

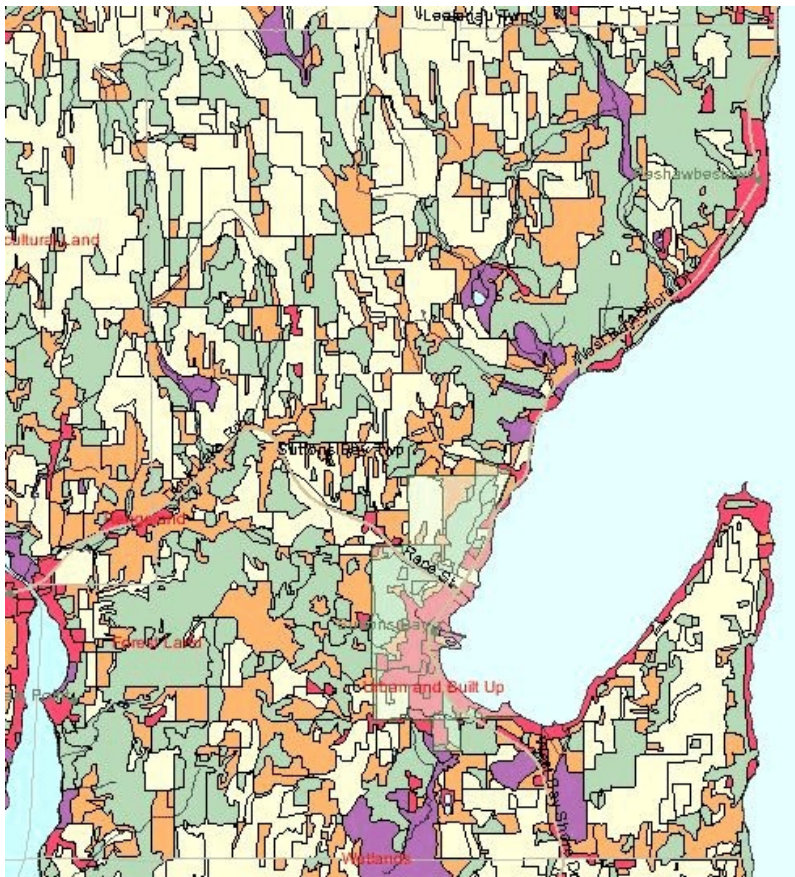
Suttons Bay Village and Township

Smart Growth Readiness Assessment Tool Results and Report Out.

