

**Smart Growth Scorecard**

<b>ELIGIBILITY SCREEN</b>		Project must answer yes to all questions				
Is the proposed project located in an approved Priority Funding Area in accordance with the 1997 Smart Growth Act?						
Is the project located so that areas designated for development do not include areas already targeted by state or local government programs for preservation?						
Is the proposed net density of the project at least 3.5 dwelling units/acre per net buildable acre, considering "excluded lands," or a Floor Area Ratio of .2?						
<b>SMART GROWTH SCORECARD</b>		<b>Overall Rating</b>				
<b>ATTRIBUTES (refer to detailed score card for explanation of attributes)</b>		N/A	Poor	Fair	Good	Excellent
<b>A. Location</b>						
The proposed project is located adjacent to existing development						
The project reuses a brownfield site.						
Bonus: The proposed project is in a location receiving State assistance to support re/development						
<b>B. Service Provision and Government Expenditures</b>						
There is existing or planned sewer and water service within ½ mile of the project site in a planned service area						
There is adequate school capacity or is additional capacity planned (N/A for non-residential projects)						
There is existing or planned road capacity						
<b>C. Density and compactness:</b>						
Project density						
For residential projects, is there adequate density?						
For projects that are commercial and retail single use and mixed use, including mixed use with residential, is there adequate density?						
If project site is within ½ mile of a planned or existing transit infrastructure, the project is developed at a density supporting the transit investment						
Or, the project is developed at "transit ready" densities, based on potential future service.						
Site area devoted to roads is minimized.						
Site area devoted to parking is minimized.						
Bonus: Structured parking is used.						
<b>D. Mixed Use</b>						
The project has a mix of land uses. (Uses include housing, retail, office/commercial, public buildings, entertainment, public space)						
Or, for small, infill or single use projects, the project adds to the diversity of uses within 1/4 mile						
Different uses are physically mixed in the project or within the immediate adjacent neighborhood						
<b>E. Housing Diversity (Applicable to projects with residential)</b>						
Different housing types are proposed.						
Or, if project is small, infill and/or single use, type of housing provided increases the diversity of housing options in the immediate neighborhood						
The project provides housing priced to different income levels.						
Or, if project is small, infill and/or houses of a single price range, the housing provided increases diversity of housing prices in the surrounding neighborhood						
Housing types and/or price levels are physically mixed in the project or within the immediate adjacent neighborhood						
<b>F. Transportation:</b>						
<b>Accessibility, Mobility and Connectivity</b>						
Frequently visited uses are within 1/2 mile.						
Frequently visited uses are safely accessible without a car.						
The project is served by public transit.						
An existing or planned transit facility is near the project, and is safely accessible without a car.						
The project road system connects to and logically extends external street systems at multiple locations						
The project provides an internal road system that is interconnected, without cul-de-sac						
Or, the project is located on an existing street system that is interconnected						
The project expands or improves transportation choices on-site, in addition to auto access						
<b>Walkable and Transit Friendly Features</b>						
The project has pedestrian and/or transit friendly features available at the site, or will provide them.						
The project provides or has improved sidewalks along street frontages						
Bonus: The project provides improved, clearly defined paths for internal circulation between buildings and/or uses.						
Bonus: The project connects and extends internal path, bikeway or sidewalk systems to external systems.						
Project parking is located to support a pedestrian friendly environment.						
<b>G. Community Character and Design</b>						
The proposed building orientation maintains or establishes an edge from the street.						
The project provides community centers, recreational facilities, parks, plazas, open space or other public spaces.						
Or, public spaces are available within ½ mile off-site.						
Bonus: On-site public spaces are open to the general public.						
Building designs follow existing or desired architectural vernacular, as established in local design codes or in relation to significant buildings or existing structures in the area.						
The project reuses or rehabilitates existing structures.						
The project protects and/or reuses historic structures.						
The project meets the objectives of the local government's comprehensive plan or applicable plan.						
<b>H. Environmental Protection</b>						
<b>Resource Protection:</b>						
The project avoids development on wetlands, streams, shorelines and related buffer areas.						
The project minimizes impervious surfaces to improve stormwater quality and quantity.						
The project uses "green building" design techniques.						
The project avoids development on working agriculture or forest lands.						
The project avoids development on slopes steeper than 15%, on highly erodible or otherwise unstable soils, or on floodplains.						
The project protects on-site habitat for threatened or endangered species.						
The project relieves development pressure on natural resources on or off site.						
Bonus: on-site environmental resources are protected in perpetuity.						
Bonus: The project proposes to improve degraded environmental resources.						
<b>I. Stakeholder Participation</b>						
Citizen and stakeholder participation is conducted early in process, when involvement can create change.						
Innovative tools are used to notify stakeholders and facilitate dialogue.						
Stakeholder concerns are documented and addressed formally.						
<b>J. Economic Development</b>						
The project promotes jobs/housing balance.						
The project positively impacts employment in the community.						
The project uses respond to identified community needs.						
If the project results in business/resident relocations, the relocations are planned and funded.						
The project increases community opportunities for training and education, entertainment or recreation.						