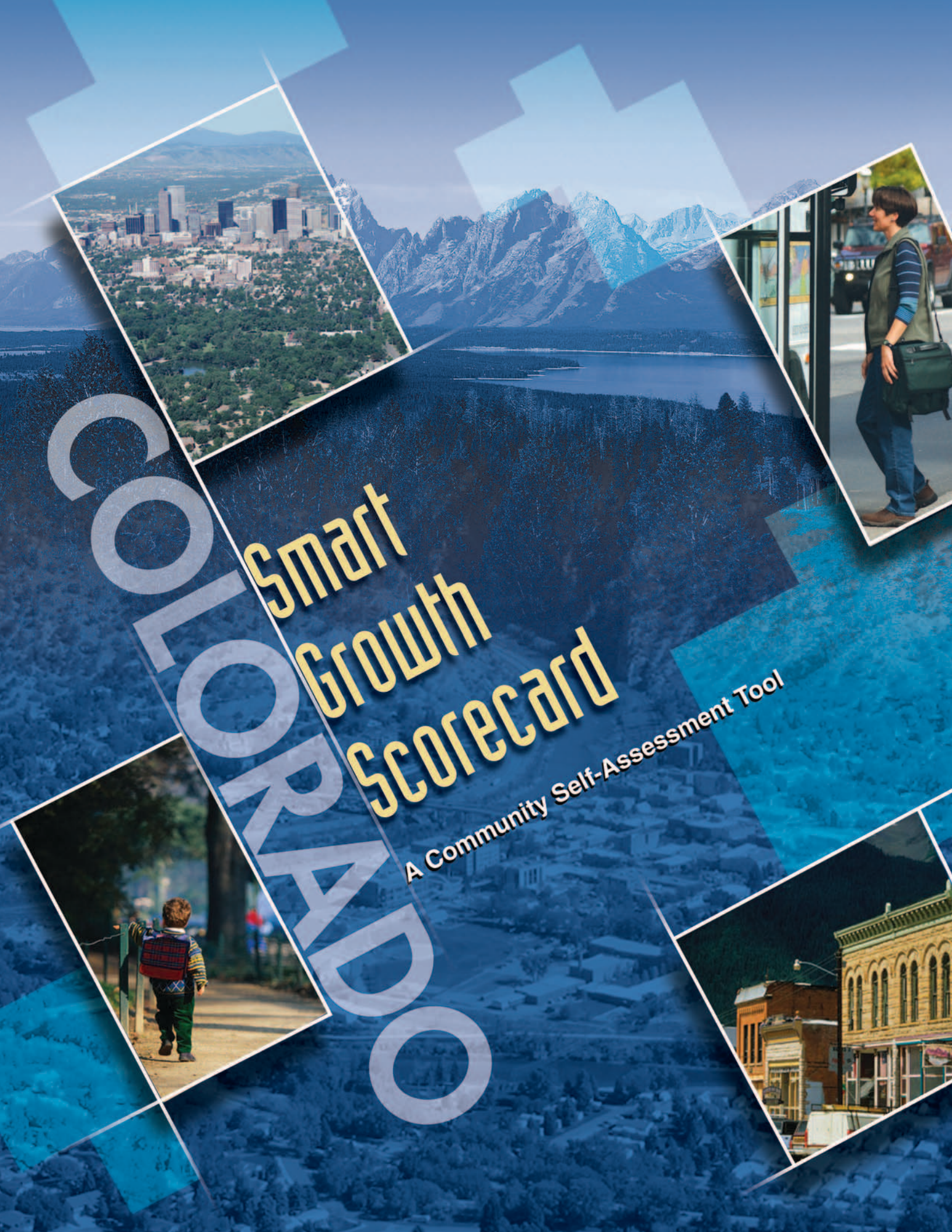


# COLORADO

## Smart Growth Scorecard

A Community Self-Assessment Tool





# Welcome

## The Colorado Smart Growth Scorecard

Welcome! This tool has been prepared by the Colorado Center for Healthy Communities, in partnership with The Orton Family Foundation. This project has been made possible through the financial support from the Gates Family Foundation and local governments, and the financial and staff support of The Orton Family Foundation. The Colorado Smart Growth Scorecard is adapted from the Vermont Smart Growth Scorecard with the permission of the Vermont Forum on Sprawl.



**COLORADO CENTER FOR HEALTHY COMMUNITIES**  
[www.coloradocenter.org](http://www.coloradocenter.org)  
Works to increase awareness and implementation of

innovations and tools to create health and wealth in communities.

The Center is managed by Healthy Mountain Communities. HMC works to create collaborative solutions, regional strategies and decision-support tools in the Roaring Fork and Colorado River Valleys. ([www.hmccolorado.org](http://www.hmccolorado.org))

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970-963-5502 / [info@coloradocenter.org](mailto:info@coloradocenter.org)



**ORTON FAMILY FOUNDATION**  
[www.orton.org](http://www.orton.org)  
Helps citizens of rural America define the future, shape the growth and preserve the heritage of their communities.

Programs include:

- CommunityViz™: GIS based decision support software that helps communities visualize and analyze various growth and preservation options.
- Community Mapping: a program in schools where students work with local community partners to study land use issues and resources, producing maps and information helpful to the partners and communities. See [www.communitymap.org](http://www.communitymap.org)
- Community Video: the foundation has produced a "how to" manual enabling communities to produce a video focusing on the land use issues they have faced and expect to face. The video has been used to resuscitate citizen participation, begin a town planning exercise, help communities focus on emerging needs, etc.
- Orton online: Educational programs and diagnostic tools regarding land use.



**VERMONT FORUM ON SPRAWL**  
[www.vtsprawl.org](http://www.vtsprawl.org)  
Works to preserve Vermont's unique working landscape and quality of life while encouraging economic vitality in community centers.

Programs and projects include:

- Vermont Smart Growth Collaborative
- New Models for Commercial and Industrial Development
- Way to Grow! Educational Programs
- Vermont Neighborhoods Program
- Healthy Neighborhoods/Healthy Kids
- On-Line Community Assessment Tool and On-Line Planning Courses



# Sections

- I Compact Centers
- II Transportation Options
- III Housing Affordability
- IV Walkable Communities
- V Natural Capital
- VI Business Diversity
- VII Fiscal Analysis
- VIII Regional Cooperation
- IX Sense of Place
- X Public Involvement

“

*Trend is not destiny.*

-- Rene Dubois

”

## Here is a step-by-step guide:

- To keep the Scorecard pages clean for future use, we suggest that you make as many copies as you'll need of the scoresheet on page 29. Use this sheet, and/or invite others to use it, to note and tabulate answers.
- Work through Sections 1-10. To answer each question most accurately and usefully, check the TIPS FOR ANSWERING QUESTIONS in each section. Enter your choices on the scoring sheet.
- Add up your scores for each individual section. You'll notice that the answers tending toward smart growth receive the most weight – the higher your score, the better. Compare each section total to the scoring ranges shown on page 29. Enter your scoring range for each section on the scoresheet:
  - Smart Growth (SG)
  - In Transition (IT)
  - Needs Your Attention! (NYA!)
- Add up your total score and select the corresponding range to rate your community's capacity to foster smart growth.

# Introducing

# the Colorado Smart Growth



## Why a Colorado Growth Smart Card?

Although there is clearly interest in Smart Growth at the state or local level, there is no clear agreement on what constitutes Smart Growth in Colorado. There are also limited tools to help communities assess how well they are prepared for the pressure of growth and their options to shape it. Finally, despite the current economic slow down, Colorado, with its spectacular landscapes and thriving communities is projected to continue to grow over the next 20 years.

Given the importance of growth and development in our communities, our aim is to provide your community – whether it is small or large, rural or urban, town or county – with a simple, clear, user-friendly means of assessing how well your community is prepared to take full advantage of the growth it will experience. Growth itself is neither positive nor negative; it is simply a process of change. A key question for the future of our state and our communities is whether we can shape growth in ways that results in vibrant communities, strong economies, and a healthy environment or whether we will be consumed by the pressures growth can place on our roadways, schools, and natural assets. The quality of life in Colorado hangs on how we answer this question.

## What's Smart Growth?

So many groups and people have tried to define Smart Growth that the term is in jeopardy of becoming meaningless. But what connects just about all the

definitions of smart growth is the underlying belief that growth should serve more than a real estate pro forma. Over the past decades, architects, politicians, health officials, and investors have come to realize that how communities grow is a critically important question for the long term health our environment and the wealth of our communities.

Smart Growth encapsulates the qualities that make communities great places to live – thriving downtowns, vibrant public spaces, distinctive architecture, healthy natural environments – and give them a unique sense of place. The pattern of growth and development over the last century, often referred to as sprawl, threatens these qualities in many communities making them look much like the other. This sprawling, cookie-cutter pattern of development has also resulted in clogged highways, isolated residential subdivisions, sedentary lifestyles, and inequitable investment to the detriment of urban areas and downtowns across the country.

“

*The sum total of all real estate development -- plus capital improvements in roads, schools, and other public sector activities -- quite literally shapes our world.*

-- William Fulton

”

## How Can We Encourage Smart Growth

The human designed world outside our windows didn't just happen by accident. In most cases, the roads, houses, and malls were planned for and required by community codes. Although many factors contribute to sprawling land use patterns (including land costs, public infrastructure decisions, national chain stores and tax policy), a key component is the rules communities apply to new development. Unfortunately, sprawl is written into our codes and regulations to varying degrees depending on your community.



# Scorecard

The first vital step in encouraging smart growth is to assess where you are now. How do key factors combine in your community? What do your codes require? If you want to work for smart growth, where should you start?