January 25, 2008

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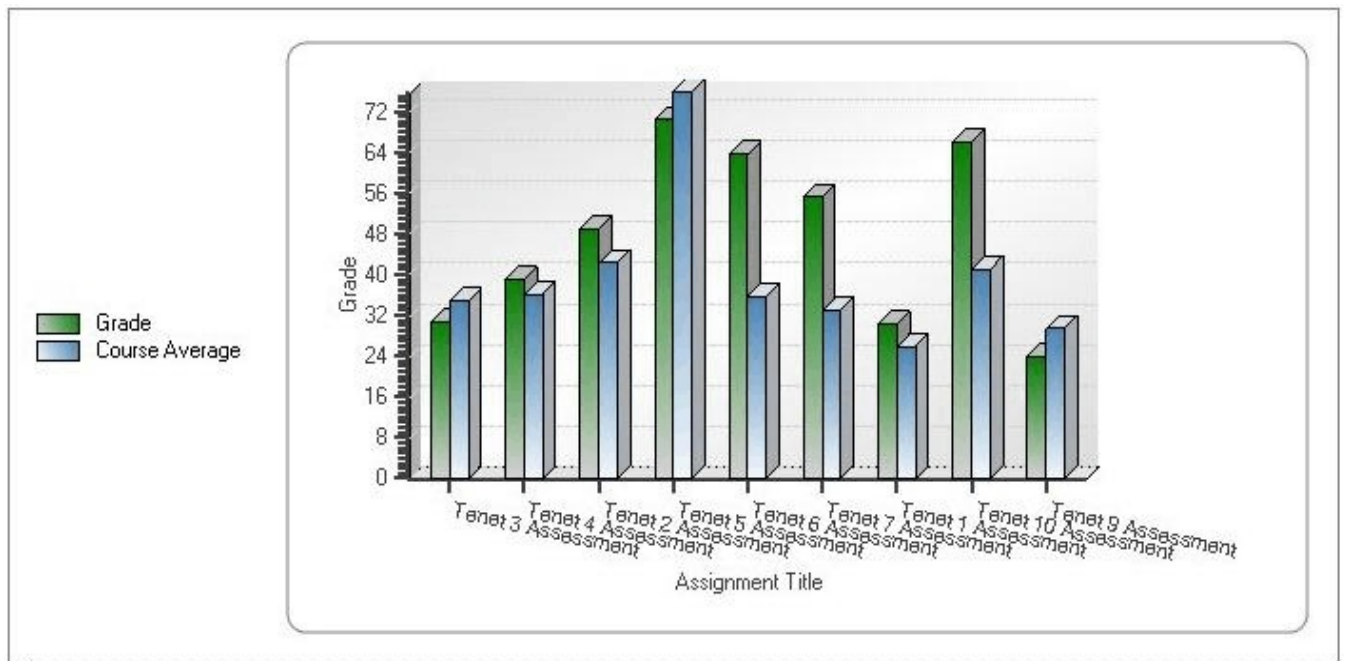
For use with the preparation of the next village and township Master Plan.



Summary

The ten Smart Growth Tenets are:

- Tenet 1: Provide a range of housing opportunities and choices
- Tenet 2: Create walkable neighborhoods
- Tenet 3: Encourage community and stakeholder collaboration
- Tenet 4: Foster distinctive, attractive communities with a strong sense of place
- Tenet 5: Predictable, Fair and Cost-Effective Decision Making
- Tenet 6: Mix land uses
- Tenet 7: Preserve open space, farmland, natural beauty, and critical environmental areas
- Tenet 8: Provide a variety of transportation choices
- Tenet 9: Strengthen and direct development toward existing communities
- Tenet 10: Take advantage of compact building design



Assignment Title	Grade	Course Average
Tenet 3 Assessment	30.8	34.77
Tenet 4 Assessment	38.93	36.15
Tenet 2 Assessment	48.92	42.27
Tenet 5 Assessment	70.37	75.78
Tenet 6 Assessment	63.6	35.63
Tenet 7 Assessment	55.17	33
Tenet 1 Assessment	30.26	25.88
Tenet 10 Assessment	66.04	41.07
Tenet 9 Assessment	23.9	29.41

- Tenet 1: housing
- Tenet 2: walkable neighborhoods
- Tenet 3: collaboration
- Tenet 4: distinctive, attractive, strong sense of place
- Tenet 5: Predictable, Fair Decision Making
- Tenet 6: Mix land uses
- Tenet 7: Preserve open space, farm, environmental areas
- Tenet 8: transportation choices
- Tenet 9: direct development to existing communities
- Tenet 10: compact building design

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Suttons Bay's Successes

First it is important to note the many things Suttons Bay Township and Village are already doing as part of Smart Growth strategies. Having the items listed here done, and in place is no small chore, and should be celebrated as hard earned success.

When compared to the rest of Michigan Communities which have taken the *Citizen Planner* Smart Growth Readiness Assessment Tool, Suttons Bay Township and Village did quite well. On six of the tenets Suttons Bay did better than the state average. In the remaining four, Suttons Bay was only about five percentage points below the state average.

The successes listed here represent a composite of the village and township activities. So there may be some things the village is doing that the township is not, and visa-versa. That is okay.

There will be other items which one is doing and the other is not, but should be. In those instances, even if listed here, the communities may want to move to the list of things to consider as "to do." For example, including a form-based zoning district for residential development adjacent to the village may be something the township may want to consider.

