

Attachment B Policy Audit Template

SMART GROWTH TEMPLATE

LOCAL PLAN

LOCAL IMPLEMENTING
CODE

Provide A Variety of Transportation Choices		Provide A Variety of Transportation Choices	Provide A Variety of Transportation Choices
1	Encourage transit-oriented and transit friendly developments		
2	Offer TOD-promoting incentives such as down payment assistance, reduced transit passes, and location efficient mortgages.		
3	Grant density bonuses in transit or mixed use districts		
4	Address jobs and housing balance in the General Plan		
5	Link land use and transportation choices at the local and regional levels.		
6	Encourage public transit use by integrating multimodal use and connectivity (Park and Ride lots, transit centers, etc.)		
7	Plan or maintain high-occupancy vehicle (HOV) lanes		
8	Encourage the formation of vanpools and carpools		
9	Provide transportation choices to densely populated areas as well as major employment centers		
10	Change roadway design standards to support transit and non-automotive modes.		
11	Locate new development, especially public, in areas supported by a balanced transportation network.		

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Mix Land Uses		Mix Land Uses	Mix Land Uses
1	Designate appropriate areas for mixed-use developments		
2	Encourage mixing of uses at building, site, and neighborhood levels		
3	Allow for home/office use in residential areas		
4	Encourage residential uses in the downtown districts		

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Create A Range of Housing Opportunities and Choices		Create A Range of Housing Opportunities and Choices	Create A Range of Housing Opportunities and Choices
1	Allow for accessory housing within single-family residential zoning districts		
2	Provide for a wide range of housing types		
3	Meet housing needs for all income groups		
4	Allow live/work units		
5	Meet or exceed the regional fairshare housing allocation for both market-rate and affordable housing		
6	Allow minimum lot-sizes low enough to accommodate all income groups		
7	Allow local zoning flexibility in housing sizes (smaller dwelling units)		
8	Encourage mixed income housing developments		
9	Encourage traditional neighborhood residential patterns, such as diverse housing types- large family homes, cottages, boarding houses, duplexes and small apartments, in new ways such as town homes, condominiums and apartments		
10	Encourage live-work homes, which need zones to permit businesses to operate from home, unlike "home occupations" must allow office use by non-residential employees and visitors, except retail, and include everything from professional to small manufacturing that can be located at home		

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Create Walkable Neighborhoods		Create Walkable Neighborhoods	Create Walkable Neighborhoods
1	Allow for reduction of street widths to promote walkability and bike friendliness		
2	Adopt traffic-calming measures and pedestrian-controlled traffic signals to encourage bike and pedestrian friendliness		
3	Regulate curb cuts		
4	Require sidewalks required on both sides of the street		
5	Connect sidewalks to amenities such as parks and open space		
6	Establish a trail system or other non-motorized public access to amenities		

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Encourage Community and Stakeholder Collaboration		Encourage Community and Stakeholder Collaboration	Encourage Community and Stakeholder Collaboration
1	Support and implement incentives for adoption of comprehensive plans and Capital Improvement Plans prior to imposition of local land use regulations and controls.		
2	Strengthen state, metro, and regional institutions to facilitate multi-jurisdictional decision making and problem solving.		
3	Provide a process for public participation in drafting and adopting the General Plan and supporting ordinances.		

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Foster Distinctive, Attractive Communities with a Strong Sense of Place		Foster Distinctive, Attractive Communities with a Strong Sense of Place	Foster Distinctive, Attractive Communities with a Strong Sense of Place
1	Public and private development should improve the character of existing neighborhoods, avoiding or removing factors that cause instability or create barriers, and enhancing the sense of neighborhood identity (BR)		
2	Neighborhoods should include places for interaction among residents, such as parks, community centers, schools, commercial areas, churches and other gathering places. (BR)		

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Make Development Decisions Predictable, Fair, and Cost Effective		Make Development Decisions Predictable, Fair, and Cost Effective	Make Development Decisions Predictable, Fair, and Cost Effective
1	Consistency between local government regulations, local actions and the comprehensive plan.		

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Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas		Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas	Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
1	Establish guidelines to regulate development in critical areas such as wetlands, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas		
2	Establish codes to guide environmentally compatible development in coastal communities		
3	Establish mechanisms such as transfer of development rights (TDR) and financial incentives to protect, preserve, and maintain natural assets		
4	Establish open space and farmland protection programs		

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Strengthen and Direct Development Towards Existing Communities		Strengthen and Direct Development Towards Existing Communities	Strengthen and Direct Development Towards Existing Communities
1	Promote brownfields redevelopment for housing and/or mixed-use		
2	Establish minimum clean-up standards associated with brownfield proposed land uses		
3	Establish land use strategies and incentives for redevelopment of brownfields		
4	Establish regulations that promote greyfields redevelopment for housing and/or mixed-use		
5	Establish an urban growth boundary		
6	Establish tax credits/incentives or other policies to encourage infill over greenfield development		
7	Discourage sprawl generating subsidies (such as funds for suburban highway and road construction, water, and sewer facilities and service) in place of structured incentives for urban infill or TOD		
8	Encourage regional tax sharing to discourage fiscalization of land use and destructive sales tax competition		
9	Regulations that support land reuse and require new urban growth to be coordinated with provision of infrastructure capacity		
10	Favor the use of existing infrastructure over new and new development either is self-paying or consciously subsidized		
11	Encourage infill development with specific zoning ordinances.		

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Adopt Compact Building Patterns and Efficient Infrastructure Design		Adopt Compact Building Patterns and Efficient Infrastructure Design	Adopt Compact Building Patterns and Efficient Infrastructure Design
1	Allow for reduction in parking requirements in TODs		
2	Utilize the full development capacity (density or floor area ratio)		
3	Reduce parking requirement or parking maximums		
4	Provide for shared parking		
5	Allow for conversion of existing underutilized and/or abandoned non-residential sites into housing and/or mixed-use developments		
6	Establish minimum densities for higher density development		
7	Encourage reduced lot guidelines to encourage higher density		
8	Allow density bonuses along transit corridors		
9	Connect infrastructure decisions to land use planning		