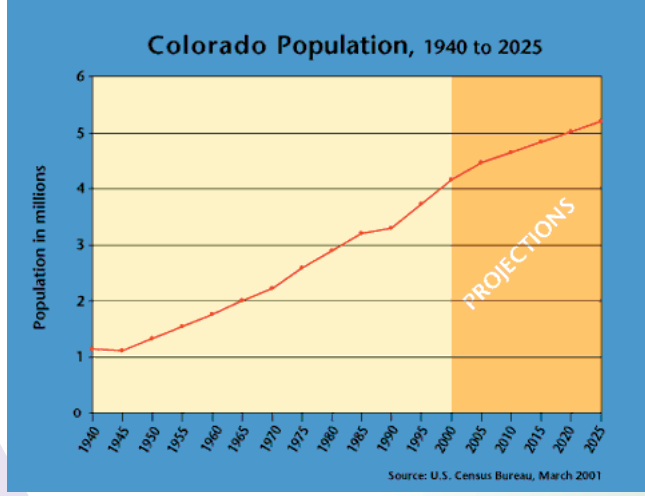
This is where the Colorado Smart Growth Scorecard can help. Our aim is not to be negative or critical, or place communities in competition for the "best score." Instead we hope this tool will help your community assess its readiness for smart growth in a realistic, specific, revealing way. We also hope that using this tool will help you engage members of your community in discussions about shaping your community's future.

## How Does the Scorecard Work and How Can You Use It?

The Colorado Smart Growth Scorecard is a community self-assessment tool that can help spur discussion and action on your community's approach to growth and development issues. You can use it in a number of different ways. Such as:

- **As a concerned community member.**  
You can use the scorecard to as an educational tool to better understand your community's strengths and weaknesses in promoting smart growth. Individually answering the questions in the scorecard could also be the starting point for discussions with other members of your community.
- **In small group discussions or workshops.**  
You can use the scorecard in small group discussion on your community's approach to growth and

development to check your own and other people's assumptions about what your community is and is not doing and what policies it may or may not have concerning growth and development (and even how effective the policies might be!). Given the results of your small group discussion, you might be able to use the scorecard as part of more formal evaluation or update of your community comprehensive / master plan.



- **As part of a formal evaluation of your community plan.**  
You can use the scorecard in the comprehensive planning process. Community planning efforts can be challenging given the varying levels of expertise on planning issues in a community. The scorecard can be a way to bring participants in the planning process to a basic level of understanding of how their community encourages, manages, and shapes growth.

## How To Get Started

Here are a number of thoughts on getting started.

- To keep the Scorecard pages clean for future use, make copies of the scoresheet/scoring range sheet at the end of the booklet. Use this sheet, and/or invite others to use it, to note and tabulate answers.
- Feel free to work on individual sections in any order your wish. The scorecard is a discussion tool on smart growth. Although smart growth has many

## Characterizations of Smart Growth

- Urban Land Institute: Smart growth does not seek to stop or limit growth, but rather to accommodate it in a way that enhances the economy, protects the environment and preserves or improves a community's quality of life.
- Governor Parris Glendening of Maryland: Smart growth is not no growth or even slow growth. Rather, the goal is sensible growth that balances our need for jobs and economic development with our desire to save our natural environment.
- Sprawl Watch Clearinghouse: Smart growth is calling for an end to sprawl and a new vision of urban/suburban collaboration and regional growth management.
- Natural Resources Defense Council: Smart growth solutions are those that reinvigorate our cities, bring new development that is compact, walkable, and transit-oriented, and preserve the best of our landscape for future generations.
- National Association of Industrial and Office Properties: Smart growth promotes economic prosperity and enhances the quality of life through measures that respect the importance of freedom of choice, flexible land uses, and natural resource management.
- National Association of Home Builders: Smart growth is understanding that suburban job growth and the strong desire to live in single-family homes will continue to encourage growth in suburbia.

Source: Oliver Gillham, *The Limitless City: A Primer on the Urban Sprawl Debate*.

components, you can work on individual sections that interest you the most to assess whether your community is taking a smart growth approach to that issue. You also don't have to complete the scorecard in one sitting. As a discussion tool, the value in using the scorecard is not the absolute score, but the discussion that results from assessing your community's approach to growth.

- Work through Sections 1-10. Try to answer each question to the best of your knowledge. If you don't know the answer to a particular question, check the TIPS FOR ANSWERING QUESTIONS in each section.
- If you do not think a question is applicable to your community or situation, put an "n/a" next to that question and jot down some reasons why the question is not applicable on the scoresheet. Some questions may not be applicable to your community, but it is important to be clear why that may be the case.
- Add up your scores for each individual section.
- Add up your total score. Compare this score to the three overall scoring ranges shown on the scoresheet.

## What Your Scores Can Tell You

In order to assess your community's ability to foster smart growth, the scorecard provides points based on your answers to questions in each section. We suggest you consider these basic messages based on your score:

- **Smart Growth:** Scores in this category show that your community is heading in a positive direction. Even so, examine each section score to see where you may need to do some more work.
- **In Transition:** Your community could be encouraging smart growth or sprawling growth. To move in the smart growth direction, look at your weaker section scores. Study results in individual sections. Look at what you could do to generate a higher score.
- **Needs Your Attention!:** This can be a wake up call for your community. It is important, first, to analyze your results carefully. Second, focus on some key steps you can take as a community in the short term, while you're working on long-term planning and positive changes.

Please Note - Because the Colorado Smart Growth Scorecard is self-assessment tool, scores from different communities are not comparable. The Scorecard is not designed or intended for ranking or comparing communities.



## Resources

Within each section of the Colorado Scorecard is a short list of resources, tools, and publications that may help your community continue moving toward smart growth (for a more extensive list of resources and organizations visit [www.coloradocenter.org](http://www.coloradocenter.org)). You are not alone in your interest in Smart Growth. Communities across the U.S. are working to implement smart growth and you can learn from their efforts. No sense in recreating the wheel!

## A final note on language

There are a number of local government entities in Colorado that have a critical role in shaping decisions on growth and development. Rather than identify them all (town / city / county) throughout the scorecard, we have chosen the broader term "community." We have taken this approach for a few reasons: 1) community is much more succinct than town / city / county; 2) we'd like the user of the scorecard to define their community for themselves; and 3) smart growth is ultimately about creating places that encourage community to thrive, which will require the work of all local jurisdictions to achieve.

Good Luck!

## Smart Growth: A public health issue?

When people normally think of their health, they usually think about eating more fruits and vegetables, quitting smoking, getting more exercise, and reducing the stress in their lives. They rarely think about community design and how homes, schools, business, streets, and parks connect (or disconnect) within their community.

Today, Americans (and especially children) are more overweight than they have ever been. Public health professionals warn of increased health problems (heart disease, etc.) and costs (hospitalization and medication) in our future from the lack of physical activity. Although Colorado has one of the healthiest populations in the nation, Coloradans are getting heavier and more sedentary.

Why? There are many reasons for our increasing girth, but one important one is that we walk less. Instead of kids walking to school and parks and libraries, Mom and Dad drive them. Instead of walking to the store or to work, we drive (often alone). Since the end of WWII, we have designed our communities to accommodate cars (wide streets and big parking lots, separation of uses), rather than for people (sidewalks, bike paths and mixed use neighborhoods). In fact, in Colorado, we use cars more than ever before (vehicle miles traveled in Colorado increased faster than population in the 1990s).

The connection between community design and public health is receiving more attention lately and could become the public health issue of the 21st century.

For more information visit:  
[www.activelivingbydesign.com](http://www.activelivingbydesign.com)



*It is not the strongest of the species that survive, not the most intelligent, but the one most responsive to change.*

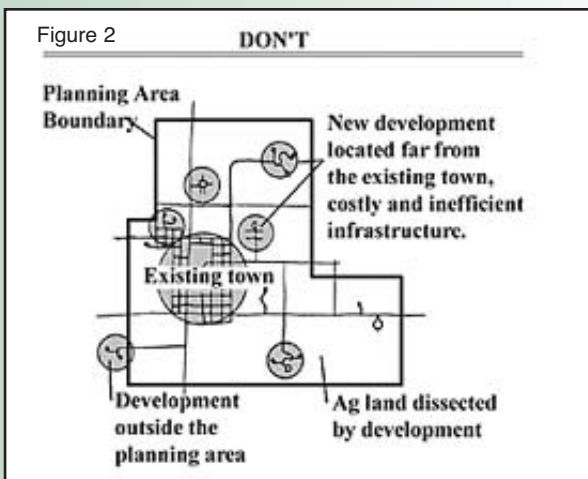
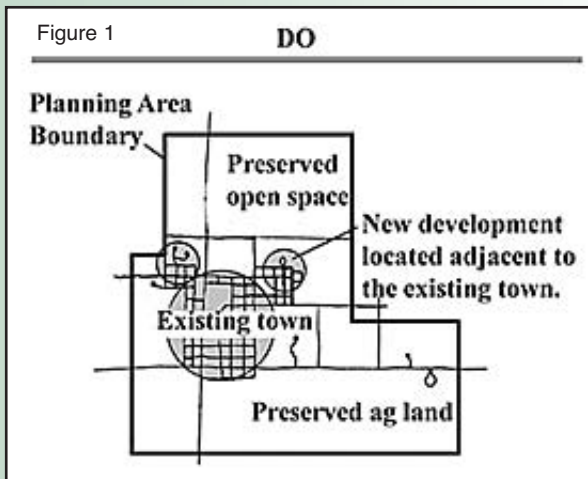
- Charles Darwin



# Section I - Compact Communities

## TIPS FOR ANSWERING QUESTIONS

- Review community plan for statements about the desired pattern of development.
- Check with planning staff and planning commission members about whether local zoning supports the community plan.
- Use your own experience to determine how things are connected or disconnected.
- Ask staff about urban growth boundaries, building design standards and commercial building size limits.



