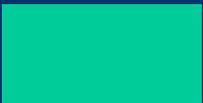
Alternatives for Coastal Development

Indicators

Environmental	Economic	Social
Open Space	Cost of Infrastructure (Roads, Sewer and Water Lines)	Open Space
Vegetated Buffers	Cost of Paths, Trails, and Sidewalks	Dock (numbers)
Dock (length and area)	Cost of Land Clearing	Paths, Trails, and Sidewalks
Path, Trails, and Sidewalks (length and area)	Potential Net Revenue	Walkability
Water Consumption		
Impervious Surface		
Pollutant Runoff		

Activity: Smart Growth Case Studies

1. Individually pick the case study you want to read – everyone at the table should read a different case study
2. Identify:
 - Principles
 - Benefits
 - Tools Used (*you can write in your booklets to do this*)



Activity: Smart Growth Case Studies

1. Share your case with your table (10 min)
2. Select the one case study that is most applicable to your community (10 min)
3. Report out to the rest of the class (3 min per group)
 - Principles
 - Benefits
 - Tools



Training Overview

What is influencing how and where our communities grow?

What are the impacts of these growth patterns on our local community?

What are the alternatives?

What tools and processes exist to implement alternative approaches?

Applying concepts to your community





See You
Tomorrow!



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Context for Coastal Elements

EPA-NOAA collaborative team draft the
Waterfront and Coastal Smart Growth Elements

Addressing the challenges and opportunities
faced by waterfront and coastal communities

How is a smart growth community on the coast different from a
landlocked smart growth community?

Waterfront and Coastal Elements 1-4 (Draft)

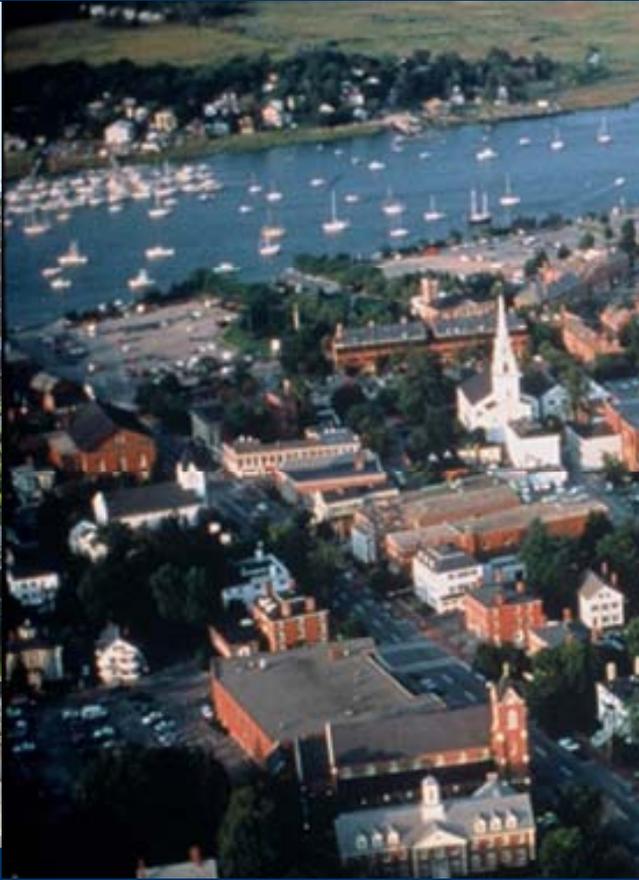
1. Mix land uses, including water dependent uses.
2. Use compact building design that enhances, preserves, and provides access to waterfront resources.
3. Provide a range of housing opportunities and choices to meet the needs of both seasonal and permanent residents.
4. Create walkable communities with visual and physical access to and along the waterfront for public use.

Waterfront and Coastal Elements 5-7 (Draft)

5. Foster distinctive, attractive communities with a strong sense of place **that capitalizes on the waterfront's heritage.**
6. Preserve open space, farmland, natural beauty, **and the critical environmental areas that characterize coastal and waterfront communities.**
7. Strengthen and direct development to existing communities **and encourage waterfront revitalization.**

Waterfront and Coastal Elements 8-10 (Draft)

8. Provide a variety of **land and water-based transportation choices**.
9. Make development decisions predictable, fair, and cost-effective **through consistent policies and coordinated permitting processes**.
10. Encourage community and stakeholder collaboration in development decisions, **ensuring that public interests in, and rights of access to, the waterfront and coastal waters are upheld**.







How do North Carolina Communities Manage Growth?



COASTAL COMMUNITY PLANNING AND DEVELOPMENT TRAINING

COURSE AT A GLANCE

UNIT 2: IDENTIFYING ALTERNATIVE GROWTH AND DEVELOPMENT PRINCIPLES

Content—The principles of alternative growth and development patterns will be discussed, as well as their applicability to coastal communities.

Activity—Identify alternative growth and development principles within *your own community*, choose the location or proposed location, and identify the combination of principles already in place.

UNIT 3: IDENTIFYING BENEFITS OF ALTERNATIVE GROWTH AND DEVELOPMENT

Content—The environmental, social, and economic benefits of alternative development patterns will be presented in this section.

Activity—Participants will understand important benchmarks by reading and discussing case studies of communities that have won the Environmental Protection Agency’s “Smart Growth” Awards. Participants will identify the principles implemented, benefits documented, and strategies used by award-winners to achieve their visions. Consider and discuss the applicability of a particular case to *your own community*.

UNIT 4: IDENTIFYING TOOLS AND RESOURCES TO AID PLANNING AND IMPLEMENTATION EFFORTS

Content—The purpose of this section is to provide a general overview of the types of tools and processes that are available to coastal communities to assist in implementing alternative development strategies. The tools will be organized and presented in terms of a six-step process for implementation.

Activity—Read and discuss actual case studies of communities effectively implementing alternative growth strategies. Learn the six-step implementation framework, types of tools, and where in the planning process each tool is appropriately used. Then consider the usefulness of these tools to *your own community* and their place in the process of implementation.

UNIT 5: ASSESSING LOCAL REGULATIONS

Activity—Use a coastal development “scorecard” to assess *your community’s* status along the continuum of alternative growth and development.

UNIT 6: STAKEHOLDER ANALYSIS

Activity—Participants will conduct a stakeholder analysis to identify the individuals or groups that must be involved in a collaborative smart growth planning process in their community.

UNIT 7: VISIONING EXERCISE

Activity—Use a base map of *your community* or project area and work with others to create an understanding of community values and a vision of the type and location of future growth and development.

UNIT 8: IDENTIFYING OPPORTUNITIES AND NEXT STEPS: BEGINNING A COMMUNITY ACTION PLAN

Activity—Engage in group discussion to identify the actions needed to allow alternative growth and generate appropriate strategies for achieving them.

WE LOOK FORWARD TO SEEING YOU THERE!

Questions from Yesterday?



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Training Overview

**Drivers of
Growth
Patterns**

**Impacts of
these Growth
Patterns**

**What are the
Alternatives?**

Section 5

Tool Overview

- *What are the tools?*
- *When are they applicable?*

The Fundamental Question



How and where will growth be accommodated?

Principles

1. Mix Land Uses
2. Compact Building Design
3. Range of Housing Choices
4. Walkable Neighborhoods
5. Distinctive and Attractive Places
6. Preserve Open Spaces and Farmland
7. Development in Existing Communities
8. Transportation Choices
9. Predictable and Fair Decision Making
10. Community and Stakeholder Participation

Roadmap to Influencing Growth in Your Community

- 1. Identify Existing Issues and Conditions**
- 2. Identify Key Players and Stakeholders**
- 3. Develop and Evaluate Alternatives**
- 4. Choose Preferred Alternative & Identify Implementation Methods**
- 5. Implement!**
- 6. Monitor and Evaluate**

Step 1: Identify Existing Issues and Conditions

- NEMO Community Resource Inventory
- Scorecards
- NOAA CSC Legislative Atlas



The screenshot shows the NEMO Community Resource Inventory Online website. The header features the NEMO logo (a compass rose) and the title "CRI Community Resource Inventory Online" with the subtitle "A mapping resource for Connecticut communities." Below the header are navigation buttons: "CRI Home", "Build Your CRI", "Use Your CRI", "Interactive Map", and "Enhance Your CRI". The main content area includes a "Welcome" section, a "Why a Resource Inventory?" section with a small map image, and a section for getting started. The left sidebar contains a "Back to Tools & Resources" link with a red arrow, and a list of links: "CRI Home", "Schedule a CRI Presentation", "Contact Us", "CLEAR Site", and "CT NEMO Site".

