

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 | | |