## Create Compact Communities and Support Downtowns and Neighborhood Centers

*Smart Growth advocates for the efficient use of land and public resources. Such an approach maximizes investments in community infrastructure and enables better jobs housing balance, stronger downtowns, and more transportation options.*

### 1. Where is the most new development residential growth occurring in your community?

- New development is located within or adjacent to the community (see figure 1). \_\_\_ 3 pts
- Partly within or next to the community and partly in outlying areas. \_\_\_ 2 pts
- New development is mostly in areas outside of the community (in the county) in large lot developments (see figure 2). \_\_\_ 1 pt

### 2. Where are your community's public buildings (including schools and post offices), and where are they planned?

- Most existing and planned public buildings are in community core area. \_\_\_3 pts
- Most existing public buildings are in the community core area, but some planned buildings are on the edge of town. \_\_\_2 pts
- Most existing and planned public buildings are on the edge the community. \_\_\_1 pt

### 3. How does new development connect to your community?

- New development connects directly to the existing community through the streets system and there are a number of pedestrian and bicycle connections. (see figure 3) \_\_\_3 pts
- New development has only one access point to existing community and there are no pedestrian connections. \_\_\_2 pts
- New development is disconnected from the existing community. \_\_\_1 pt

### 4. Does your zoning allow for mixed land uses?

- Yes. Our zoning allows for mixed land uses in a number of locations throughout the community. \_\_\_3 pts
- Yes, but the area in which mixed land uses is allowed is very limited. \_\_\_2 pts
- No. Most of our community zoning is single use. \_\_\_1 pt

**5. Does development along county roads occur in a node or strip pattern of development? (See figure 4)**

- Development along state highways and county roads is focused into nodes. \_\_\_3 pts
- Development in county mostly in a node pattern, with a strip pattern in between. \_\_\_2 pts
- Development along county roads is in a strip pattern. \_\_\_1 pt

**6. What scale of commercial growth is permitted?**

- We limit the size of the new commercial and industrial buildings, to fit with the community's character and the local market. \_\_\_3 pts
- We limit the size of new commercial /industrial buildings in the downtown, but not in other parts of the community. \_\_\_2 pts
- We do not limit the size of buildings anywhere. \_\_\_1 pt

**7. Does your community have urban service (water and sewer) or urban growth boundaries?**

- Yes. We have an urban service or urban growth boundary to focus development adjacent to existing infrastructure and we have an intergovernmental agreement with the county to enforce it and expand it when appropriate. \_\_\_3 pts
- Yes. We have an urban service or urban growth boundary to focus development adjacent to existing infrastructure but we have no agreement with the county to enforce it. \_\_\_2 pts
- No. We do not have an urban service or urban growth boundary. \_\_\_1 pt

**Total Points in Compact Communities Section**  
*(also record this score in pullout scoresheet)*

Smart Growth	21-18 points
In Transition	17-14 points
Needs Your Attention!	13-9 points

**COMMUNITY DESIGN RESOURCES & ORGANIZATIONS**

Office of Smart Growth - [www.dola.state.co.us/smartgrowth](http://www.dola.state.co.us/smartgrowth)

- Land Use Planning in Colorado / Colorado Planning 101
- Model Land Use Code for Small Colorado Communities (The Model Code is an excellent tool to help you implement the concept of smart growth.)

*Smart Growth Project ScoreCard* – Will Flessig and Vickie Jacobsen  
[www.cnu.org/cnu\\_reports/Scorecard\\_exp.pdf](http://www.cnu.org/cnu_reports/Scorecard_exp.pdf)  
 (An excellent resource for evaluating an individual development proposal using smart growth principles.)

Sprawl Watch Clearing House- [www.sprawlwatch.org](http://www.sprawlwatch.org)

Colorado Center for Policy Studies - <http://web.uccs.edu/ccps>

Partnership for Community Design - [www.ccdn.org](http://www.ccdn.org)

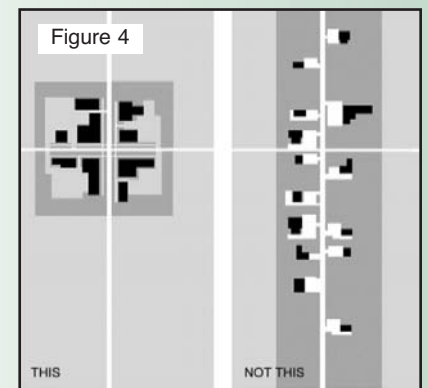
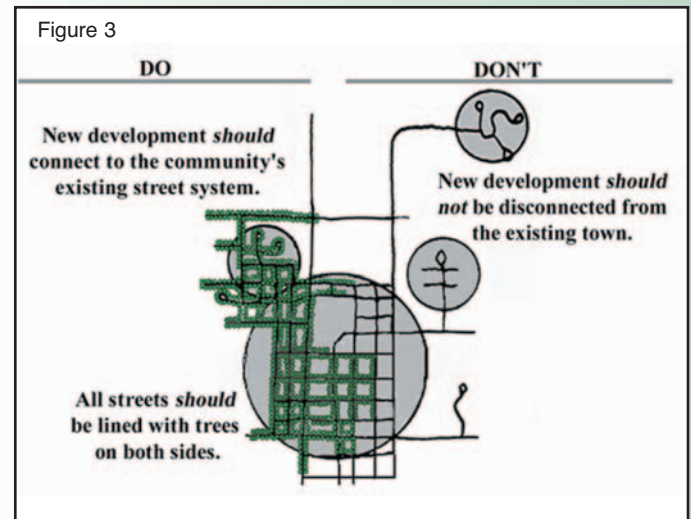
Livable Communities Support Center - [www.livablecenter.org](http://www.livablecenter.org)

Place Matters - [www.placematters.us](http://www.placematters.us)

Local Government Commission - [www.lgc.org](http://www.lgc.org)

Smart Growth Network - <http://smartgrowth.org>

Smart Growth America - [www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)



Node vs. Strip

## TIPS FOR ANSWERING QUESTIONS

- Visit the Division of Housing website to get general information on housing affordability in your area.
- Contact local or regional affordable housing authority or nonprofit housing developer.
- Contact town manager or community development director.
- Review community plan for housing regulations.



**Regardless of the economic conditions, the need for affordable housing in Colorado will not go away.**

-- Housing Colorado: The Challenge for a Growing State, DOLA Report, 2002

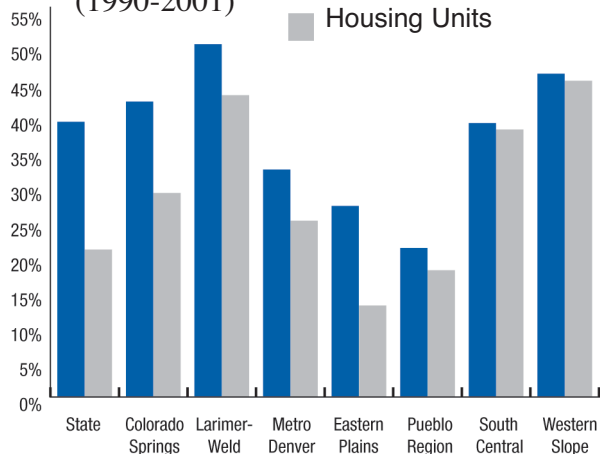


## Foster a Range of Housing Choices

*Smart Growth encourages a range of housing choices for all income levels to ensure a better jobs/housing balance and a more vibrant community-based workforce.*

1. Does your community track the mix and affordability of housing and jobs/housing balance at the local or regional level?
  - Yes, we conduct (or participate at a regional level) housing studies every few years to assess what is affordable housing in our area, determine the mix of our housing inventory, and understand the ratio between jobs and housing in our community. \_\_\_ 3 pts
  - We have limited information from previous studies, but no current information on our housing market. \_\_\_ 2 pts
  - No. We do not track such information. \_\_\_ 1 pt
  
2. Which option best describes the mix of housing types in your community?
  - We have a mix of housing types, including affordable housing to buy, multi-family rental housing, and senior housing that reflects the composition of our community. \_\_\_ 3 pts
  - We have a limited mix, including some affordable housing. \_\_\_ 2 pts
  - We have very little diversity in housing, and/or very little affordable housing. \_\_\_ 1 pt
  
3. How has your community planned for future housing needs, especially in and around your downtown?
  - Our community plan projects the amounts and types of housing that will be needed over the next 10 years or has established housing goals. We also work with local and regional housing groups to meet these needs within or adjacent to our community. \_\_\_ 3 pts
  - The community plan includes a preliminary evaluation of future housing needs, but does not specify how to meet them. \_\_\_ 2 pts
  - We have not discussed future housing needs. \_\_\_ 1 pt

■ Graph 1: Growth In Households and Housing Units (1990-2001)





**4. Do local regulations enable your community to meet diverse housing needs and ensure long-term affordability?**

- Yes. New developments are required to include housing targeted at more than one segment of the market – for example, apartments along with single-family homes, or affordable homes along with market-rate housing. \_\_\_ 3 pts
- New developments have the option of including a mix of housing, but are not required to. \_\_\_ 2 pts
- No. New developments are not required to include a mix of housing – and in some cases, they are prohibited from doing so by regulations. \_\_\_ 1 pt

**5. Does your community provide incentives to support affordable housing (density bonuses, fee waivers, higher density zones, fast tracking).**

- Yes, we have a range of incentives to encourage more affordable housing production. \_\_\_ 3 pts
- We offer some incentives, but don't actively promote them as an option. \_\_\_ 2 pts
- No. We do not offer any incentives. \_\_\_ 1 pt

**6. Does your community work with an affordable housing group or groups active in your area?**

- Yes, we work actively with one or more local or regional housing groups. We have applied for or supported applications for state and other funding to provide affordable housing. \_\_\_ 3 pts
- We have worked to a limited degree with an affordable housing group. \_\_\_ 2 pts
- We have never worked with an affordable housing group; and/or there is no active group promoting affordable housing in our area. \_\_\_ 1 pt

**Total Points in Housing Choices Section**  
*(also record this score in pullout scoresheet)*

Smart Growth	18-15 points
In Transition	14-11 points
Needs Your Attention!	10-6 points

**HOUSING AFFORDABILITY RESOURCES & ORGANIZATIONS**

Colorado Division of Housing - [www.dola.state.co.us/Doh](http://www.dola.state.co.us/Doh)

- *Housing Colorado: The Challenge for a Growing State*, Colorado Division of Housing, Department of Local Affairs, November 2002.