NEMO
Community Resource Inventory Online
A mapping resource for Connecticut communities.

[CRI Home](#) [Build Your CRI](#) [Use Your CRI](#) [Interactive Map](#) [Enhance Your CRI](#)

Welcome

Why a Resource Inventory?

This website supports the NEMO workshop [Conducting a Community Resource Inventory](#). In order to effectively plan for your community's future, you need to have a handle on the natural, cultural and economic resources your town possesses. The Community Resource Inventory (CRI) is quite literally the first step in the planning process.

This site will enable you to develop a CRI for your town using available statewide information. A CRI is a list or atlas of the natural and cultural resources in your community. Although the maps contained are appropriate for community-level planning, they are not suitable for site level assessment. However, having a good set of town-wide inventory maps will help you and your town make decisions on the range of challenges: from open space preservation to economic development.

To get started, choose your municipality at [Build Your CRI](#). Here you can page through a series of town maps showing important natural and cultural resources, and access this information in both document (PDF) and data (GIS) formats. While this Inventory should be considered a "bare bones" version that can be enhanced and improved by other sources of data, it nonetheless provides a foundation for sound, rational planning decisions.

[Back to Tools & Resources](#)

[CRI Home](#)

[Schedule a CRI Presentation](#)

[Contact Us](#)

[CLEAR Site](#)

[CT NEMO Site](#)

Roadmap to Influencing Growth in Your Community

1. Identify Existing Issues and Conditions

2. Identify Key Players and Stakeholders

3. Develop and Evaluate Alternatives

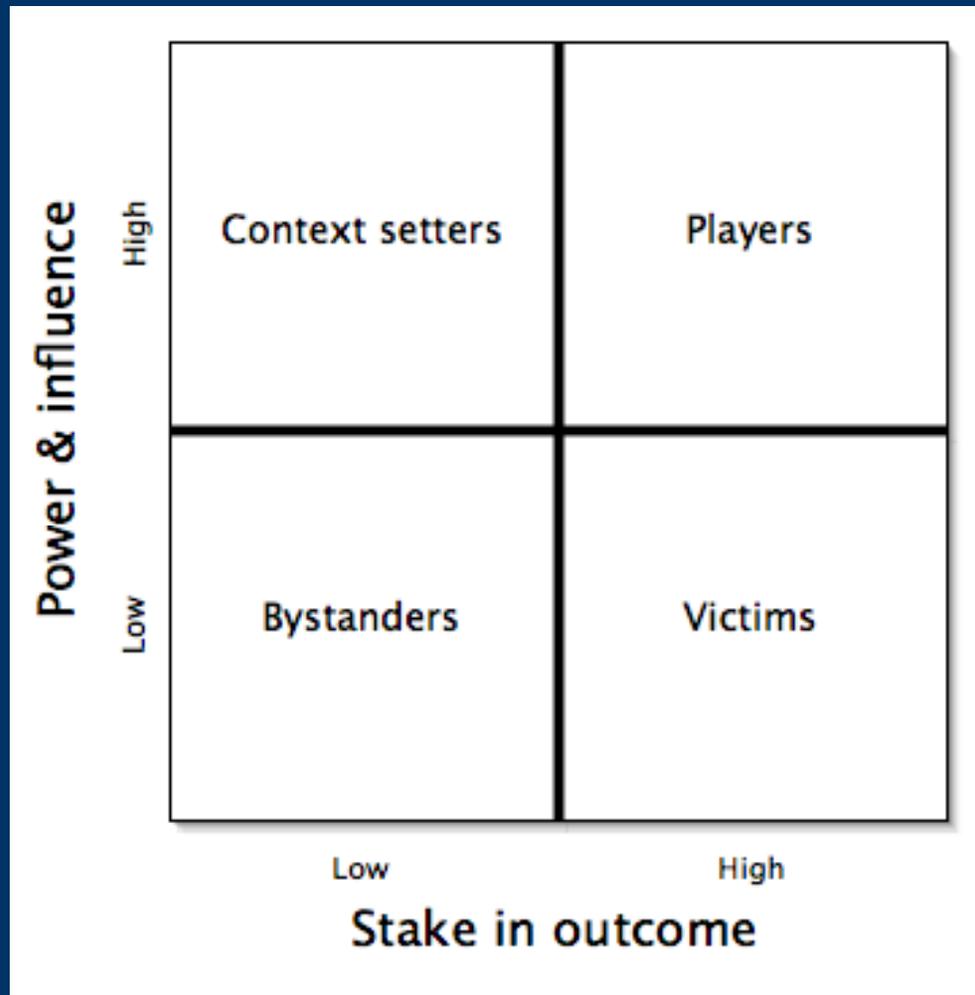
4. Choose Preferred Alternative & Identify Implementation Methods

5. Implement!

6. Monitor and Evaluate

Step 2: Identify Key Players and Stakeholders

- Stakeholder analysis
- Citizen surveys

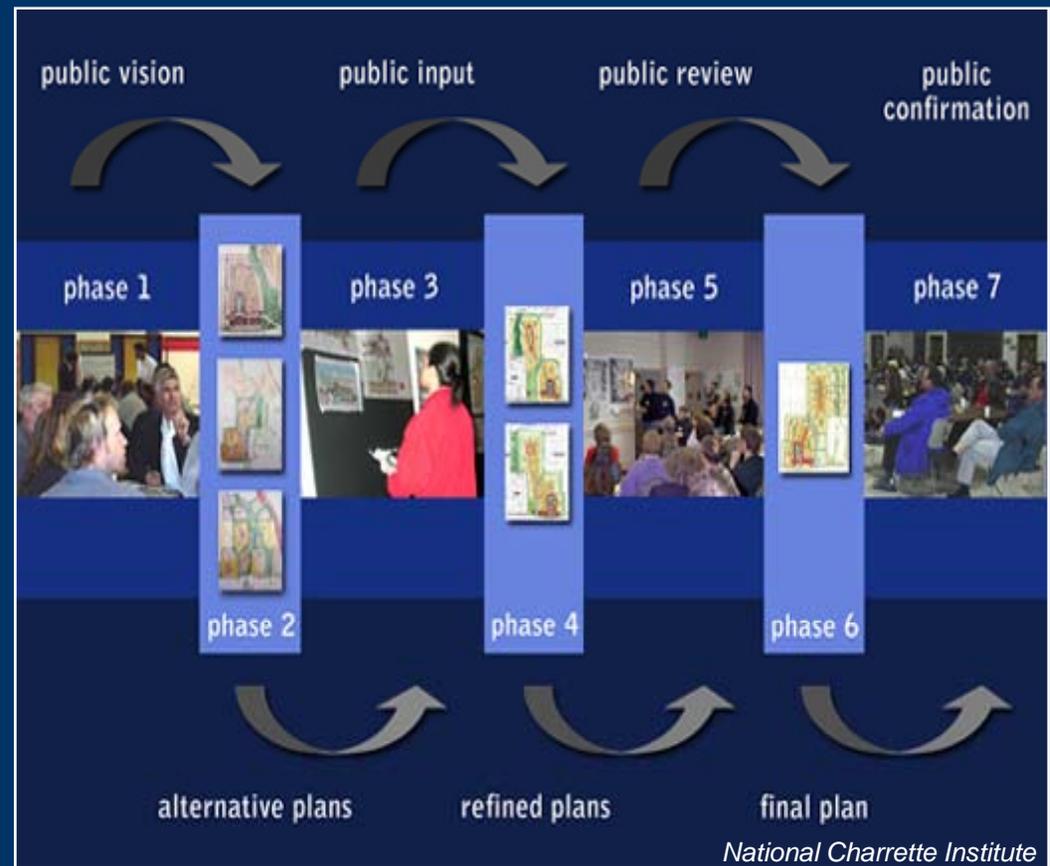


Roadmap to Influencing Growth in Your Community

- 1. Identify Existing Issues and Conditions**
- 2. Identify Key Players and Stakeholders**
- 3. Develop and Evaluate Alternatives**
- 4. Choose Preferred Alternative & Identify Implementation Methods**
- 5. Implement!**
- 6. Monitor and Evaluate**

Step 3: Develop and Evaluate Alternatives

- Charrettes
- Visualization Tools
- Community Image Survey



1000 Words



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1000 Words

Simulation



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1000 Words



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Lake Superior

Visualization

Why Visualization?