Here is a list of successes, already being accomplished in the village or township:

1. Tenet 1: Provide a range of housing opportunities and choices

1. The Master Plan has goals, objectives, action strategies or policies that specifically call for a wide variety of housing types and prices, including housing described as affordable or workforce.
2. Active participation in or very directly and substantively support any of the following housing assistance programs:

- A. Housing trust funds
 - B. Community land trusts
 - C. Private housing assistance nonprofits
 - D. Non-profit housing construction organizations such as Habitat for Humanity.
3. There is a requirement for professional staff, appointed, and elected officials to attend training sessions or conferences on providing a wide range of housing opportunities..

2. Tenet 2: Create walkable neighborhoods

1. A Pedestrian Plan (maybe an element of a Transportation Plan, Green Infrastructure Plan, Sidewalk Plan , Trailways Plan, Master Plan, or other Plan) that which does, or includes all of the following:
 - A. Sets adequate engineering standards for new or rebuilt sidewalks.
2. A Capital Improvement Program (CIP) which includes each of the following:
 - A. Provides for sidewalk construction projects that serve to complete the sidewalk network, including sidewalk projects across the community within the next 6 years.
3. Non-motorized paths and walkways in your community designed, engineered and maintained according to the following standards:
 - A. Multi-use paths are at least 10' wide.
 - B. Residential sidewalks are at least 5' wide.
 - C. Sidewalks in commercial areas are 10' - 12' wide.
 - D. Sidewalks are constructed with a smooth, unbroken surface.
 - E. There are few heaved-up sections of concrete or root ridges of asphalt

- paths.
- F. Major cracks are repaired and the patches do not create edges that people can trip on.
4. The community provides snow removal for sidewalks or enforces a snow removal ordinance.
 5. The community has site plan review design standards that meet the special needs of the elderly and others with physical limitations through the following means:
 - A. Require smooth pavement surfaces.
 6. Developers are regularly implementing projects in the community that include the following walkability elements:
 - A. A minimum number of curb cuts
 - B. Sidewalks that are at least 5' wide in residential developments and at least 10' - 12' wide in commercial developments and that provide for connections with existing or proposed sidewalks on adjoining properties
 - C. Sidewalks set back from street curbs to provide a planting strip
 - D. Planted separation zone (planting strip) of at least 6' between sidewalks and parking lots
 - E. Amenities along downtown walkways such as attractive lighting, benches, plants, etc.
 - F. Construction specifications that provide for smooth surfaces and that limit the extent of future pavement break-up or lifting
 - G. A site design that provides pedestrians at least an equal opportunity as autos to move about the site.
 7. Site Plan Review (SPR) standards in the Zoning Ordinance require walkability elements:
 - A. A minimum number of curb cuts.
 - B. Sidewalks that are at least 5' wide in residential developments and at least 10' - 12' wide in commercial developments and that provide for connections with existing or proposed sidewalks on adjoining properties.
 - C. Sidewalks set back from street curbs to provide a planting strip.
 - D. Planted separation zone (planting strip) of at least 6' between sidewalks and parking lots.
 - E. Amenities along the walks such as attractive lighting, benches, plants, etc.
 - F. Construction specifications that provide for smooth surfaces and that limit the extent of future pavement break-up or lifting.
 - G. A site design that provides pedestrians at least an equal opportunity as autos to move about the site.
 8. Public facilities (schools, government halls, libraries or others) are within a 10 to 20 minute walk of residential neighborhoods.
 9. Public facilities within a 10-20 minute walk of neighborhoods have policies permitting after-hours and weekend use for meetings or recreation.
 10. The Zoning Ordinance has standards that provide for strong pedestrian links between commercial establishments and public sidewalks.
 11. The Master Plan and Zoning Ordinance provides for a mixture of uses (including economic activities) within a 3,000 foot radius (or ten minute walk) of the center of residential neighborhoods or of the town.
 12. The Master Plan includes the creation of public spaces as goals, objectives and strategies.