Colorado Housing Finance Authority - [www.chfa.org](http://www.chfa.org)

Fannie Mae Foundation - [www.fanniemae.org](http://www.fanniemae.org)

Mile High Housing Fund - [www.mhhf.org](http://www.mhhf.org)

Community Office for Resource Efficiency - [www.aspencore.org](http://www.aspencore.org)

Rocky Mountain Institute - [www.rmi.org](http://www.rmi.org)

Rural Community Assistance Corporation - [www.rcac.org](http://www.rcac.org)

**Inclusionary Zoning**

The mandatory inclusion of affordable or local housing units, or financial setaside, as a quid quo pro for development approval.

[www.policylink.org/EquitableDevelopment](http://www.policylink.org/EquitableDevelopment)

**Residential / Commercial Linkage**

Zoning provisions that require new residential or commercial development to provide funds or housing to mitigate some portion of identifiable housing needs created by the new development. [www.hmccolorado.org/housing.htm](http://www.hmccolorado.org/housing.htm)

**Community Housing Development Corporations**

A program where a housing authority or non-profit assumes an active role as developer of affordable housing and becomes a community resource.

[www.communitychange.org/home.htm](http://www.communitychange.org/home.htm)

**Community Land Trusts**

A community land trust (CLT) is a non-profit housing organization that owns the land in perpetuity. Through the land lease there is a requirement that requires that the improvements are sold and/or leased to households that meet defined income requirements. [www.ruralhome.org/pubs/ct/contents.htm](http://www.ruralhome.org/pubs/ct/contents.htm)

**Housing Trust Funds**

Housing trust funds are distinct funds established by legislation, ordinance or resolution to receive public or private revenues, which can only be spent on affordable housing. [www.communitychange.org/htf.html](http://www.communitychange.org/htf.html)

**Colorado multi-jurisdictional housing authority law (C.R.S. 29-1-204.5)**

This law, enacted in 2001, allows any combination of home rule or statutory cities, towns, and counties to establish a separate governmental entity known as a "multi-jurisdictional housing authority". One of the major advantages of this legislation is that, unlike a County housing authority, a regional housing authority may levy taxes or development impact fees, if stipulated in the agreement among the participating jurisdictions of the housing authority. All proposed tax measures must be approved by voters.

[www.colorado.gov/government.htm](http://www.colorado.gov/government.htm)

## TIPS FOR ANSWERING QUESTIONS

- Contact regional transportation organizations.
- Review maps of pedestrian/bike paths.
- Review community plan for street / sidewalk requirements and design specifications.



***Every trip begins and ends with walking. Walking remains the cheapest form of transport for all people, and the construction of a walkable community provides the most affordable transportation system any community can plan, design, construct and maintain.***

-- Dan Burden  
Walkable Communities



## Provide Transportation Options

*Despite extensive road building traffic congestion increases. Smart Growth encourages communities to offer a wider range of transportation options -- from walking and biking to transit and automobiles -- to increase people's access to jobs, goods, service, and recreation.*

1. Which of these options best describes the layout of the local streets?
  - Streets are interconnected, in a clear pattern for getting around the community. \_\_\_ 3 pts
  - The community has a network of streets – but in outlying areas, streets are disconnected. \_\_\_ 2 pts
  - Streets are disconnected, with no clear pattern for getting around. \_\_\_ 1 pt
2. How does your community regulate the street widths in new developments?
  - We have regulations that allow flexible street design standards to tailor streets to the scale of the neighborhood and types of traffic they serve. These flexible standards typically allow narrower street widths and incorporate other design elements (such as streetside parking, bicycle lanes or raised pedestrian crossings) intended to slow traffic and increase the pedestrian-friendliness of the roadways. \_\_\_ 3 pts
  - Our regulations allow some variation, but only under limited circumstances. \_\_\_ 2 pts
  - No variation in street width is permitted. \_\_\_ 1 pt
3. Does your community track travel patterns at the local or regional level to better understand how and why people travel in your area?
  - Yes, we conduct (or participate at a regional level) travel pattern studies every few years to complement traffic counts. \_\_\_ 3 pts
  - No. We rely on traffic counts from the state Department of Transportation. \_\_\_ 2 pts
  - No. We do not track such information. \_\_\_ 1 pt



**4. Does your community offer public transportation?**

- Yes. We have a transit system supported by dedicated revenues. \_\_\_ 3 pts
- Yes, but local support for the service is discretionary from the general fund. \_\_\_ 2 pts
- No. \_\_\_ 1 pt

**5. Does your community have a transportation plan with a transit element that increases mobility options for residents and visitors?**

- Yes, we have a transportation plan with a transit element that connects the community population center(s), which also connects to a good network of sidewalks and bike paths within the community. \_\_\_ 3 pts
- We have a transportation plan but it does not have a transit element. \_\_\_ 2 pts
- We do not have a transportation plan. \_\_\_ 1 pt

**6. Does your community have incentives to promote Transit Oriented Development?**

- Yes. Regulations allow for increased density and different parking requirements depending on the character of the area and connection to transit. \_\_\_ 3 pts
- Regulations allow some variation in density and parking, but only under limited circumstances. \_\_\_ 2 pts
- No variation in parking requirements is permitted. \_\_\_ 1 pt

**Total Points in Transportation Options Section**  
*(also record this score in pullout scoresheet)*

Smart Growth	18-15 points
In Transition	14-11 points
Needs Your Attention!	10-6 points

**TRANSPORTATION RESOURCES & ORGANIZATIONS**

*Citizens Activist Handbook*

Citizens for Sensible Transportation, Portland Oregon.

This handbook is designed to help you impact the transportation planning process in your community. By guiding you through the maze of terminology, processes and players, this handbook will enable you to participate more effectively. Free download at [www.cfst.org](http://www.cfst.org)

*Civilizing Downtown Highways: Putting New Urbanism to Work on California's Highways, 2002.* Congress for New Urbanism, Local Government Commission, Surface Transportation Policy Project. [www.cnu.org](http://www.cnu.org)

*When Main Street is a State Highway: Blending Function, Beauty, and Identity. A Handbook for Community Designers.* 2001. Maryland Department of Transportation. State Highway Administration. [www.marylandroads.com](http://www.marylandroads.com)

*Conservatives and Mass Transit: Is it time for a new look?* Paul Wetrich and William Lind. Free Congress Foundation. <http://www.apta.com/research/info/online/documents/conserved.pdf>

*Transit Oriented Development Guidelines for Small Communities, 1998.* Town of Basalt and Healthy Mountain Communities. Free download at [www.hmcolorado.org/publist.htm](http://www.hmcolorado.org/publist.htm)

American Public Transit Association - [www.apta.com](http://www.apta.com)

Colorado Association of Transit Agencies - [www.coloradotransit.com](http://www.coloradotransit.com)

The Transit Alliance - [www.transitalliance.org](http://www.transitalliance.org)

Surface Transportation Policy Project - [www.stpp.org](http://www.stpp.org)

Reconnecting America - [www.reconnectingamerica.org](http://www.reconnectingamerica.org)

**Colorado Rural Transportation Authority Law (C.R.S. 43-4-602)**

This law allow any combination of hole rule or statutory cities, towns, counties of less that 50,000 population to establish a separate governmental entity known as a "rural transportation authority." The regional authority may levy taxes or a vehicle registration fee, if stipulated in the agreement among the participating jurisdictions. The formation of the authority as well as all tax measures must be approved by voters. [www.colorado.gov/government.htm](http://www.colorado.gov/government.htm)



## TIPS FOR ANSWERING QUESTIONS

- Use your own experience. Walk from home to a place in your community (store, post office, school, park). How were the sidewalks? Was it safe crossing the street?
- Can your children walk safely to school?
- Check your community code for sidewalk and street design standards.

“

***Pedestrians are the lost measure of a community, they set the scale for both the center and edge of our neighborhoods.***

-- Peter Calthorpe  
The Next American Metropolis

”

## Create Walkable Communities

*Since practically everyone is a pedestrian at some point, Smart Growth advocates for design and infrastructure that makes walking an enjoyable, safe, and practical transportation option.*

### 1. Do you require sidewalks and trails in new developments?

- Yes. As part of our community plan, we have sidewalk and trail design standards for residential and commercial developments. \_\_\_ 3 pts
- Yes. We require sidewalks and trails in new residential and commercial developments, but we do not have design standards. \_\_\_ 2 pts
- No. We have limited requirements for sidewalks. \_\_\_ 1 pt

### 2. Does your street design enable pedestrian traffic?

- Yes. We have a good network of sidewalks and pedestrian/bike paths connecting much of the community including safe and convenient crossings of major roads. \_\_\_ 3 pts
- Yes. We have some sidewalks, and a plan for pedestrian/bike paths to connect to specific areas of town. \_\_\_ 2 pts
- We have only some limited sidewalks, and no plan for pedestrian/bike paths. \_\_\_ 1 pt

### 3. Has your community designated or established safe routes for children to walk or bike to school?

- Yes. We have established safe routes to school from all parts of our community that include accessible and readily-visible means of crossing or getting around major barriers such as busy roads. \_\_\_ 3 pts
- We are aware of the concept, but have not established any safe routes to school. \_\_\_ 2 pts
- No. We had not established any safe routes to school. \_\_\_ 1 pt







**4. Do people have easy walking access to public parks and playgrounds?**

- Yes. Parks and playgrounds are available in all neighborhoods, and can easily be reached by walking from other parts of town. \_\_\_ 3 pts
- We have some parks and playgrounds, but they cannot be easily reached by walking from all parts of town. \_\_\_ 2 pts
- No. It is difficult to walk to our parks and playgrounds. \_\_\_ 1 pt