- Brainstorming or developing a concept
- Evaluating a design or management option
- Assessing visual impacts



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Visualization

What Are the Limitations?

- Predicting the future
- Determining environmental impacts

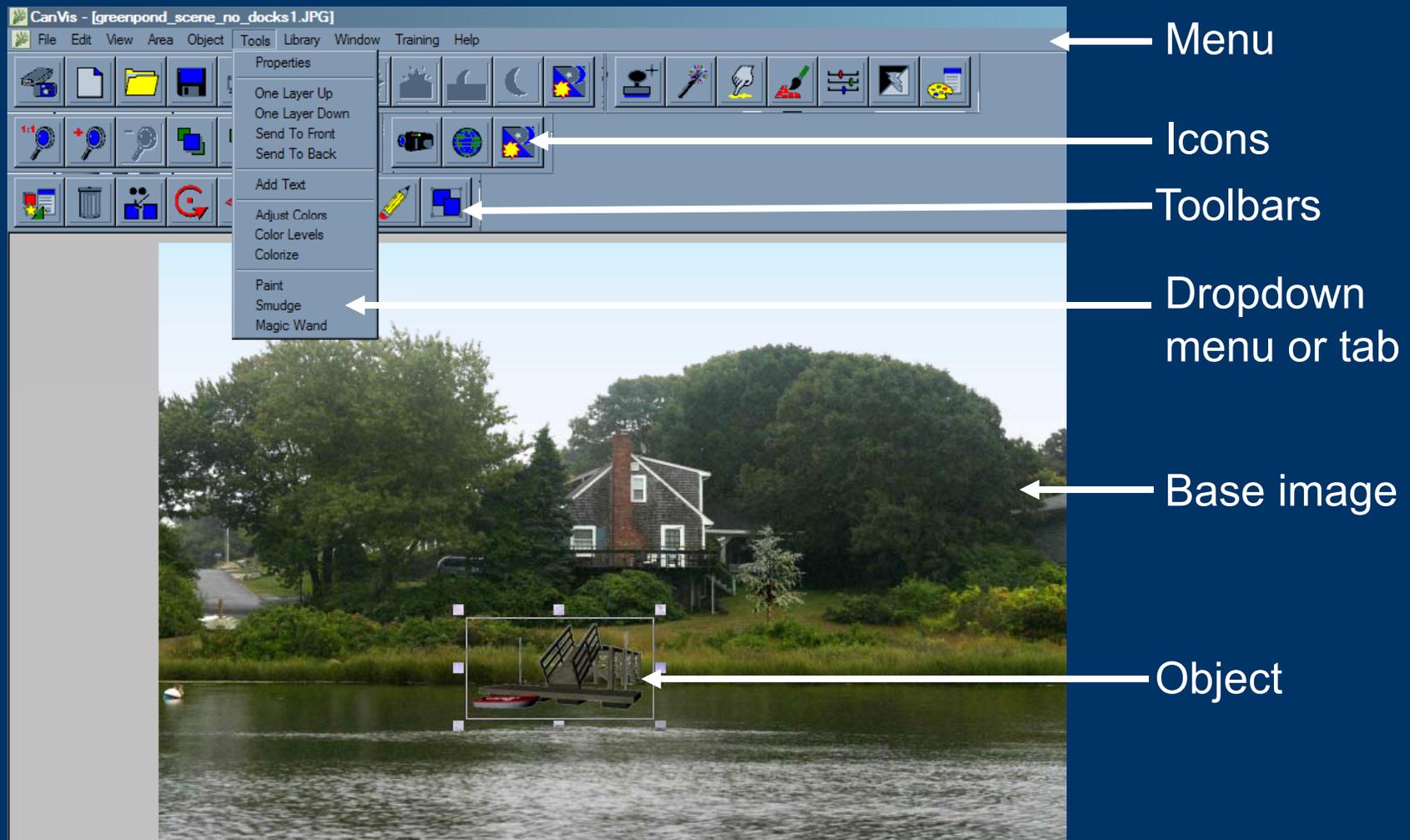


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The Base Image

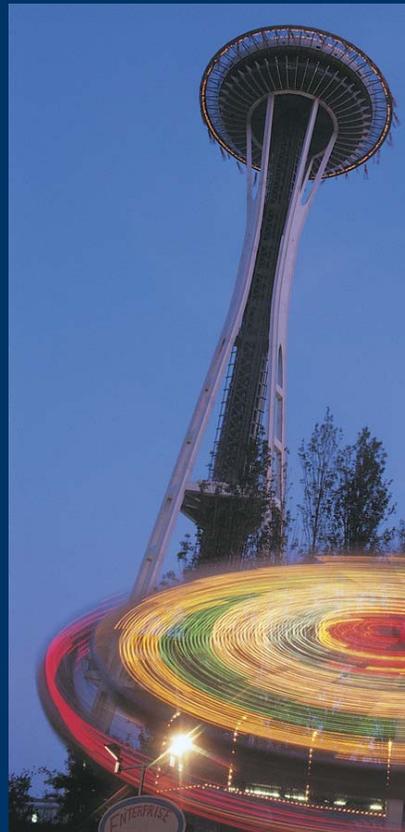
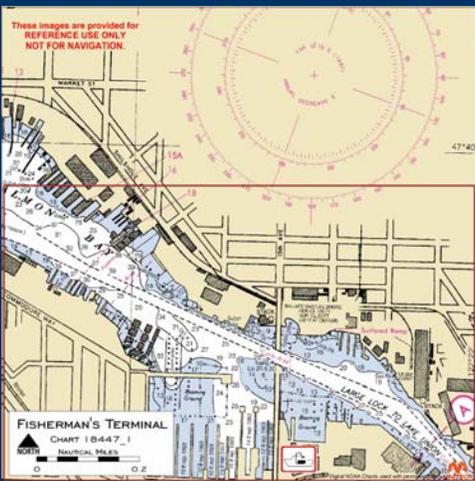


CanVis Software Interface



Seattle, Washington

- Shallow water dock extensions
- Waterfront seawall
- Building height



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2/2/2007 11:32 AM

Simulation









Simulation



Simulation

Training Overview

Drivers of
Growth
Patterns

Impacts of
these Growth
Patterns

What are the
Alternatives?

Section 5

Tools and
Processes



Activities

- **Scorecard**
- Stakeholder Analysis
- Visioning Activity
- Applying Concepts

Scorecard Activity

- What is a scorecard?