3. Tenet 3: Encourage community and stakeholder collaboration

1. The community uses all or some of the following outreach mechanisms to provide educational opportunities (presentations, informational pieces, forums, workshops, charrettes, etc.) on Smart Growth:
 - A. Planning Commission or governing body sessions.
2. The community used a visioning process as an early step in development of its most recent Master Plan.
3. The visioning process was used to create the goals and objectives in the Master Plan and they cover all of the visioning results.
4. Local policy or requirement exists for members of planning or engineering staff that serve the community to attend additional training beyond achieving degrees in their fields and beyond attending conferences.
5. The community has accepted new ideas based on the training those staff have received, by modifying plans, ordinances or other practices of the community.
6. The community has used any of the following approaches to gaining public input on growth issues:
 - A. Town Meetings
 - B. Public Hearings
 - C. Community Opinion Survey
 - D. Focus Groups
7. The community has worked directly with the following affected stakeholder groups when preparing or upgrading a Master Plan or sub-area plans:
 - A. Developers
 - B. Farmers and other large land owners
 - C. Neighborhood groups
8. The community has worked directly with

Ordinance or other regulations:

- A. Developers
 - B. Farmers and other large land owners
 - C. Neighborhood groups
9. The school district and affected municipalities work cooperatively with each other and with affected stakeholder groups when making decisions about the location and design of school facilities and outreach programs.
 10. The community uses each of the following strategies when working with adjoining jurisdictions on Smart Growth and related issues:
 - A. Establish formal and continuing joint planning activities with one or more adjoining jurisdictions.
 - B. Cooperate and coordinate regularly with county planning and county zoning authorities.

4. Tenet 4: Foster distinctive, attractive communities with a strong sense of place

1. The community promotes attractive, well-designed neighborhood businesses, offices and town centers by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
 - A. Encourage new commercial development to reflect community character and form so that building types can accommodate new businesses and uses as economic conditions change.
 - B. Encourage mixed-use and live-work infill development where appropriate in existing developed areas.
 - C. Encourage adaptive reuse and restoration of historic buildings to meet community needs rather than

- investing in new buildings.
 - D. Require building materials, facades, heights and roof lines that are consistent with neighborhood and community character.
 - E. Require building placement to be oriented towards streets and sidewalks.
 - F. Encourage primary entrances to be located on the main street and provide welcoming landscaping and architectural features.
 - G. Encourage secondary entrances to be located on the side or rear of the building to accommodate parking.
 - H. Require parking to be located at the back or rear of the building and encourage the use of on-street or shared parking facilities (if available).
 - I. Require service elements such as dumpsters, parking lots and detention ponds to be screened and attractively landscaped.
 - J. Require consistent size, design and placement of signage and lighting.
2. The community promotes distinct, well-designed regional centers and highway development by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
 - A. Encourage multi-jurisdictional coordination to direct development toward areas served by sufficient infrastructure which can accommodate new growth in a way that is beneficial to the entire region.
 - B. Require shared drives, connected parking lots and access management techniques in a manner that reduces traffic impact and conflict points.
 - C. Require or establish incentives for green space preservation or common open space, such as plazas, parks or natural areas.
 - D. Require parking to be located on the side, behind or toward the rear of buildings (instead of the front) and be attractively landscaped and screened.
 - E. Require attractive landscaping to improve aesthetics and buffering between other uses reduce nuisances and potential conflicts.
3. The community's institutional buildings (including those already built or planned for) such as schools, post offices, libraries and government offices provide for:
 - A. Located in or are within walking distance of your town center.
 - B. Connected by roads and sidewalks and accessible by different modes of transportation for the entire community.
 - C. Well maintained and landscaped.
 - D. Oriented towards streets and sidewalks with the primary entrance located on the main street with parking and secondary entrances on the side or in the rear.
 4. The community promotes distinct and diverse residential developments by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
 - A. Prioritize mixed-use with opportunities for high and medium density residential in areas within walking distance of the town center or other service nodes
 - B. Encourage low density residential development only where lack of public sewer and water infrastructure and the lack of paved roads require it.