**5. Do people have easy walking access to goods (such as housing, offices, and retail) and services (such as transportation, schools, libraries)?**

- Yes. Most of the neighborhoods have access to these amenities within walking distance (1/4 mile). \_\_\_ 3 pts
- Some neighborhoods have easy access to these amenities within walking distance but most do not. \_\_\_ 2 pts
- No. Most of our neighborhoods require residents to drive to access these amenities. \_\_\_ 1 pt

**Total Points in Walkable Communities Section**

*(also record this score in pullout scoresheet)*

Smart Growth	15-13 points
In Transition	12-9 points
Needs Your Attention!	8-5 points

**WALKABLE COMMUNITIES RESOURCES & ORGANIZATIONS**

*How Can I Find and Help Build a Walkable Community?* Dan Burden - [www.walkable.org/article1.htm](http://www.walkable.org/article1.htm)

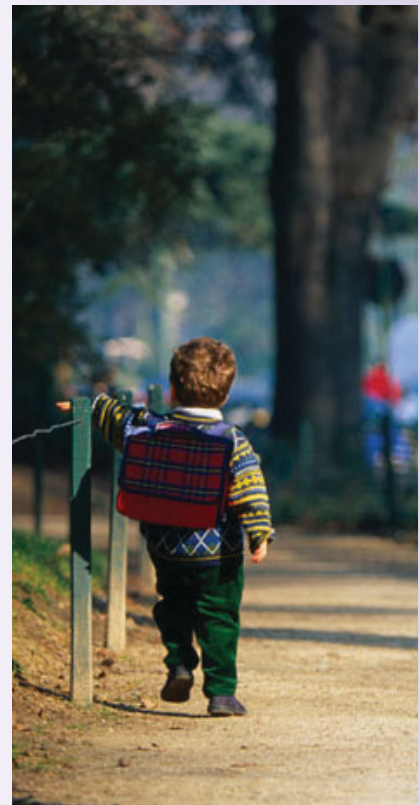
*Street Design Guidelines for Healthy Neighborhoods*, Dan Burden, Local Government Commission. Sacramento, CA. [www.lgc.org](http://www.lgc.org)

National Center for Biking and Walking - [www.bikewalk.org](http://www.bikewalk.org)

Walkable Communities, Inc. - [www.walkablecommunities.org](http://www.walkablecommunities.org)

Active Living By Design - [www.activebydesign.org](http://www.activebydesign.org)

Walk to School Day - [www.walktoschool-usa.org](http://www.walktoschool-usa.org)



## TIPS FOR ANSWERING QUESTIONS

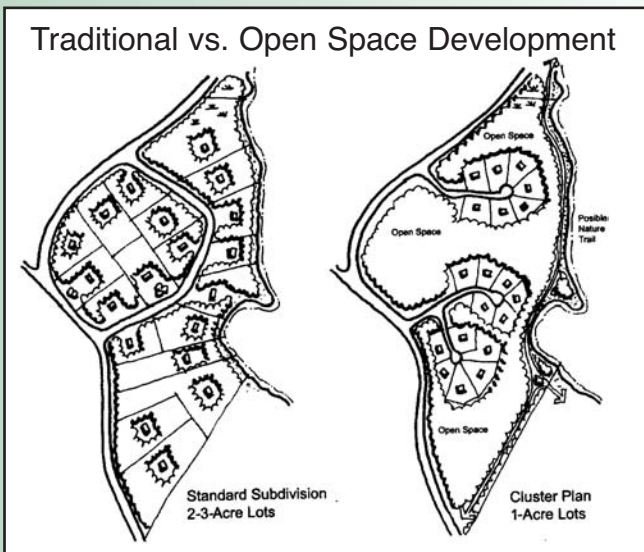
- Check your community plan for statements / policies about your environment and conserving open space.
- Check town and county zoning maps.
- Contact local land trust or conservation group(s).



**Environmental quality has become a central element of local economic bases and a central determinant of local economic vitality. A community won't show much vitality if no one wants to live there.**



-- Thomas Power  
Economist  
University of Montana



## Enhance Natural Capital, Open Space & Agricultural Lands

*To most Americans, clean air, safe water, endangered wildlife, intact ecosystems and scenic beauty are in short supply. There is also nothing economically trivial about the flow of goods and services from the natural world. As such, protecting and enhancing and a community's natural infrastructure is a critical component of achieving Smart Growth.*

1. Has your community identified its natural assets (rivers, mountains, mesas, open space, agricultural lands, viewsheds, agricultural lands) and taken steps to restore or protect them?
  - Yes, we highlight our natural assets in our community plan and have taken steps to restore/protect them (e.g., water and energy efficiency programs, conservation easement programs, urban service boundaries, etc.) \_\_\_ 3 pts
  - Yes, we highlight our natural assets, but we not taken any steps to restore/protect them. \_\_\_ 2 pts
  - No. We do not highlight our natural assets in our planning efforts. \_\_\_ 1 pt
2. Do local regulations provide for open space in new development?
  - New developments must contribute to the community open-space plan by creating additional open space and connections to adjacent open spaces (either existing or planned, such as a planned park or recreation trail). \_\_\_ 3 pts
  - New developments must provide open spaces, with access to them. But regulations do not give guidelines for types and locations of these open spaces. \_\_\_ 2 pts
  - There are no provisions for open space within new developments. \_\_\_ 1 pt
3. What densities of development does your zoning permit on farm and ranch lands?
  - Low densities, with provisions for small lots (as in cluster zoning) to protect farmland or forestland. \_\_\_ 3 pts
  - Low densities, but without provisions for small lots; or higher densities. \_\_\_ 2 pts
  - Medium to high densities, with no provisions to protect farmland or ranchland. \_\_\_ 1 pt



**4. Does your community offer open space / cluster development options for a planned unit development (PUD) and for smaller acreage (less than 80 acres)?**

- Yes – we offer open space / cluster development options for a planned unit development (PUD) and for smaller acreage and provide incentives for landowners to use these options. \_\_\_\_\_ 3 pts
- We offer a cluster option for a PUD but not for smaller acreage. \_\_\_\_\_ 2 pts
- No, we offer neither. \_\_\_\_\_ 1 pt

**5. How much conservation-easement and/or land trust activity is occurring in your area?**

- Over 20% of the viable farmland or rangeland is in conservation easements, and a land trust is active in the region. \_\_\_\_\_ 3 pts
- Conservation easement and/or land trust activity has begun. \_\_\_\_\_ 2 pts
- There is no easement or land trust activity. \_\_\_\_\_ 1 pt

**6. Is there local support for farming and ranching through tax abatements and/or a dedicated town fund to help purchase or protect prime working land?**

- Yes – we offer tax abatements and/or a dedicated fund to preserve farm and ranch lands and/or open space. \_\_\_\_\_ 3 pts
- We have, or are working on, a plan to offer tax abatements and/or a dedicated fund. \_\_\_\_\_ 2 pts
- No, we offer neither. \_\_\_\_\_ 1 pt

**7. Is there a voluntary transfer of development rights (TDR) program?**

- Yes, we have a TDR program with identified sending and receiving areas. \_\_\_\_\_ 3 pts
- Yes, we have a TDR program but no receiving areas. \_\_\_\_\_ 2 pts
- No, we do not have a TDR program. \_\_\_\_\_ 1 pt

**8. Is there a water conservancy active in your area?**

- Yes, we have a water conservancy or river group that works to ensure watershed health (river protection and restoration, water quality, and water quantity issues) \_\_\_\_\_ 3 pts
- Yes, we have recently created a water conservancy or river group. \_\_\_\_\_ 2 pts
- No, we don't have a conservancy or river group focused on water issues. \_\_\_\_\_ 1 pt

**Total Points in Natural Capital Section**  
(also record this score in pullout scoresheet)

**NATURAL CAPITAL RESOURCES & ORGANIZATIONS**

The Land Trust Alliance [www.lta.org](http://www.lta.org)

- *The Standards and Practices Guidebook: An Operating Manual for Land Trusts.*
- *The Conservation Easement Handbook: Managing Land Conservation and Historic Preservation Easement Programs.* (Includes 1996 Model Easement.)

*The Community Land Trust Handbook.* Institute for Community Economics [www.iceclt.org](http://www.iceclt.org)

*Conservation Design for Subdivisions,* 1996. Randall G. Arendt, et. al. Island Press.

*Beyond Takings and Givings - TDR Program,* 2003. Rick Pruetz. Arje Press.

Colorado Conservation Trust - [www.coloradoconservationtrust.org](http://www.coloradoconservationtrust.org)

American Farmland Trust - [www.aft.org](http://www.aft.org)

Colorado Cattleman's Agricultural Land Trust  
<http://cca.beef.org/pages/ccalt-home.htm>

The Nature Conservancy - [www.tnc.org](http://www.tnc.org)

Great Outdoors Colorado - [www.goco.org](http://www.goco.org)

Colorado Water Trust – [www.coloradewatertrust.org](http://www.coloradewatertrust.org)

Colorado Watershed Assembly - [www.coloradewater.org](http://www.coloradewater.org)

Sonoran Institute - [www.sonoran.org](http://www.sonoran.org)

- *Preserving Working Lands in the West,* 1997. Liz Rosan, Editor.
- *The New Frontiers of Ranching: Business Diversification and Land Stewardship,* 2000. Ben Alexander.

Community Mapping: an Orton Family Foundation program in schools where students work with local community partners to study land use issues and resources, producing maps and information helpful to the partners and communities. See [www.communitymap.org](http://www.communitymap.org)

CommunityViz™ [www.communityviz.com](http://www.communityviz.com). This GIS based software tool produced by The Orton Family Foundation helps communities visualize and analyze various growth and open space options.

Smart Growth	24-21 points
In Transition	20-17 points
Needs Your Attention!	16-12 points

# Section VI - Business Diversity

## TIPS FOR ANSWERING QUESTIONS

- Check with you local chamber of commerce about economic information.
- Use your own experience about shopping opportunities in your community.
- Check if you have a downtown improvement association.
- Check community code for statements about enhancing downtown.
- Check for a local economic development plan.