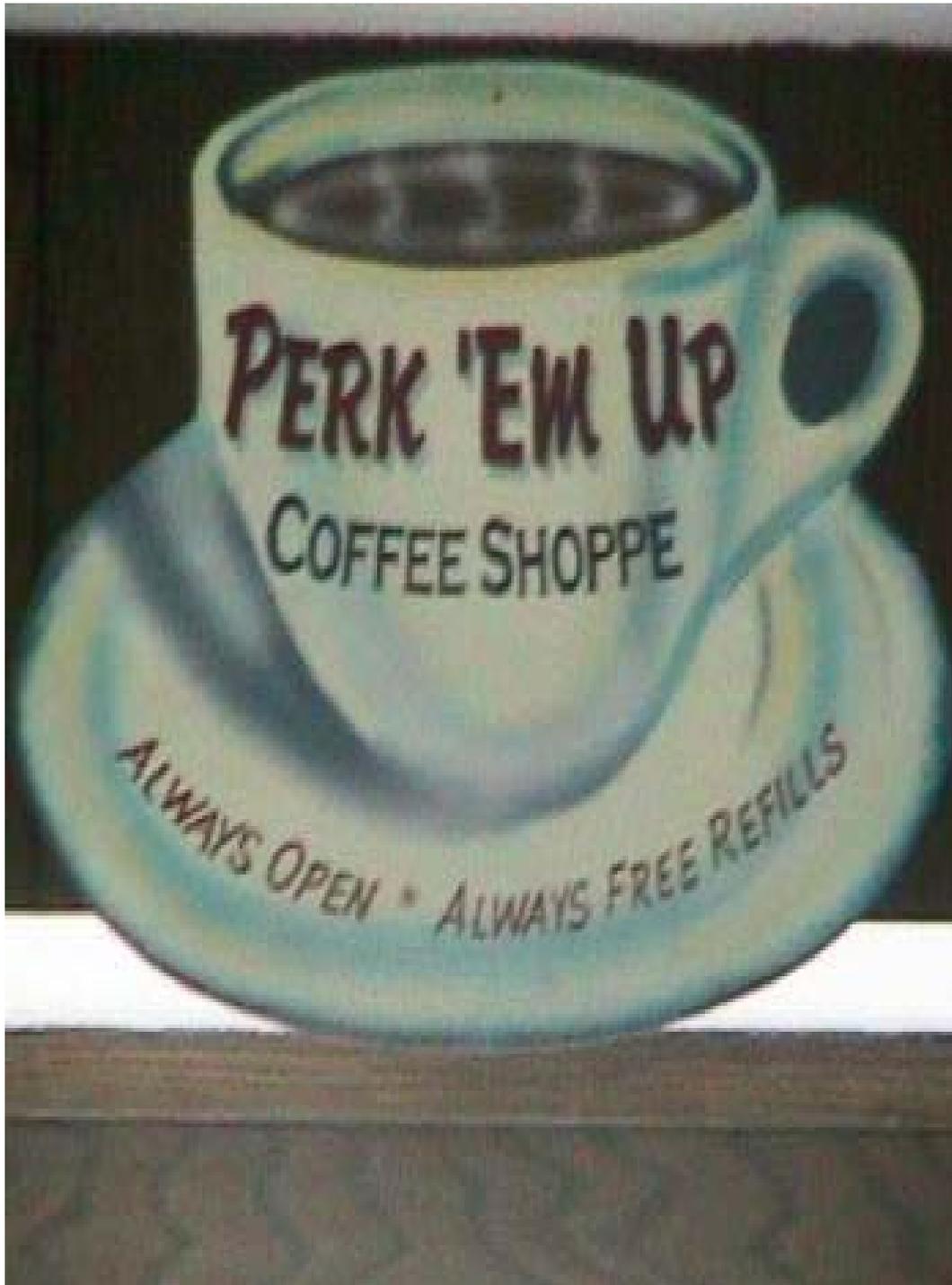
Evaluate:

- How your community's zoning regulations and comprehensive plan help implement or hinder your smart growth vision
- The extent of your community's "walkability" and "bikeability"
- How your region's development processes affect water quality

Scorecard Activity

- Use your own perception to answer questions

Measurement	Answer
Comprehensive Plan is current; it is thoroughly examined, revised, and amended at least every 6 years	Yes No
Community has a designated center (a defined area intended to accommodate growth)	Yes No
Community actively engages the public in its planning activities	Yes No



Let's Take
a Break!



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Roadmap to Influencing Growth in Your Community

1. Identify Existing Issues and Conditions
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5. Implement!
6. Monitor and Evaluate

Step 4: Choose Preferred Alternative & Identify Implementation Methods

- Preferred Alternative ✓
- Implementation Tools for Your Chosen Alternative
 - Flexible Tools
 - Incentives
 - Innovative Development Standards
 - Innovative Infrastructure Standards
 - Conservation
 - Environmental Regulation
 - Regulate Location of Development According to Proximity of Existing Infrastructure

Implementation Tools

1. Flexible Tools – Provide Choices!

- **Planned Unit Developments**
- **Cluster Subdivisions**
- **Flexible Zoning**

Implementation Tools

1. Flexible Tools

2. Incentives

- **Density Bonus**
- **Fast-track permitting**
- **Transfer of development rights**

Implementation Tools

1. Flexibility
2. Incentives
3. Innovative Development Standards

- **Minimum Density Requirements**
- **Shared Parking/Maximum Parking Requirements**
- **Smaller Setback Requirements**

Implementation Tools

1. Flexibility
2. Incentives
3. Innovative Development Standards
4. Innovative Infrastructure Standards

- **Smaller Street Widths (18'-26' vs. 30')**
- **Required Bicycle Lanes**
- **Maximum Block Lengths**
- **Link Development with Infrastructure Capacity**

Implementation Tools

“Green Infrastructure is the Nation’s natural life support system – a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for America’s communities and people”

Green Infrastructure Network

Implementation Tools

6. Environmental Regulation

- **Overlay Zones for Sensitive Areas (floodplains, steep slopes, wellhead protection)**
- **Determine Development Capacity Based on Environmental Resources**

Implementation Tools

6. Environmental Regulation
7. Regulate Location of Development According to Proximity of Existing Infrastructure

- **Ordinance Requires New Development in Proximity to Existing**
- **Adequate Public Facilities Ordinance**
- **Designated Growth Areas or Growth Boundaries**

Roadmap to Influencing Growth in Your Community

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Step 5: Implement!

- Smart Growth Implementation Assistance
- NOAA CSC funding web site
- Smart Growth Funder's Network



EPA – Smart Growth Implementation Assistance

- Communities, regions, and state governments that want assistance with either policy analysis or public participatory processes.

www.epa.gov/dced/sgia.htm

Examples of project ideas include, but are not limited to:

- crafting policies that allow or encourage specific smart growth techniques (e.g., transit-oriented development, infill, etc.);
- reviewing state department of transportation investments to support smart growth;
- using smart growth to reach economic development goals;

Examples of project ideas (continued)

- analyzing plans, guidelines, criteria or procedures for school investments;
- retrofitting a commercial corridor;
- coordinating communities' smart growth design with active aging programs;
- conducting a site design workshop for redevelopment;
- analyzing a pending update to zoning codes

Recently Selected EPA Smart Growth Assistance Project

City of Rockport Texas (Aransas County)

- Critically review existing subdivision and zoning ordinances for modifications to be supportive of Smart Growth principles.
- Provide review and recommendations of existing neighborhoods that are candidates for Smart Growth redevelopment, and identify future neighborhoods for development.

Recently Selected EPA Smart Growth Assistance Project

City of Rockport Texas (Aransas County)

- Creation of form-based development codes
- Identifying areas to accommodate the growth expected in the next decade, with the primary purpose of protecting the existing environment and natural resources.

Roadmap to Influencing Growth in Your Community

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 - 6. Monitor and Evaluate**
- 

Step 6: Monitor and Evaluate

- Measures of Success
- Performance Measures
 - Categories such as: traffic congestion, water quality, fiscal performance
- Stated timelines for review



Smart Growth / Smart Energy



Toolkit



HOW TO USE THIS TOOLKIT

INTRODUCTION

STATE POLICIES AND INITIATIVES



Modules

Case Studies

Slideshows

Model Bylaws

Links

Glossary

Acknowledgements

The Executive Office of Energy and Environmental Affairs (EEA) is pleased to provide this Smart Growth/Smart Energy Toolkit on behalf of the Commonwealth of Massachusetts. This Toolkit provides easy access to information on planning, zoning, subdivision, site design, and building construction techniques that can make smart growth and smart energy a reality in your community. The materials are designed to increase understanding of smart growth/smart energy tools and policies, as well as how to customize and apply the techniques to suit local circumstances. The Commonwealth encourages communities to adopt and implement these smart growth/smart energy measures in order to realize the many environmental, fiscal, and social benefits of smarter energy and smarter land use.



[Click here to access Governor Patrick's Clean Energy & Smart Growth-Smart Energy webpage!](#)

Integration of Smart Growth / Smart Energy into Comprehensive Planning



Planning - the importance of context to successful implementation of smart growth/smart energy techniques

Successful implementation of these measures will require planning. Adoption of any of the techniques included here will require customization, and communities should not simply



Modules

Case Studies

Slideshows

Model Bylaws

Links

Glossary



Interactive Case Study Map

Case Studies*

[Accessory Dwelling Units \(ADU\)](#)

[Agricultural Preservation](#)

[Business Improvement Districts \(BID\)](#)

[District Improvement Financing \(DIF\)](#)

[Environmental Justice \(EJ\)](#)

[Form Based Codes \(FBC\)](#)

[Inclusionary Zoning](#)

[Low Impact Development \(LID\)](#)

[Mill Revitalization District \(MRD\)](#)

[Open Space Residential Design \(OSRD\)](#)

[Outreach and Education](#)

[Smart Parking](#)

[Traditional Neighborhood Development \(TND\)](#)

[Transfer of Development Rights \(TDR\)](#)

[Transit Oriented Development \(TOD\)](#)

*The case studies provided in this toolkit illustrate key concepts for individual smart growth / smart energy modules. Where possible, three distinct types of case studies were identified: a rural, a suburban, and an urban setting. For a few of the modules, this distinction was not applicable and the three case studies were chosen based on their ability to illustrate key concepts. To the extent possible, Massachusetts case studies were utilized. The interactive case study map, accessible at the home page, gives the user a geographic reference point for each case study.