- C. Promote cluster development and provide incentives (such as density bonuses) to preserve more open space than required where low density development is appropriate.
5. The community encourages art in public places through any of the following:
 - A. Cooperation and coordination with local community arts organizations, local government and area residents.
 - B. Financial assistance from state, federal or non-profit grants or donations from private business.
 - C. Organization of community service activities that team local schools, citizens and neighborhood associations with local artists.
 - D. An established and funded community art program.
 6. The community has adopted building or property maintenance standards that are adequately enforced to achieve each of the following:
 - A. Ensure development has taken place in accordance with approved zoning permits.
 - B. Maintain functioning, down-directed lighting utilities
 7. A streetscape that is characterized by each of the following:
 - A. Tree lined.
 - B. Well maintained with attractive sidewalks and benches, trash cans and other pedestrian amenities.
 - C. Periodically broken with parks or natural open spaces.
 - D. Lined with the front façade of residential, commercial, office and industrial buildings instead of parking lots.
 - E. Characterized by attractive public transit stops and signs (if your community has mass transit).
 8. The Zoning Ordinance utilizes all of the following regulations to encourage attractive lighting in your community:
 - A. Requirements to reduce light pollution and energy requirements such as timers, dimmers and shields so that all lights are down-directed.
 9. The Zoning Ordinance (or a separate Sign Code) regulate signs within your community in a manner that achieves each of the following:
 - A. Maintains and enhances community aesthetics.
 - B. Enhances pedestrian and traffic safety.
 - C. Minimizes visual distractions for automobile drivers
 - D. Limits light pollution.
 10. The community uses each of the following methods to encourage awareness and involvement in the community planning process
 - A. Informational newsletters to all permanent and seasonal residents.
 - B. Local media outlets to create awareness about public meetings, notices and updates as well as important land use changes, decisions and developments.
 - C. Community surveys to local residents and businesses.
 11. The community protects natural assets and provides public open spaces in new development projects by any of the following:
 - A. PUD or cluster zoning options, ideally with flexible lot design standards and bonus density incentives for preserving a certain percentage of open space.
 - B. Zoning Ordinance standards (such as Site Plan Review standards) that require identification of sensitive environmental resources such as wetlands, unstable soils, steep slopes, mature trees or an environmental assessment.

12. The Zoning Ordinance has standards to preserve natural scenic views along community roadways in an effort to preserve sense of place and accommodate tourism opportunities by establishing each of the following:
 - A. Preservation of vegetative or forested buffer strips.
 - B. Buried underground or strategically located utilities.
 - C. Land trust agreements that preserve natural land along roadways.

5. Tenet 5: Predictable, Fair and Cost-Effective Decision Making

1. The Zoning Ordinance, Subdivision Regulations, and other development regulations have recently (within 5 years) been examined to determine whether they are consistent with state law.
2. The community recently (within 5 years) examined its Zoning Ordinance, Subdivision Regulations and other development regulations to determine whether the submittal and review process is as short as is reasonable while resulting in quality decisions.
3. The Zoning Map has an area of undeveloped land zoned for each of the different classes of land use in the community in an amount adequate to serve its needs for the next 5 years or the community is already built-out.
4. The community's Zoning Map is consistent with the Master Plan or Future Land Use Plan.¹

¹Consistency means that areas zoned for high intensity uses like commercial or industrial are also depicted for those uses on the future land use map, that public roads and utilities are available now to serve those uses and that low intensity land uses like agriculture and forestry remain that way until adequate public facilities are in place to serve them.