**People always ask me what the biggest industry is going to be and I always say small businesses. That's where all the jobs are coming from.**



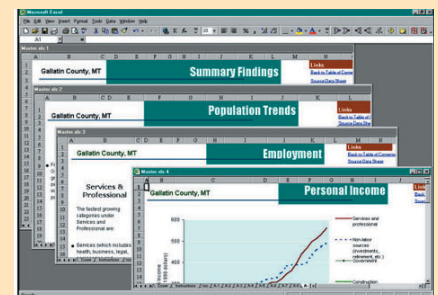
-- Ray Rasker  
Economist  
Sonoran Institute



## Encourage Business Diversity

*Although we live in a global age, much of the economy activity reflected in the gross national product is at the local level. Smart Growth is about building the diversity and connections between local businesses to capture capital and circulate it numerous times in a community.*

1. Does your community regularly track local and regional economic information and trends?
  - Yes. We have regular reports on local and regional economic information that includes data on sources of income, job creation, wages and housing affordability prepared by our Chamber of Commerce, local government, or a nonprofit organization. \_\_\_ 3 pts
  - Yes. We have regular reports on local and regional economic information, but the information is limited and/or does not offer a regional context. \_\_\_ 2 pts
  - No. We have a profile of our community, but it is dated and not regularly updated. \_\_\_ 1 pt
2. Can townspeople meet most daily shopping need – shopping, hardware, etc. – in town?
  - Yes. We can meet everyday needs at a diversity of local businesses. \_\_\_ 3 pts
  - We can buy some goods in town, but must travel outside town for others. \_\_\_ 2 pts
  - No. We have to travel outside town to meet most everyday needs. \_\_\_ 1 pt
3. How does your town support existing downtown business and attract new ones?
  - We focus on attracting new business to the downtown business district by providing public-financed improvements to the downtown business district – street and sidewalk repairs, parking areas, benches, street trees, etc. \_\_\_ 3 pts
  - We are working on a plan to attract a variety of businesses, and to improve the downtown business district, but we have not taken action. \_\_\_ 2 pts
  - We have had little or no discussion about attracting or supporting downtown business. \_\_\_ 1 pt



#### 4. How do local regulations encourage business development in the downtown?

- They provides for a number of businesses in the downtown including those that meet people's daily needs; and they offer regulatory incentives, such as reduced parking and flexible setbacks and housing options. \_\_\_ 3 pts
- They encourages a mix of downtown business types - but regulations, such as lot size, setbacks, and parking, make such a mix of development unlikely. \_\_\_ 2 pts
- They do not encourage a mix of downtown business types. \_\_\_ 1 pt

#### 5. Does your community have high-speed Internet access?

- Yes. We have high-speed internet access from a number of providers. \_\_\_ 3 pts
- Yes, but only in a few locations. \_\_\_ 2 pts
- No. We have Internet access via phone lines only. \_\_\_ 1 pt

#### 6. Is there local farming and/or ranching marketing or diversification program?

- Yes – We have at least two of the following active in our area: farmers markets, community supported agriculture, or growers association. \_\_\_ 3 pts
- Yes – We have only one of the above active in our area. \_\_\_ 2 pts
- No. \_\_\_ 1 pt

#### 7. Are local groups active in promoting locally owned businesses?

- A local business group promotes local shopping, supports existing businesses, and recruits compatible new enterprises. \_\_\_ 3 pts
- There is a local business group, but its activity is limited. \_\_\_ 2 pts
- There is no local business group. \_\_\_ 1 pt

**Total Points in Business Diversity Section**  
(also record this score in pullout scoresheet)

Smart Growth	21-18 points
In Transition	17-14 points
Needs Your Attention!	13-9 points



#### BUSINESS DIVERSITY RESOURCES & ORGANIZATIONS

Demography Section, Department of Local Affairs  
[www.dola.state.co.us/Demog/index.htm](http://www.dola.state.co.us/Demog/index.htm)

*The Economic Pursuit of Quality*, 1989. Thomas M. Power, M.E. Sharpe.

*Community Economic Analysis: A How to Manual*, revised 2001. Ronald J. Hustedde, Ron Shaffer and Glen Pulver. North Central Regional Center for Rural Development, Iowa State University, 515-294-8321. To order - [www.ag.iastate.edu/centers/rdev/RuralDev.html](http://www.ag.iastate.edu/centers/rdev/RuralDev.html)

*Socioeconomic Data for Understanding Your Regional Economy: A User's Guide*, 1998. Joseph Cortright and Andrew Reamer. Economic Development Administration, U.S. Department of Commerce. Free download - [www.econdata.net](http://www.econdata.net)

Sonoran Institute

- Economic Profile System  
The Sonoran Institute has developed an automated system for developing custom socio-economic profiles. Called the Economic Profile System (EPS), it allows anyone to automatically and efficiently produce customized socio-economic profiles for any geography in the Western United States. Free Download - [www.sonoran.org/programs/si\\_se\\_program\\_main.html](http://www.sonoran.org/programs/si_se_program_main.html)
- *Getting Ahead in Greater Yellowstone: Making the Most of Our Competitive Advantage*, 2003. Ray Rasker and Ben Alexander.

CityCenter Englewood - [www.ci.engagewood.co.us/citycenter/intro.htm](http://www.ci.engagewood.co.us/citycenter/intro.htm)

Southwest Marketing Network - [www.swmarketing.ncat.org/](http://www.swmarketing.ncat.org/)

National Trust for Historic Preservation Main Street Program - [www.mainstreet.org](http://www.mainstreet.org)

Rock Mountain Institute - [www.rmi.org](http://www.rmi.org)

- *Community Energy Workbook*, 1996. Alice Hubbard and Clay Fong.
- *Economic Renewal Guide*, 1997. Michael Kinsley.

Collaborative Economics - [www.coecon.com](http://www.coecon.com)

- *Grassroot Leaders for a New Economy*, 1997. Henton, Melville, Walesh. Jossey-Bass Publishers.

*The Rise of the Creative Class*, 2002. Richard Florida, Basic Books, 2002

Sierra Business Council - [www.sbcouncil.org](http://www.sbcouncil.org)

- *Investing for Prosperity: Building Successful Communities and Economies in the Sierra Nevada*, 2003. Amy Horne, Ph. D.

## TIPS FOR ANSWERING QUESTIONS

- Contact your planning or community development director.
- Review community code for fiscal impact section and requirements.
- See if your local government has a copy of "Paying for Growth" from the Colorado Municipal League.
- Has your community recently proposed a tax increase to pay for capital improvements to parks roads, water and sewer?



***Awareness of the fiscal realities of development is always essential but is particularly important during periods of economic downturns and in states with statutory revenue restraints such as Colorado.***

-- Paying for Growth, 2002  
Colorado Municipal League



## VII. Conduct Impact Analysis

*New development often requires new public services such as new roads, additional police and fire protection, more teachers and schools, more parks and increased water and sewer services. Smart Growth advocates for a better understanding of the costs of growth to ensure that additions to the community infrastructure are accomplished efficiently and equitably.*

### 1. Does your community require fiscal impact statements for new development proposals?

- Yes. Our community requires a fiscal analysis for new development proposals over a certain size. \_\_\_\_\_ 3 pts
- Our community only asks for a fiscal analysis of new development proposals when the proposal is a controversial. \_\_\_\_\_ 2 pts
- No. We do not require a fiscal analysis for new development proposals. \_\_\_\_\_ 1 pt

### 2. Does your community conduct a periodic buildout analysis as part of the comprehensive planning process?

- Yes. We conducted a buildout analysis as part of comprehensive planning effort to illustrate what the community could look like if current land development trends and regulations continue. \_\_\_\_\_ 3 pts
- We had one done a while ago, but it does not accurately reflect current trends. \_\_\_\_\_ 2 pts
- No. We have never conducted a buildout analysis. \_\_\_\_\_ 1 pt

### 3. To what extent does your community require development impact fees?

- Our community has a comprehensive impact fee structure for community infrastructure (roads, parks, water and sewer, police and fire, etc.) that is regularly updated. \_\_\_\_\_ 3 pts
- Our community requires a few impact fees (such as water tap fees). \_\_\_\_\_ 2 pts
- Our community requires no impact fees. \_\_\_\_\_ 1 pt



**4. Does your community conduct periodic cost of services studies to better understand who is paying for and who is receiving public services?**

- Yes. The community conducts periodic cost of community services studies. \_\_\_\_\_ 3 pts
- We have conducted some fiscal analysis for individual projects, but not a community wide study. \_\_\_\_\_ 2 pts
- No. We have never conducted such a study. \_\_\_\_\_ 1 pt

**5. Does your community tie impact fees to its Capital Improvement Plan?**

- Yes. The capital improvement plan helps justify our various impact fees. \_\_\_\_\_ 3 pts
- We have a capital improvement plan, but there is little relationship to our impact fees. \_\_\_\_\_ 2 pts
- No. We don't have a capital improvement plan. \_\_\_\_\_ 1 pt

**Total Points in Impact Analysis Section**  
*(also record this score in pullout scoresheet)*

Smart Growth	15-13 points
In Transition	12-9 points
Needs Your Attention!	8-5 points

**FISCAL ANALYSIS RESOURCES & ORGANIZATIONS**

Colorado Municipal League - [www.cml.org](http://www.cml.org)

Colorado Counties, Inc. - [www.ccconline.org](http://www.ccconline.org)

**Impact Fees under Senate Bill 15**

Senate Bill 15 granted statutory enabling authority to Colorado Municipalities and Counties to impose impact fees. Such fees insure that service levels be maintained with the development of a project. A detailed methodology section for preparing impact fees in the Colorado Municipal League's recent publication *Paying for Growth: Impact Fees under Senate Bill 15*. [www.cml.org](http://www.cml.org)

