



Smart Growth America  
Making Neighborhoods Great Together

SMART GROWTH IMPLEMENTATION TOOLKIT

## 2. Policy audit

## Summary and Reference

Use this final section of the tool to quickly summarize the findings of your policy audit. Check the appropriate box on the right to show your findings for each element under each principle. Put a check under "Not Addressed" if the element was not discussed or addressed at all in the policy documents you audited.

Smart Growth Principle #1 <b>PROVIDE A VARIETY OF TRANSPORTATION CHOICES</b>	Excellent	Needs Improvement	Poor	Not Addressed
1. Provide transportation choices to densely populated areas as well as major employment centers.				
2. Link land use and transportation choices at the local and regional levels.				
3. Address jobs and housing balance in the General Plan.				
4. Locate new development, especially public facilities, in areas supported by a balanced transportation network.				
5. Require roadway design standards that protect pedestrians and support transit and non-automotive modes.				
6. Encourage transit-oriented (TOD) and transit friendly developments.				
7. Grant density bonuses in transit or mixed -use districts.				
8. Offer TOD-promoting incentives such as down payment assistance, reduced transit passes, and location efficient mortgages.				
9. Encourage public transit use by integrating multimodal use and connectivity (Park and Ride lots, transit centers, etc.).				
10. Plan or maintain high-occupancy vehicle (HOV) lanes.				
11. Encourage the formation of vanpools and carpools.				

Smart Growth Principle #2 <b>MIX LAND USES</b>	Excellent	Needs Improvement	Poor	Not Addressed
12. Encourage mixing of uses at building, site, and neighborhood levels				
13. Designate appropriate areas for mixed-use developments.				
14. Encourage residential uses in the downtown districts.				
15. Allow for home/office use in residential areas.				

Smart Growth Principle #3  
**CREATE A RANGE OF HOUSING OPPORTUNITIES AND CHOICES**

	Excellent	Needs Improvement	Poor	Not Addressed
16. Encourage traditional neighborhood residential patterns, which include diverse housing types (e.g. large family homes, cottages, boarding houses, duplexes and small apartments) and configurations (e.g. town homes, condominiums, or garden courtyard cottages).				
17. Provide opportunities for a wide range of housing types (e.g. duplexes, apartments, live/work units, assisted living facilities, pre-fab houses).				
18. Allow local zoning flexibility in housing sizes (smaller dwelling units).				
19. Encourage mixed income housing developments.				
20. Meet housing needs for all income groups.				
21. Allow minimum lot-sizes low enough to accommodate all income groups.				
22. Meet or exceed the fair share housing allocation for both market-rate and affordable housing within the region.				
23. Allow for accessory housing within single-family residential zoning districts.				
24. Encourage live-work homes by establishing zones where residents' businesses may share location with their homes. These uses are differentiated from "home occupations" in that they allow for non-resident employees and visitors. Uses may range from professional services to small manufacturing concerns.				

Smart Growth Principle #4  
**CREATE WALKABLE NEIGHBORHOODS**

	Excellent	Needs Improvement	Poor	Not Addressed
25. Allow for narrow street widths to promote walkability and bicycle friendliness.				
26. Adopt traffic-calming measures and pedestrian-controlled traffic signals to encourage bike and pedestrian friendliness.				
27. Require sidewalks on both sides of the street.				
28. Regulate curb cuts to enhance pedestrian use of sidewalks.				
29. Connect sidewalks to amenities such as parks and open space.				
30. Establish a trail system or other non-motorized public access to amenities.				

Smart Growth Principle #5  
**ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION**

	Excellent	Needs Improvement	Poor	Not Addressed
31. Provide a process for public participation in drafting and adopting the General Plan and supporting ordinances.				
32. Support and implement incentives for adoption of comprehensive plans and Capital Improvement Plans prior to imposition of local land use regulations and controls.				
33. Strengthen state, metro, and regional institutions to facilitate multi-jurisdictional decision-making and problem solving.				

Smart Growth Principle #6  
**FOSTER DISTINCTIVE, ATTRACTIVE COMMUNITIES WITH A STRONG SENSE OF PLACE**

	Excellent	Needs Improvement	Poor	Not Addressed
34. Encourage or require the inclusion of places for interaction among residents within neighborhoods--such as parks, community centers, schools, commercial areas, churches and other gathering places.				
35. Public and private development should support or strengthen the character of existing neighborhoods and enhance the sense of neighborhood identity.				
36. Discourage new development that introduces elements that will cause neighborhood instability or create barriers within or among neighborhoods. Encourage development that abates any existing disruptive elements.				