5. A developer coming in asking for X (use, density, layout style, etc.), in a particular area of your community where other similar development(s) is(are) already occurring, it is likely that on similarly situated parcels that all developers would receive approval or denial for X.
6. An independent reviewer, examining all applications for development permits, would find treatment of out-of-town developers is the same as in-town developers.
7. Generally, each new development makes a positive contribution to other development in the area and to overall quality of life.
8. Developers who propose (or would propose) Smart Growth (cluster/conservation subdivision/mixed-use) developments are not so stymied by the Zoning Ordinance, or public opposition that they end up proposing conventional, platted, or site-condo subdivisions.
9. Citizens who propose (or would propose) Smart Growth (cluster/conservation subdivision/mixed-use) developments do not find that the Zoning Ordinance or Master Plan will not permit them.
10. Policy is in place which requires members of the Planning Commission, Zoning Board of Appeals, governing body, or other boards or commissions in your community to take MSUE Citizen Planner or similar training.
11. The community has not lost any lawsuits to developers in the last few years.
12. If there have been lawsuits, the lawsuits do not have a discernable pattern.
13. None of the following discernable patterns exist for the lawsuits:
 - A. An unfair decision making process in which one developer is granted a permit for a certain type project and another developer is denied a permit

- for essentially the same request.
 - B. A claim for a “takings,” in which the community’s decision led to a complete (or near complete) economic loss of the property.
 - C. A claim that the requested rezoning was inconsistent with the Master Plan and future land use map.
14. Meetings of the Planning Commission, Zoning Board or Zoning Commission, and Zoning Board of Appeals are efficient
 15. Meetings of the Planning Commission, Zoning Board or Zoning Commission, and Zoning Board of Appeals offer clear opportunities for developer and public input.
 16. The applicant and the public have adequate notice² AND a welcoming environment for public comment.
 17. The Zoning Ordinance and Subdivision Regulations provide explicit opportunities for developers to have a pre-application conference where a conceptual plan can be confidentially reviewed with key staff or consultants serving the community.

- 4. In public meetings, each of the following groups have voiced support for permitting mixed-use development in your community.
 - A. Elected officials
 - B. Local leaders who do not hold elected office
 - C. Developers or realtors
 - D. Members of the business community.
- 5. Local government has adopted zoning codes that give as much opportunity for a mixed-use development as for a typical single-use project (e.g., a medium density housing subdivision, strip mall or office park)
- 6. The community’s Master Plan or sub-area plans, if any, have goals that support a mix of uses (e.g. apartments above shops).
- 7. Many businesses, such as accounting offices, doctor and dentist offices, low-nuisance repair shops, etc., that employ fewer than 50 people are located in facilities within walking distance (10 - 15 minutes) of residential and high employment areas.
- 8. The Master Plan and Zoning Ordinance encourage the development of senior housing in close proximity (5 - 10 minute walk) of commercial establishments, such as grocery stores and pharmacies.
- 9. At which of the following levels does your community’s Master Plan encourage a mix of uses?
 - A. Building level
 - B. Site level
- 10. Residential units are encouraged to locate in the central business district or other business districts.
- 11. The community engages in activities to promote community interaction between merchants and residents in mixed-use

6. Tenet 6: Mix land uses

1. In each of the zoning districts listed below owner-occupied combination of non-residential and residential uses are allowed.
 - A. General Commercial
 - B. Neighborhood Commercial
 - C. Central Business District
 - D. Other, specify: _____
2. Mixed-uses are permitted in each of the following zoning districts.
 - A. Central business district
 - B. Neighborhood commercial districts
3. New development provides a mix of housing, shops, work places, schools,

²see PA 110 of 2006 and the three Planning Enabling Acts

- areas.
12. Density bonuses are granted for mixed-use developments.
 13. The zoning ordinance provides for Traditional Neighborhood Development (TND), also known as New Urbanist or Neotraditional Town Development, as an option to conventional separated uses in separate zones.
 14. Home occupation or home-based business regulations are flexible enough (permits low-impact businesses in residential zones while limiting hours of operation, parking, etc.) to allow a wide variety of non-nuisance work activities while maintaining the peace and quiet of the neighborhoods in which they are located.
 15. Each of the following transportation options, other than automobile, are available to make schools in your community easily and safely accessible
 - A. Mass transit including school busses
 - B. Carpooling
 16. The zoning ordinance allows day care centers in each of the following settings (but not only in residential areas):
 - A. In close proximity to employment centers, less than a ten minute walk
 - B. C o l l o c a t e d w i t h i n commercial/industrial areas
 - C. Integrated into buildings that are employment centers.
 17. Incentives for building mixed-use developments include each of the following:
 - A. The ability to build certain kinds of housing (e.g., multi-family or small units) where it is not otherwise allowed.
 - B. Reduced parking, provided that adequate parking is achieved through such alternatives as shared parking arrangements; higher reliance on public transportation, bicycling, or walking; or

transportation demand management techniques.