Training Overview

Drivers of
Growth
Patterns

Impacts of
these Growth
Patterns

What are the
Alternatives?

Section 5

Tools and
Processes



Activities

- Scorecard
- **Stakeholder Analysis**
- Visioning Activity
- Applying Concepts

Roadmap to Influencing Growth in Your Community

1. Identify Existing Issues and Conditions

2. Identify Key Players and Stakeholders

3. Develop and Evaluate Alternatives

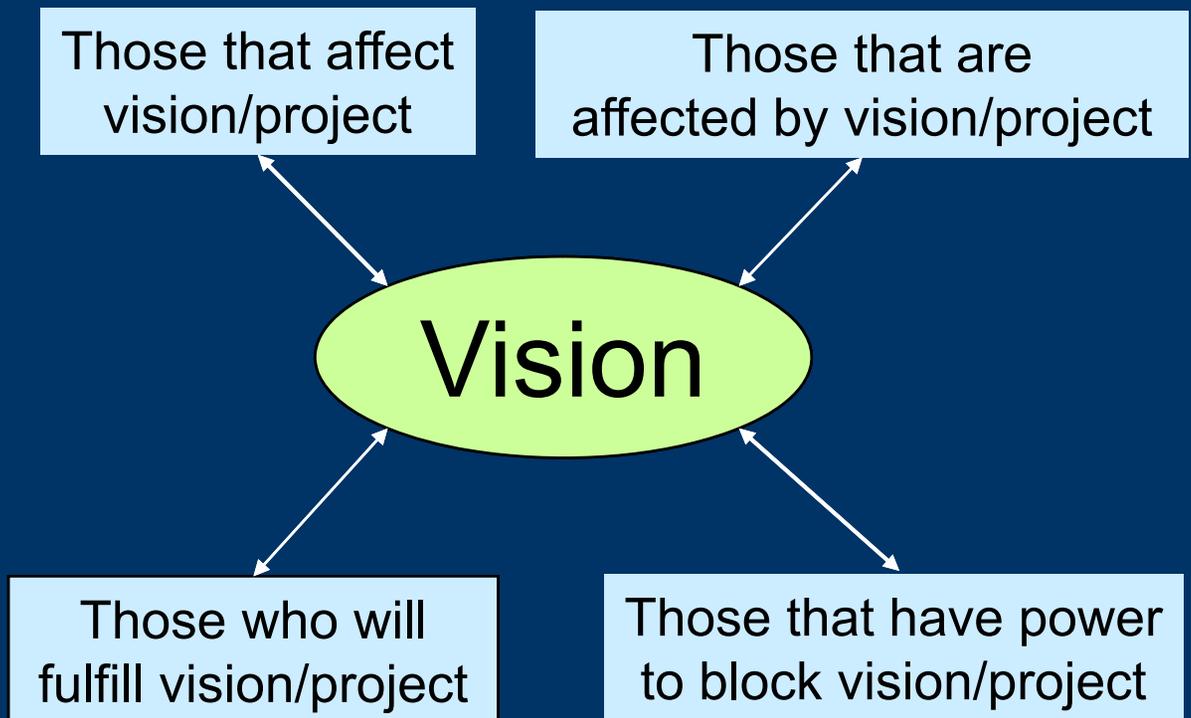
4. Choose Preferred Alternative & Identify Implementation Methods

5. Implement!

6. Monitor and Evaluate

Stakeholder Analysis Activity

- Goal is to identify the people that must be involved in the process
- What is the “win” for them?



Training Overview

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Processes



Activities

- Scorecard
- Stakeholder Analysis
- **Visioning Activity**
- Applying Concepts

Lunchtime!

Timer



Roadmap to Influencing Growth in Your Community

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- 6. Monitor and Evaluate**

Visioning Exercise

- Group Vision
 - Given your *group values* tell us what your perfect community would look like!
 - What does your *ideal* community look and feel like in 20 years?



Wrap-Up

**Drivers of Growth
Patterns**

**Impacts of these
Growth Patterns**

**What are the
Alternatives?**



**Applying Concepts
to Your
Community**

Wayne Kulas

Tools and Processes



Thank-you!

For more information please visit
our websites:

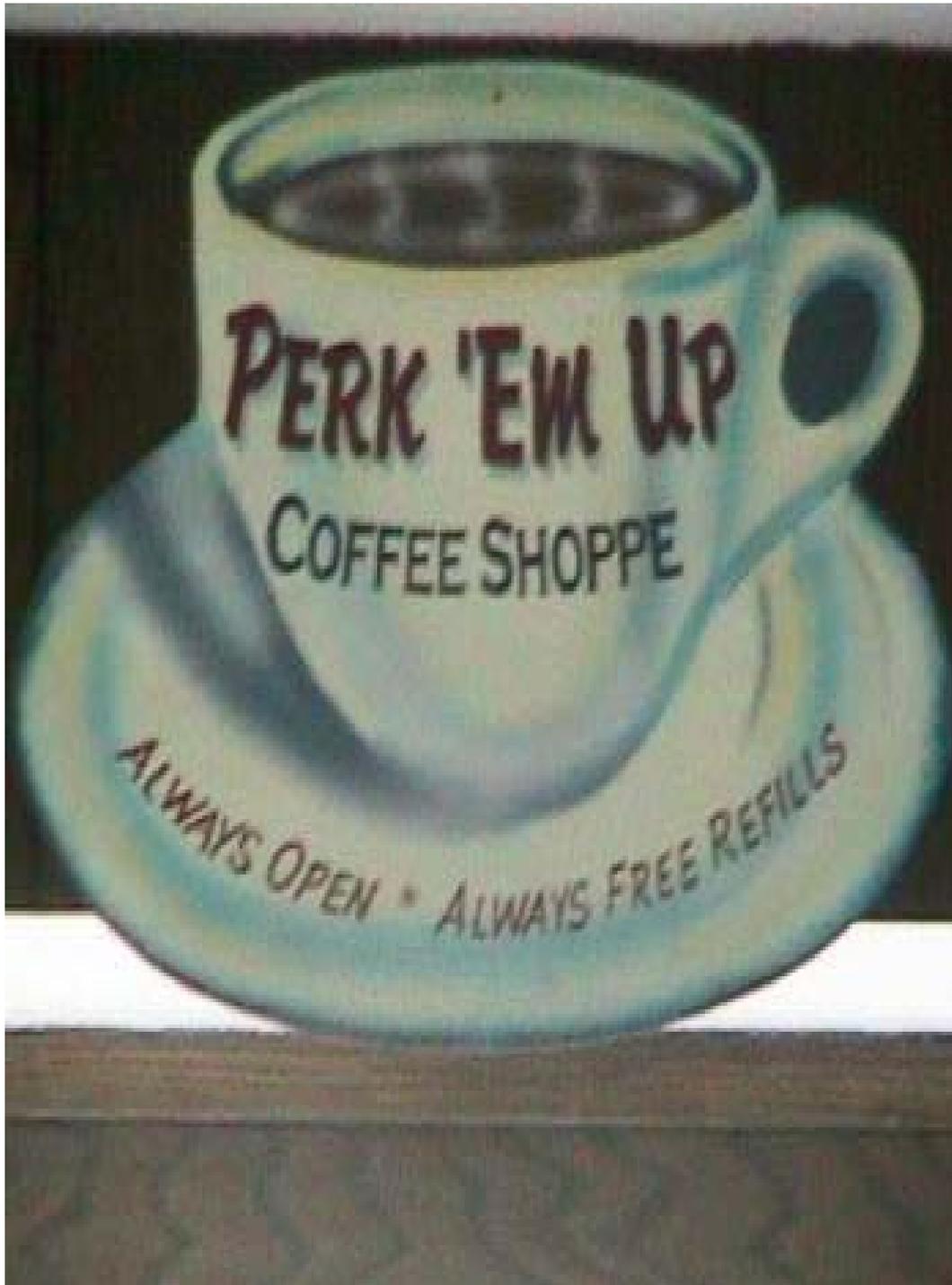
<http://www.epa.gov/smartgrowth/>

<http://www.csc.noaa.gov>



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Let's Take
a Break!