**Cost of Community Service Studies**

Cost of Community Service studies are a snapshot in time of costs vs. revenues for each land use. These types of studies can explain some of the costs associated with growth from a public expenditure / tax perspective. (See <http://farmlandinfo.org/fic/tas/tafs-cocs.html> for more information and *Cost of Community Services in Custer County Colorado* at [www.sonoran.org/library/custer.html](http://www.sonoran.org/library/custer.html))

*Does growth pay for itself through increased revenues or decreased cost per person? An analysis of the City of Colorado Springs, 1980-2000.*

Daphne Greenwood, Ph.D., University of Colorado at Colorado Springs, <http://web.uccs.edu/ccps>

*Rural Land Use and Your Taxes: The Fiscal Impact of Rural Residential Development in Colorado.* 2003. Andy Seidl, Ph.D., Colorado State University. <http://dare.agsci.colostate.edu/extension/apr03-03.pdf>

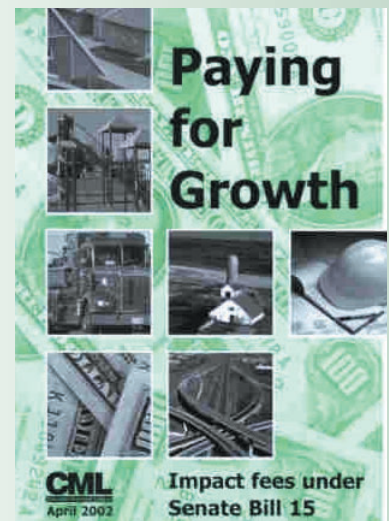
**Buildout Book: Where Do You Want To Be at Buildout?**

State of Massachusetts Executive Office of Environmental Affairs  
 Community Preservation Initiative

<http://commpres.env.state.ma.us/content/buildoutbook.asp>

It's a resource from another state, but well worth looking into for an overview of build out analysis. The State of Massachusetts has also set up web-based buildout analysis tool for each community in the state.

CommunityViz™ [www.communityviz.com](http://www.communityviz.com). This GIS based software tool produced by The Orton Family Foundation helps communities analyze the impacts from various growth scenarios.



# Section VIII - Regional Cooperation

## TIPS FOR ANSWERING QUESTIONS

- Answer from your own experience. How do local governments address issues such as transit, affordable housing, land use?
- Check with local planning staff about regional meetings.
- Ask local planning staff for a regional GIS map.



***We are organized to address challenges and deliver services at the federal, state, and local levels, but the tough challenges are not respecting jurisdictional boundaries. They are primarily emerging at the neighborhood, regional, and global levels.***



-- William Dodge



*Many problems cross political boundaries, which make them difficult for a community to solve alone. Smart Growth advocates using more regional cooperation to pool resources, to take advantage of differing talents, and to create more win-win opportunities for communities to reap the full benefits of growth and equitably address the impacts of growth.*

### 1. Do elected and appointed board members and staff in your area have opportunities to meet and network with each other on a regular basis?

- Yes. There are a number of regular forums and meetings in which elected and appointed board members and staff have opportunities to meet and network with each other on a regular basis. \_\_\_ 3 pts
- Staff from different jurisdictions in the area meet periodically, but elected and appointed board members from different jurisdictions hardly ever meet. \_\_\_ 2 pts
- No. Elected and appointed board members and staff from different jurisdictions rarely meet. \_\_\_ 1 pt

### 2. Do the towns, cities, and counties in your area share land use data?

- Yes. Local governments in the area routinely share land use data and/or share a common regional geographic information system database. \_\_\_ 3 pts
- No, but local governments do refer development proposals to each other for comment. \_\_\_ 2 pts
- No. The local governments do not share land use data or communicate on development issues. \_\_\_ 1 pt

### 3. Do the towns, cities, and counties in your area have any formal cooperative agreements on issues such as land use, transportation, housing, etc.?

- Yes. Local governments in our region have intergovernmental agreements in at least two of the following areas: land use, transportation, affordable housing, revenue sharing, economic development. \_\_\_ 3 pts
- Local governments in our region have intergovernmental agreements in at least one of the following areas: land use, transportation, affordable housing, revenue sharing, economic development. \_\_\_ 2 pts
- No. We have no formal agreements between local governments on planning issues in our area. \_\_\_ 1 pt





**REGIONAL COOPERATION RESOURCES & ORGANIZATIONS**

Colorado State Statues - [www.colorado.gov/government.htm](http://www.colorado.gov/government.htm)  
 C.R.S. 29-20-105 through 107 authorizes and encourages Intergovernmental cooperation for the purposes of planning or regulating the use of land, providing a broad range of services, implementing revenue sharing, and creating a regional planning commission.

- C.R.S. 29-1-204.5 - Colorado multi-jurisdictional housing authority law
- C.R.S. 43-4-602 - Rural Transportation Authority Law

Office of Smart Growth - [www.dola.state.co.us/smartgrowth](http://www.dola.state.co.us/smartgrowth)  
*Best Practices Reports*

These reports summarize best practices by local government in the areas of land use and growth management, intergovernmental agreements, preservation of open space, farms, and ranches, and natural hazards planning and mitigation.

Mile High Compact - [www.metromayors.org/MHCompact.html](http://www.metromayors.org/MHCompact.html)

Center for Regional and Neighborhood Action - [www.crna.net](http://www.crna.net)

National Association of Regional Councils - [www.norc.org](http://www.norc.org)

Alliance for Regional Stewardship - [www.regionalstewardship.org](http://www.regionalstewardship.org)  
*The Triumph of the Regional Commons: Governing 21st Century Regional Communities* - [www.regionalstewardship.org/Documents/Monograph4.pdf](http://www.regionalstewardship.org/Documents/Monograph4.pdf)

*Collaborative Leadership: How Citizens and Civic Leaders Can Make a Difference*, 1994. David D. Chrislip, Carl E. Jossey-Bass Publishers.

*The Collaborative Leadership Fieldbook*, 2002. David D. Chrislip, Jossey-Bass Publishers.

*Reflections on Regionalism*, 2000. Bruce Katz, editor. The Brookings Institution. 2000. [www.brookings.org](http://www.brookings.org)

*Regional Excellence: Governing Together to Compete Globally and Flourish Locally*, 1996. William Dodge, National League of Cities. [www.nlc.org](http://www.nlc.org)

**4. Does your county support/ encourage / direct growth toward the existing infrastructure of towns and cities?**

- Yes. Towns/cities in the area have an intergovernmental agreement with the county to focus development to areas with existing infrastructure. \_\_\_ 3 pts
- The county refers development proposals to towns and cities, but there is little coordination between the jurisdictions on land use issues. \_\_\_ 2 pt
- No. The county is zoned for suburban development. \_\_\_ 1 pt

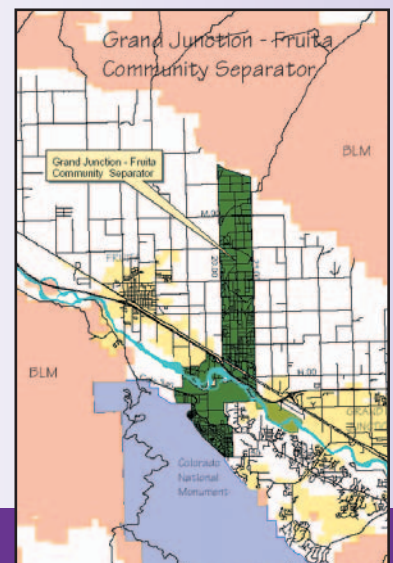
**5. Do state and federal agencies abide by local land use plans?**

- Yes. State and Federal agencies are ongoing partners in helping our community achieve our planning goals. \_\_\_ 3 pts
- State and Federal agencies are reluctant partners. \_\_\_ 2 pts
- No. State and Federal agencies often relocate new facilities in areas outside of our existing community infrastructure. \_\_\_ 1 pt

**Total Points in Regional Cooperation Section**

*(also record this score in pullout scoresheet)*

Smart Growth	15-13 points
In Transition	12-9 points
Needs Your Attention!	8-5 points



# Section IX - Sense of Place

## TIPS FOR ANSWERING QUESTIONS

- Use your own experience.
- Check community plan for design guidelines.
- Consult local conservation commission, or local/regional community art council.



***One quality that has always instilled a sense of place is a desirable natural landscape. Another is an attractive social environment. Efforts to protect the landscape and enhance the social environment have to be looked at as integral to any economic development strategy.***



-- Thomas Power  
Economist  
University of Montana



## Create a Sense of Place

*Smart Growth advocates for making communities distinctive and special by building on their natural, cultural resources to create a unique community character.*

1. Does your community have a public place (plaza, park, etc.) that fosters community interaction?
  - Yes and it is well used both formally and informally as a place of community interaction. \_\_\_\_\_ 3 pts
  - Yes, but it not used to its full potential. \_\_\_\_\_ 2 pts
  - No. \_\_\_\_\_ 1 pt
2. Does your community have a set of clear design guidelines so streets, buildings, and public spaces work together to create a sense of place?
  - Yes. We have a set of design guidelines that connect our street, buildings, and public spaces. \_\_\_\_\_ 3 pts
  - Yes, but our design guidelines are vague or confusing. \_\_\_\_\_ 2 pts
  - No. We do not have a set of design guidelines. \_\_\_\_\_ 1 pt
3. Does your community have a program to sponsor art in public places (murals, sculptures, etc.)
  - Yes, we have a community arts organization and a formal program to place art throughout the community. \_\_\_\_\_ 3 pts
  - Yes, we have a community arts organization but no program. \_\_\_\_\_ 2 pts
  - No. We have no public art organization or program. \_\_\_\_\_ 1 pt
4. Does your community sponsor events to celebrate its cultural heritage, natural assets or community character?
  - Yes. We have a number of fairs, concerts, events celebrating our community heritage, natural assets, or character. \_\_\_\_\_ 3 pts
  - Yes, we have one or two events celebrating our community heritage, natural assets, or character. \_\_\_\_\_ 2 pts
  - No. We do not have such events. \_\_\_\_\_ 1 pt



**5. Does your community have any organizations active in historic preservation at the local or regional level?**

- Yes. There is an active conservation commission and a historic preservation group. \_\_\_\_\_ 3 pts
- Yes. There is an active conservation commission or a historic preservation group. \_\_\_\_\_ 2 pts
- No. There is no local organization is focused on historic preservation. \_\_\_\_\_ 1 pt

**6. What actions is your community taking to protect historic buildings and other features?**

- We have a defined historic district, along with guidelines for development within it. \_\_\_\_\_ 3 pts
- We have highlighted the importance of historic buildings and other features, but we have no specific measures to maintain or enhance them. \_\_\_\_\_ 2 pts
- We have taken no action on historic buildings and features. \_\_\_\_\_ 1 pt

**Total Points in Sense of Place Section**  
*(also record this score in pullout scoresheet)*

Smart Growth	18-15 points
In Transition	14-11 points
Needs Your Attention!	10-6 points

**SENSE OF PLACE RESOURCES & ORGANIZATIONS**

Project for Public Spaces - [www.pps.org](http://www.pps.org)  
*How to Turn a Place Around: A Handbook for Creating Successful Public Spaces*, 2000.