Smart Growth Principle #7  
**MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR, AND COST EFFECTIVE**

	Excellent	Needs Improvement	Poor	Not Addressed
37. There are incentives for historic preservation and infill development that make these projects as attractive to developers as building on green fields.				
38. There are clear design and construction standards, and review and approval processes set out for all types of development.				

Smart Growth Principle #7  
**MAKE DEVELOPMENT DECISIONS PREDICTABLE,  
 FAIR, AND COST EFFECTIVE**

Excellent	Needs Improvement	Poor	Not Addressed

39. The local comprehensive plan, government regulations and action plans should be consistent with one another.

Smart Growth Principle #8  
**PRESERVE OPEN SPACE, FARMLAND, NATURAL BEAUTY AND  
 CRITICAL ENVIRONMENTAL AREAS**

Excellent	Needs Improvement	Poor	Not Addressed

40. Establish guidelines to regulate development in critical areas such as wetlands, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas.

41. Establish open space and farmland protection programs.

42. Establish guidelines for the protection of important view sheds and natural vistas.

43. Establish codes to guide environmentally compatible development in coastal communities.

44. Establish mechanisms such as transfer of development rights (TDR) and financial incentives to protect, preserve, and maintain natural assets.

Smart Growth Principle #9  
**STRENGTHEN AND DIRECT DEVELOPMENT  
 TOWARDS EXISTING COMMUNITIES**

Excellent	Needs Improvement	Poor	Not Addressed

45. Discourage sprawl-generating subsidies and encourage structured incentives for urban infill or transit-oriented development.

46. Locate schools and coordinate school investments to support existing neighborhoods.

47. Require schools to be centrally located to avoid extensive transporting and to minimize student travel distance and traffic congestion

48. Establish regulations that support land reuse and require new urban growth to be coordinated with provision of infrastructure capacity.

49. Encourage infill development with specific zoning ordinances.

Smart Growth Principle #9  
**STRENGTHEN AND DIRECT DEVELOPMENT  
 TOWARDS EXISTING COMMUNITIES**

	Excellent	Needs Improvement	Poor	Not Addressed
50. Establish tax credits/incentives or other policies to encourage infill over greenfield development.				
51. Establish regulations that promote redevelopment of previously developed, underused or derelict properties (greyfields) for housing and/or mixed-use.				
52. Establish land use strategies and incentives for redevelopment of brownfields.				
53. Promote brownfields redevelopment for housing and/or mixed-use.				
54. Establish minimum clean-up standards associated with brownfield proposed land uses.				
55. Favor the use of existing infrastructure over new, and require that new development either is self-paying or that any required subsidization is made explicit.				
56. Encourage regional tax sharing to discourage fiscalization of land use and destructive sales tax competition.				
57. Establish an urban growth boundary.				

Smart Growth Principle #10  
**ADOPT COMPACT BUILDING PATTERNS  
 AND EFFICIENT INFRASTRUCTURE DESIGN**

	Excellent	Needs Improvement	Poor	Not Addressed
58. Connect infrastructure decisions to land use planning.				
59. Invest in rehabilitation of existing neighborhood schools over construction of new schools. Remove all minimum school acreage requirements				
60. Encourage energy efficient buildings and public infrastructure				
61. Encourage utilization of the full development capacity (density or floor area ratio).				
62. Encourage reduced lot size and setback guidelines to encourage higher density.				
63. Establish minimum densities for higher density development.				
64. Allow for conversion of existing underutilized and/or abandoned non-residential sites into housing and/or mixed-use developments.				
65. Allow density bonuses along transit corridors.				

Smart Growth Principle #10  
**ADOPT COMPACT BUILDING PATTERNS  
 AND EFFICIENT INFRASTRUCTURE DESIGN**

	Excellent	Needs Improvement	Poor	Not Addressed
66. Adopt reduced parking ratio requirements or establish maximums.				
67. Provide for shared parking.				
68. Allow for reduction in parking requirements in transit-oriented development (TOD).				

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