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Take Home Message

- You can choose how and where your community will grow – take control of the process!
- Identify how your community goals align with smart growth principles
- Identify the people in the community that can keep the process moving!
- A good plan means nothing if it's not implemented!







TEXAS COASTAL WATERSHED PROGRAM

Education and outreach to local governments and citizens about the impacts of land use on watershed health and water quality

LAND USE | STORMWATER MGMT. | WATERSHEDS | WATERSMART LANDSCAPES | WETLAND RESTORATION & ED. | WASTE MGMT.

CONTENT

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Texas NEMO Home Page

Water Quality and Land Use--The Inescapable Connection

Land use changes water quality. And usually it is for the worst. Imperviousness is perhaps the most powerful measure of our impact on the land. Water quality degrades in direct proportion to the amount of land we pave over or otherwise develop. Poorly planned urban development results in an excess of impervious surfaces, where runoff water quality has little chance to be filtered. Decreasing imperviousness is one of the most important things we can do to maintain and improve water quality associated with urban runoff.

The Water Quality/Land Use Toolbox



Land Preservation

Large areas of undeveloped land are the most important investment we can make for future water quality. No amount of water quality improvement practices can equal the water quality benefits of a healthy coastal prairie or a thriving flatwoods, for example. Here you can find tools on how to identify land that should be preserved and the means to get the land out of harms way.



Low Impact Development

When we do have to develop land, we can do so in a way that minimizes our impact. Low Impact Development or LID is a design principle that strives to maximize the amount of pervious surfaces and to imitate nature wherever possible. LID might include something as simple as a rain garden (as at left), a compost filter berm, or a constructed wetland. Here you can find an extensive listing of LID best mangement practices (BMPs).



Smart Growth

The very best BMP is Better and More Planning! Sprawling development is the biggest threat to water quality. Fortunately for us, urban patterns that enable more land preservation are also better places to live. Some of the newest smart growth might look like some of our oldest cities, such as Charleston, at left. Find here a full suite of resources on urban patterns that improve both quality of life and water quality!

How To Talk About Growth and Development in Your Community

- Difficult in communities where the conventional planning processes are entrenched
- Development decisions can be contentious
- Fear of the unknown or “new” type of development



How To Talk About Growth and Development in Your Community

Evoked Values

Establish Context

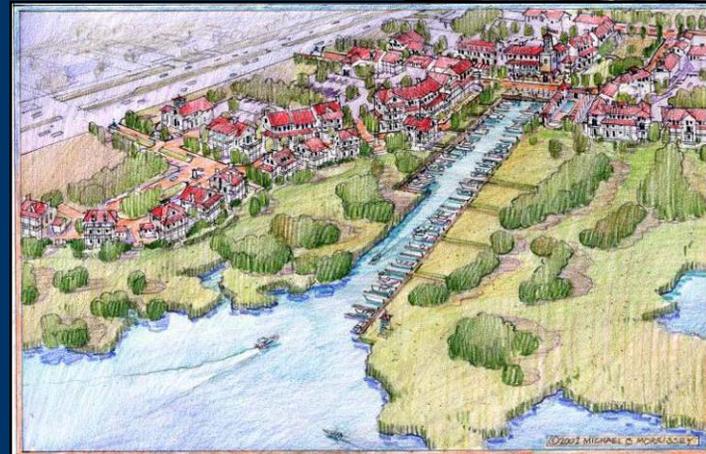
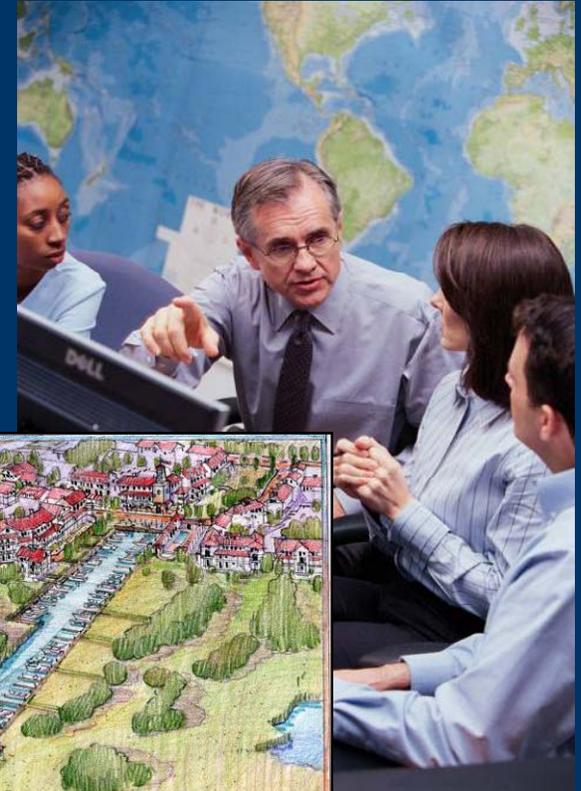
Define Issue

- Evoke **values**:
 - What are your common values?
 - Fairness, choice, conservation?
- Establish the **context** for the values:
 - Local progress, growth and development
- Define the **issue**:
 - *How and where* should we grow?



How To Talk About Growth and Development in Your Community

- Local and specific terms
- Show detailed visuals
- Present options and choices
- Promote values



Capstone Activity

- Choose the stakeholder group to whom you will make a brief presentation
- Use the worksheet and the manual to help you identify ways to present the results of your visioning activity
- Report out:
 - Stakeholder
 - Your vision for the community
 - Prioritized list of benefits you would present to this stakeholder group



The Fundamentals of Implementation (aka 'lessons learned')

- Never underscore the value of a champion
- Strong elected leadership – they have to be on board!
- Involvement of all stakeholders
- Good communication
- Commitment and resources to follow through with implementation



Training Overview



**Drivers of
Growth
Patterns**

**Impacts of
these Growth
Patterns**

**What are the
Alternatives?**

**Tools and
Processes**

Action Plan

- Identify Next Steps
- Identify Resources
- Identify Individual and Group Efforts

But What Do I Do Next?

- Identify elected leadership that will stand behind it
- Identify the opinion leader and person willing to keep the process moving in the community
- Identify the low-hanging fruit – a win – that will keep people interested and encouraged to stay involved



But what do I do next?

- Institute incentives to encourage smart growth, instead of just requiring it
- Institute other market-based approaches (impact fees, transfer development rights) into land use processes
- Add flexibility to your codes and ordinances
 - (mixed-use, traditional neighborhood design, conservation design)
 - Cottage housing ordinance
 - Affordable housing trust fund
 - Density bonus
 - Accessory dwelling units
 - Green streets
 - Time share cars
 - Public/private partnerships
 - Employer-assisted housing
 - Organize “Community Walks” to identify existing issues/possible solutions
 - Conservation design



What Next?

- Right now there is considerable flexibility in the federal and state guidelines for coastal zone management funding. Local and state coastal programs can reallocate some of their existing resources to better engage on growth issues in their communities.
- For example, coastal zone programs could look at a community's land development regulations, or the rules that govern development, to determine how redevelopment of already degraded areas, such as a abandoned parking lot, is treated. Are there incentives or disincentives for the developer to redevelop this property? Incentives can take the form of different stormwater requirements, density bonuses, local support for infrastructure, or streamlined permitting. The more a community can create incentives to direct the coming growth to areas that are already degraded, such as vacant properties, abandoned parking lots, or underutilized buildings or shopping centers, the more coastal resources will be protected as the net environmental impact from growth is reduced or maybe even eliminated. A coastal zone program could also work with a community to look at street and road design guidelines and parking requirements. Streets, roads, and parking can create large swathes of impervious cover, which can create significant runoff that can degrade our beaches and shorelines. Many communities have found that one successful strategy for reducing hard surfaces is to assess street and road design guidelines and parking lot design. Coastal zone managers could work with communities to revise parking requirements to encourage more shared parking between complimentary uses. Reducing parking supply could reduce total impervious cover in a community.

COMMUNITY GOALS SCORECARD

About This Scorecard

Why Should You Use the Scorecard?

This scorecard is as much a conceptual model as it is a practical tool. Scores do not matter - it should only be used as a way to gauge what your community is currently doing well, and identify the areas where improvements can be made. This process should be viewed as a way to help communities evaluate how existing policies and regulations facilitate developing in a way that supports their economic, environmental and community goals. As a result, some of the questions in this survey may require a look at local planning documents and/or the zoning ordinance; others can be answered by observation. It may also be necessary to speak directly with your local planning and zoning office.