Community Image Surveys - [www.lgc.org/ps/cis/](http://www.lgc.org/ps/cis/)

Community Mapping: an Orton Family Foundation program in schools where students work with local community partners to study land use issues and resources, producing maps and information helpful to the partners and communities. See [www.communitymap.org](http://www.communitymap.org).

*Community and the Politics of Place*, 1990. Daniel Kemmis. University of Oklahoma Press.

*The Experience of Place*, 1991. Tony Hiss. Vintage Books.

*Geography of Nowhere: The Rise and Decline of America's Man-Made Landscape*, 1994. James Howard Kunstler. Touchstone Books.

*The Artistic Dividend: The Arts' Hidden Contribution to Regional Development*, 2002. Ann Markusen and David A. King. Humphrey Institute of Public Affairs, University of Minnesota. [www.hhh.umn.edu/projects](http://www.hhh.umn.edu/projects)

*True West: Authentic Development Patterns for Small Town and Rural Area*, 2003. Christopher J. Duerksen and James van Hemert. American Planning Association. [www.planning.org](http://www.planning.org)

## TIPS FOR ANSWERING QUESTIONS

- Answer from your own experience.
- Attend a planning commission meeting.
- Ask planning staff for any regional reports on quality of life issues ( housing, economy, transportation, etc.).



***How can we engage more Americans in serious deliberation? Holding meetings will not be enough. Discussions must link to some tangible actions - voting, calling elected officials, forming groups to work in schools and neighborhoods – to have enough meaning to bring busy people to participate.***

-- Derek Bok  
The Trouble with Government



## X. Enhance Public Involvement

*For Smart Growth to be fully implemented it will take more citizen participation than a trip to the voting booth. Fortunately, citizens are a wealth of information, skills, and perspectives waiting to be tapped. Smart Growth advocates for more public involvement in the problems that affect people's everyday lives.*

### 1. How active is your community in planning?

- There are never vacancies on boards and multiple applications create competition for slots. There is good attendance at public meetings, and support for community planning efforts. \_\_\_ 3 pts
- There are no vacancies on boards right now, but it often takes efforts to fill openings. Attendance is good at high visibility meetings, but not as good for ongoing and general planning sessions. \_\_\_ 2 pts
- Board positions go vacant for months. Meetings are sparsely attended. \_\_\_ 1 pt

### 2. To what extent was the public involved in developing your most recent the community plan?

- There was a lot of public involvement – committee, workshops, survey work, well-attended public meetings. \_\_\_ 3 pts
- Some public meetings were well attended, but overall there was not a lot of public involvement in developing the plan. \_\_\_ 2 pts
- Only the required number of public hearings were held. \_\_\_ 1 pt

### 3. Are citizens active in community planning, development, and resource protection through other organizations?

- Yes. At least two of these groups are active in our area: a community development organization, a downtown organization, a historical society, community planning organization, or a land trust. \_\_\_ 3 pts
- At least one of the above groups is active in town. \_\_\_ 2 pts
- No. There is no local community development organization, downtown organization, historical society, community planning organization, or land trust. \_\_\_ 1 pt



**4. Are there community or regional organizations that track quality of life issues in your area and work to increase awareness of community issues?**

- Yes. We have a community or regional organization that tracks quality of life issues in our area and publishes such information on a regular basis. \_\_\_ 3 pts
- Yes. We have a community or regional organization that tracks quality of life issues in our area but the information is not available on a regular basis. \_\_\_ 2 pts
- No. We do not track quality of life issues. \_\_\_ 1 pt

**5. Do has your community utilized any techniques and tools to increase the community understanding and input on planning issues?**

- Yes. We use at least two of the following tools and techniques to increase community participation in design and planning issues: geographic information system modeling, build out analysis, visual preference surveys, community video, computer imaging, design workshops. \_\_\_ 3 pts
- Yes. We use at least one of the following tools and techniques to increase community participation in design and planning issues: geographic information system modeling, build out analysis, visual preference surveys, community video, computer imaging, design workshops. \_\_\_ 2 pts
- No. We just hold community meetings and public hearings. \_\_\_ 1 pt

**Total Points in Public Involvement Section**  
*(also record this score in pullout scoresheet)*

**PUBLIC INVOLVEMENT RESOURCES & ORGANIZATIONS**

North Carolina Citizen Planner Training Program  
[www.nc-apa.org/Citizen\\_Planner\\_options.htm](http://www.nc-apa.org/Citizen_Planner_options.htm)

Pew Center for Civic Change - [www.pew-partnership.org](http://www.pew-partnership.org)

National Civic League - [www.ncl.org](http://www.ncl.org)

Livable Communities Support Center - [www.livablecenter.org](http://www.livablecenter.org)

PlaceMatters - [www.placematters.us](http://www.placematters.us)

Virtual Community Information Center - [www.yampavalley.info](http://www.yampavalley.info)

*Community and the Politics of Place*, 1990. Daniel Kemmis University of Oklahoma Press.

*Participation Tools for Better Land Use Planning*, Local Government Commission. This guidebook describes ways to improve the level and quality of citizen participation in land-use planning. It includes nine distinct, easy-to-understand techniques such as computer simulation, simulation games, design charrettes, the Visual Preference Survey (TM), facilitated meetings, guided tours, and formal neighborhood groups. The guidebook also features brief case studies from across the country. \$20.00. [www.lgc.org](http://www.lgc.org)

*Facilitating Community Change*, Darvin Ayre, Gruffie Clough and Tyler Norris Community Initiatives, Inc. - [www.communityinitiatives.com](http://www.communityinitiatives.com)

*The Community Indicators Handbook*, 1997. Tyler Norris, Alan AtKisson et al. Redefining Progress. [www.rprogress.org](http://www.rprogress.org)

*Guide to Sustainable Community Indicators*, 1999. Maureen Hart Sustainable Measures - [www.sustainablemeasures.com](http://www.sustainablemeasures.com)

**Community Video:** The Orton Family Foundation has produced a "how to" manual enabling communities to produce a video focusing on the land use issues they have faced and expect to face. The video has been used to resuscitate citizen participation, begin a town planning exercise, help communities focus on emerging needs, etc., and to further a community's strong sense of its place. [www.orton.org](http://www.orton.org)

**Community Mapping:** an Orton Family Foundation program in schools where students work with local community partners to study land use issues and resources, producing maps and information helpful to the partners and communities, and developing a strong sense of place. See [www.communitymap.org](http://www.communitymap.org).

**CommunityViz™** [www.communityviz.com](http://www.communityviz.com). This GIS based software tool produced by The Orton Family Foundation helps communities visualize and analyze various growth options and brings the citizen back into planning their place.

Smart Growth	15-13 points
In Transition	12-9 points
Needs Your Attention!	8-5 points

# Scorecard Scoresheet

Enter your answers (3,2 or 1) for the appropriately numbered question in each section. Also enter your score range (Smart Growth (SG), In Transition (IT), or Needs Your Attention! (NYA!)) based on the scoring ranges:

## THE SCORING RANGES:

Use this sheet to determine where your community stands in its ability to foster smart growth. Locate the range in which your score fits and record the appropriate score range on the score sheet. Place SG, IT, or NYA! on the score sheet.

SG= Smart Growth      IT = In Transition      NYA! = Needs Your Attention!

### I. Create Compact Communities

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_ 7. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

SG	IT	NYA!
21-18	17-14	13-9

### II. Foster a Range of Housing Choices

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

18-15	14-11	10-6
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### III. Provide Transportation Options

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

18-15	14-11	10-6
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### IV. Create Walkable Communities

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

15-13	12-9	8-5
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### V. Enhance Natural Capital

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_ 7. \_\_\_\_\_  
8. \_\_\_\_\_      Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

24-21	20-17	16-12
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### VI. Foster Business Diversity

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_ 7. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

21-18	17-14	13-9
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### VII. Conduct Impact Analysis

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

15-13	12-9	8-5
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### VIII. Support Regional Cooperation

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

15-13	12-9	8-5
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### IX. Create a Sense of Place

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

18-15	14-11	10-6
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### X. Enhance Public Involvement

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_  
Section Score \_\_\_\_\_      Score Range \_\_\_\_\_

15-13	12-9	8-5
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**Total Score** \_\_\_\_\_      **Overall Score Range** \_\_\_\_\_

180-151	150-110	109-70 (and lower)
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Model Code.

P.10 Figure 4 - Elizabeth Humstone and  
Julie Campoli, Access Management  
Guidebook, Northwest Regional Planning  
Commission, St. Albans, Vermont, 1996.

P. 11 Chart - Division of Housing; House - RRC  
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Go Boulder

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Island Press.

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