When Should You Use the Scorecard?

This scorecard can be used at the beginning stages of a planning process to help assess how well existing regulations help to implement the community's goals. Once this baseline assessment is completed, you should be able to identify priority areas where changes can be made.

Who Should Use the Scorecard?

- Planners
- Elected/Appointed Officials
- Citizens
- Anyone involved or interested in development decisions in the community

General Smart Growth Principles:

1. **Mix Land Uses**
2. **Take Advantage of Compact Building Design**
3. **Create a Range of Housing Opportunities and Choices**
4. **Create Walkable Communities**
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 Toward Existing Communities**
8. **Provide a Variety of Transportation Choices**
9. **Make Development Decisions, Predictable, Fair, and Cost Effective**
10. **Encourage Community and Stakeholder Collaboration in Development Decisions**

Directions:

The scorecard is broken up into ten sections, one for each of the 10 principles above plus a section to establish a general planning profile of the community. Read through the sections and circle the best answer for each measurement listed. The measurements are weighted differently so that the maximum score for each measurement reflects its importance to a community's goals. Keep in mind that you may choose to weigh the measurements differently depending on their importance to your community. To calculate the score, multiply the points for a given answer by the measurement's weight and enter it into the score column. Add up the scores for each measurement and write that number (subtotal) in the space provided. Compare each section's number to the scoring ranges shown at the bottom of the section: Looking Good, In Transition, or Needs Attention.

How do you Use the Scores?

The final number does not matter; the score should simply be used as a gauge to determine those areas where your community is doing well in terms of implementing alternative development patterns, and areas where improvements can be made. In terms of the range of scores, consider the following ideas:

“Looking Good”: if your score falls within this range, it shows that your community has already taken steps towards changing policies/regulations that foster conventional development. Even though improvements can still be made within this category, it might be useful to concentrate on other areas.

“In Transition”: if your score falls within this range, it seems like your community is moving in a positive direction, although improvements can still be made. Identify the “effortless opportunities” that can keep the momentum towards change – what changes can be made with the fewest resources that can keep your community moving in this direction?

“Needs Your Attention”: if your score falls within this range for certain sections, this identifies key areas where your community can make positive changes. First, carefully examine the results of the score to determine the specific areas that need improvements. Second, go through a process to identify the next steps that can be successfully taken towards moving your community towards managing growth in sustainable ways.

I. Community Planning Profile; Encourage Collaboration in Planning Process:

A snapshot of your community’s land use plans and development processes. This helps to get a sense of municipal commitment to land use planning in general, as well as municipal sophistication about land-use issues.

Measurement	Answer	Points	Weight	Score
Comprehensive Plan is current; it is thoroughly examined, revised, and amended at least every 6 years.	Yes No	1 0	X 2	
Community has a designated center (a defined area intended to accommodate growth).	Yes No	1 0	X 1	
Community actively engages the public in its planning activities.	Yes No	1 0	X 2	

Section I Score

Looking Good 5
 In Transition 3-4
 Needs Your Attention! 0-2

Subtotal	
----------	--

II. Mix of Uses:

Creates a vibrant community where places to work, shop, live and play are integrated. This includes provision for maintaining working waterfronts within coastal communities.

Measurement	Answer	Points	Weight	Score
Most daily shopping and service needs can be met in a central location or business district, without the use of a car to get between shops and services.	All needs met	2	x 2	
	Some needs met	1		
	No needs met	0		
Zoning code allows and encourages mixed-use development (commercial and residential uses in the same building and/or district), especially in a Community center.	Required	3	x 2	
	Encouraged	2		
	Allowed	1		
	Not mentioned	0		
Local parking regulations support smart growth by allowing shared parking, credit for parking provided off-site, reduced parking requirements for mixed-use development and credit for on-street parking.	Yes	1	x 1	
	No	0		
Community has a Special Improvement District or economic development plan to attract new businesses and housing options to a city center.	Yes	1	x 1	
	No	0		
Community has provisions to protect working waterfronts and traditional vocations, such as tax incentives for water dependent uses, "Right to Fish" ordinance to establish prior rights, etc.	Yes	1	x 1	
	No	0		

Section II Score

Looking Good 10-13

In Transition 5-9

Needs Your Attention! 0-4

Subtotal

III. Compact Building Design:

Build with smaller footprint on the land in order to preserve critical natural areas.

Measurement	Answer	Points	Weight	Score
Zoning regulations have minimum density requirements where applicable.	Yes	1	x1	
	No	0		
Zoning regulations allow (and encourage) clustering development in order to preserve natural areas and open space.	Yes	1	x 2	
	No	0		
Zoning regulations do not contain minimum parking standards, or they allow shared parking.	Yes	1	x 1	
	No	0		
Regulations allow smaller street widths, depending on the character of the area, traffic volume, and speed of traffic.	Yes	1	x2	
	No	0		

Section III Score

Looking Good 5-6

In Transition 3-4

Needs Your Attention! 0-2

Subtotal

IV. Range of Housing Options:

This principle offers a range of housing types and sizes. It also strives to increase the choices available to households of all income levels, which is especially important in coastal communities in order to support the local workforce.

Measurement	Answer	Points	Weight	Score
Zoning allows for a mix of housing types (not separated into single-use districts), including single-family homes, affordable housing, multi-family housing, apartments, and senior homes.	A good mix Limited mix No mix	2 1 0	X 1	
Community encourages affordable housing as a fixed percent (at least 10%) of new development.	Required Encouraged Not Mentioned	2 1 0	X 1	
Community has an affordable housing strategy that includes inclusionary zoning, new construction and rehabilitation programs for low- and moderate-income households. (<i>Inclusionary Zoning refers to the allowance of lot sizes [usually greater than 8 dwelling units/acre] that make the provision of affordable units by private developers feasible.</i>)	Yes No	1 0	X 2	
Affordable housing opportunities are distributed throughout the community, integrated into market-rate communities.	Yes No	1 0	X 1	
Community has planned for future housing needs (amount and types of housing such as seasonal housing or “age in place”) and has outlined specific methods for meeting those needs.	Yes No	1 0	X2	

Section IV Score

Looking Good 8-9
 In Transition 4-7
 Needs Your Attention! 0-3

Subtotal	
----------	--

V. Walkable, Safe, Designed for Personal Interaction, and Provides Public Access to Water:

Designed for the human, rather than for the automobile. Helps to reduce traffic and create places with increased potential for social interaction, walking and sense of community. Also protects public access to water.

Measurement	Answer	Points	Weight	Score
Community has a good network of sidewalks and safe pedestrian/bike paths, interconnecting the town.	Yes No	1 0	X 3	
Zoning requires buildings to be close enough to each other to encourage walking and pedestrian activity (<i>Average residential density greater than 8 dwelling units per acre; commercial floor area ratio (FAR) exceeding 1.0</i>).	Yes No	1 0	X 3	
Community is designed with the pedestrian in mind; curb cuts favoring vehicular access are minimized, parking lots in the front of buildings are avoided and there are many crosswalks.	Yes No	1 0	X 2	
The majority of parking for commercial, retail, and civic uses is required to be located to the rear of buildings.	Yes No	1 0	X1	
Community has taken steps to protect and preserve public access to water (through easements, access inventory, viewshed ordinance, etc.)	Yes No	1 0	X1	

Section V Score

Looking Good 9-10
 In Transition 5-8
 Needs Your Attention! 0-4

Subtotal	
----------	--

VI. Foster Distinctive, Attractive Communities, with a Strong Sense of Place:

Growth is in keeping with the local architecture, especially if in historically significant area. This principle helps to enhance the overall quality and values of the community. It also protects and enhances the community’s character and desirability as a place to live, work, shop and recreate.

Measurement	Answer	Points	Weight	Score
Zoning has specific design guidelines, including graphic images, to ensure new development is in keeping with coastal community character, especially in historic districts.	Yes No	1 0	X 3	
Community has a historic district and/or historic preservation commission to protect important structures.	Both Commission None	2 1 0	X 2	
Community has pedestrian-friendly amenities such as benches, lighting, street trees and trash cans, as well as windows at street level.	Yes No	1 0	X 1	
Community has clean, well-lit community spaces such as public plazas, squares, parks, etc.	Yes No	1 0	X 1	

Section VI Score

Looking Good 8-9
 In Transition 4-7
 Needs Your Attention! 0-3

Subtotal

VII. Protects Open Space, Farmland, and Critical Environmental Areas:

Benefits the general public as it spares watersheds, protects water quality, scenic vistas, and agricultural areas needed for drinking water, farm, and tourism revenues and strong quality of life.

Measurement	Answer	Points	Weight	Score
Community has plans to ensure future access to parks, open space, and coastal resources.	Yes No	1 0	X 2	
Community has regulations that steer development away from unsuitable land, including (if applicable) steep slopes greater than 20%, floodplains, stream corridors, aquifers and aquifer recharge areas (protect water quality).	Yes No	1 0	X 2	
Community has adopted an open space plan to strategically identify and preserve open lands, including public parks and recreation areas, farms, natural habitats and forests.	Yes No	1 0	X 2	
Community has an active Environmental Commission.	Yes No	1 0	X 1	
Community has tools available to protect farmland, open space, and riparian buffers (Transfer of development rights, cluster zoning, tax abatements, dedicated funds to purchase).	Yes No	1 0	X3	

Section VII Score

Looking Good 8-10
 In Transition 4-7
 Needs Your Attention! 0-3

Subtotal

VIII. Near Existing Development and Infrastructure:

Makes the most of limited public resources and builds on public investments already made by encouraging new development where infrastructure and services already exist. Creates opportunity for infill or redevelopment of under-utilized, abandoned and brownfield sites.

Measurement	Answer	Points	Weight	Score
Community has identified service areas for public water and sewer adjacent only to existing Community center(s). No new development is allowed outside service area.	Yes No	1 0	x 2	
New development is occurring within 1/2 mile (walking distance) of existing development in a community center (Community centers are compact, walkable places intended to accommodate growth and include a variety of community services, employment, and shopping, housing and public spaces).	Yes No	1 0	x 4	
Public facilities (schools, libraries, etc.) are located centrally, within walking distance for most users.	Yes No	1 0	x 4	
Community has looked into the capacity of its infrastructure and environment to accept new growth (carrying capacity analysis, build-out analysis).	Yes No	1 0	X2	
Community has redeveloped, or has plans to redevelop vacant, under-utilized, and/or brownfield properties.	Yes No	1 0	x 2	
Community has assistance available to redevelop brownfields (financial, pre-permitting, etc.).	Yes No	1 0	x 2	
Community's comprehensive plan has specific language that describes a desired pattern of development.	Compact Center w/ lower density as you move outward Plan is not specific on desired pattern of development, or no comp plan	1 0	X2	
Zoning encourages business development – especially those that meet businesses' and residents' daily needs – in the town center by offering regulatory incentives such as reduced parking, setbacks, and/or by offering public-financed improvements such as street and sidewalk repairs, street trees, etc.	Yes No	1 0	x2	

Section VIII Score

- Looking Good 15-20
- In Transition 7-14
- Needs Your Attention! 0-6

Subtotal	
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IX. Encourage Multiple Transportation Choices:

Maximizes use of existing transit service (if it exists) and encourages other transportation options in order to decrease dependency on the automobile, thereby reducing traffic and encouraging walkability.

Measurement	Answer	Points	Weight	Score
Community encourages multiple modes of transportation, as evidenced by on-street parking, bike lanes, sidewalks and frequent crosswalks in the community.	Yes No	1 0	X3	
Community has convenient access to public transit (bus, rail).	Yes No	1 0	X2	
Community has a recent circulation plan element as part of its Comprehensive Plan.	Yes No	1 0	X 2	
Zoning encourages more compact, higher-density development within 1/2 mile of transit stops (bus, train, shuttle, etc.).	Yes No	1 0	X 2	
Streets within the community are interconnected, in a clear pattern for getting around, with few cul-de-sacs or dead end streets that encumber traffic flow.	Yes No	1 0	X 3	
Circulation plan with multiple transportation options must be considered in all new development proposals, and implemented when applicable.	Yes No	1 0	X2	
Community encourages and preserves waterborne transportation options (Provide access and/or tax incentives for shore to shore ferry, tour boat).	Yes No	1 0	X1	

Section IX Score

- Looking Good 13-15
- In Transition 5-12
- Needs Your Attention! 0-4

Subtotal	
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X. Make Development Decisions Predictable, Fair, and Cost Effective:

This principle allows developers to know the process and resources required ahead of time to propose a development project. It also allows other members of the community to know the process by which the development decisions are made by elected and appointed officials.

Measurement	Answer	Points	Weight	Score
An up-to-date, printed guide regarding the regulatory framework and procedures a citizen, developer, etc. is required to go through is available.	Yes No	1 0	X 3	
The Community budgets funds for professional development opportunities such as training and conferences for Board members and other personnel involved in the planning process.	Yes No	1 0	X 1	
Community contains a mechanism for communication and coordination with utility providers regarding growth and development issues.	Yes No	1 0	X2	

Section X Score

- Looking Good 5-6
- In Transition 3-4
- Needs Your Attention! 0-2

Subtotal	
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Final Calculations:

1. Starting with Table 1 below, enter the subtotals for each section into the column "Section Scores".
2. Using Table 2, examine each section score to see where it falls on the scale (LG, IT, or NYA). Write this in Column 2.
3. Add all of the section scores together to determine what the total score is.

Once the calculations are complete, take a look at the areas in need of improvement. Does the community score well in terms of efficient use of infrastructure, but poorly in terms of providing access to public transit and other choices for getting around? Are the building design standards in keeping with the local architectural style, but inaccessible to pedestrian traffic? Making determinations of this nature, and asking the right questions will help guide planning and new development in the right direction.

Table 1

Criteria	Column 1 Section Scores	Column 2 LG, IT, NYA
I. Municipal planning profile/Encourage collaboration		
II. Mix of uses		
III. Encourage compact development		
IV. Range of housing options		
V. Walkable, designed for personal interaction		
VI. Respectful of community character, design and historic features		
VII. Protects open space, farmland and critical environmental areas		
VIII. Near existing development and infrastructure		
IX. Provides choices for getting around		
X. Make development decisions, predictable, fair, and cost effective		
TOTAL SCORE		

<p>LG = Looking Good IT = In Transition NYA = Needs Your Attention</p>
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Table 2

Section Score	LG	IT	NYA
I. Municipal planning profile/Encourage collaboration	5	3-4	0-2
II. Mix of uses	10-13	5-9	0-4
III. Encourage compact development	5-6	3-4	0-2
IV. Range of housing options	8-9	4-7	0-3
V. Walkable, designed for personal interaction	9-10	5-8	0-4
VI. Respectful of community character, design and historic features	8-9	4-7	0-3
VII. Protects open space, farmland and critical environmental areas	8-10	4-7	0-3
VIII. Near existing development and infrastructure	15-20	7-14	0-6
IX. Provides choices for getting around	13-15	5-12	0-4
X. Make development decisions, predictable, fair, and cost effective	5-6	3-4	0-2
Overall Score	85-104	45-84	0-44

How do you Use the Scores?

The final number does not matter; the score should simply be used as a gauge to determine those areas where your community is doing well in terms of implementing alternative development patterns, and areas where improvements can be made. In terms of the range of scores, consider the following ideas:

“Looking Good”: if your score falls within this range, it shows that your community has already taken steps towards changing their methods of conventional development. Even though improvements can still be made within this category, it might be useful to concentrate on other areas to change.

“In Transition”: if your score falls within this range, it seems like your community is moving in a positive direction, although improvements can still be made. Identify the “low hanging fruits” that can keep the momentum towards change – what changes can be made with a few amount of resources that can keep your community moving in this direction?

“Needs Your Attention”: if your score falls within this range for certain sections, this identifies key areas where your community can make positive changes. First, carefully examine the results of the score to determine the specific areas that need improvements. Second, go through a process to identify the next steps that can be successfully taken towards moving your community towards managing growth in sustainable ways.

This scorecard was created using information from the following scorecards:

- [New Jersey Future – Smart Growth Scorecard for Municipal Review](#)
- [Vermont Forum on Sprawl – The Vermont Smart Growth Scorecard: A Community Assessment Tool](#)
- [Eco-City Cleveland Smart Growth Tool](#)
- [SEMassachusetts.org: Vision 2020: A Partnership for Southeastern Massachusetts](#)