18. The zoning ordinance encourages people to walk from one use to another and to enjoy and socialize in an attractive outdoor setting, using design features to promote this ambience, which includes each of the following in the Site Plan Review standards, Subdivision Regulations, or Design Guidelines require:³
 - A. The placement and orientation of buildings to link different uses rather than separate them.
 - B. Connections between uses in the layout and design of the network of sidewalks and pathways. The layout and design of parking so that it serves different uses rather than separates them.

7. Tenet 7: Preserve open space, farmland, natural beauty, and critical environmental areas

1. Does your community Master Plan establish goals, policies and strategies to preserve agricultural lands (e.g. exclusive agriculture district, purchase of development rights program, quarter-quarter zoning, TDR, etc.).
2. The Master Plan includes goals, policies and strategies to preserve forest lands (e.g. exclusive forestry district, purchase of development rights program, quarter-quarter zoning, TDR, etc.).
3. Site Plan Review standards of the Zoning Ordinance require one to identify and then protect renewable resource lands

³In contrast, traditional zoning ordinances tend to require buffering one use from others, such as residential from commercial. Successful mixed-use development, by contrast, encourages both a close proximity and physical links among uses.

- such as farmland and forest land
4. The community has provisions within the Site Plan Review standards of the Zoning Ordinance to identify and protect sensitive environmental features such as wetlands, steep slopes, high risk erosion areas, sand dunes, sensitive soils and wildlife habitat
 5. The community has provisions within its Subdivision Regulations, Site Plan Review Standards, to identify and protect sensitive environmental features such as wetlands, steep slopes, high risk erosion areas, dunes, sensitive soils and wildlife habitat
 6. Are any of the following types of local environmental, conservation or agricultural preservation organizations or commissions active within your community or region? (Check all that apply, if any)
 - A. Land trust or land conservancy.
 - B. Conservation commission or environmental commission.
 - C. Agricultural commission or farmers association.
 - D. Watershed councils or water conservancy groups.
 - E. Lakefront homeowners association.
 7. The community has public or quasi-public land (local, state, national, institutional, nonprofit, etc.) on which valuable natural resources are permanently preserved.
 8. There are eco-tourism or agri-tourism businesses in the community.
 9. Development rights agreements or conservation easements have been recorded with the register of deeds in your community for the permanent protection of which of the following? (Check all that apply).
 - A. Agricultural lands
 - B. Forest lands
 - C. Sensitive environments such as wetlands or stream corridors, or important habitats
 - D. Undeveloped open spaces (future parks or recreation areas)
 - E. Scenic lands or scenic corridors
 10. The community has a Parks and Recreation Plan or Green Infrastructure Plan or an element of the Master Plan that provides for future open space.
 11. The Parks and Recreation Plan or Green Infrastructure Plan or an element of the Master Plan incorporate any engagement of the public and local school system in environmental education and/or environmental protection.
 12. Are developers implementing projects which contain public open spaces (such as parks or natural areas) that connect to adjacent open spaces and/or preserve sensitive natural features.
 13. The Zoning Ordinance provides a, by right, residential development option that permits a developer to cluster all permitted dwelling units on a portion of a site, provided there remains a minimum percentage (50% in townships and counties and 20% in cities and villages) of all the developable portion of a parcel be preserved as undeveloped open space.⁴
 14. In public and private meetings, community leaders and elected officials promote cluster housing development as an approach to preserve open space in the community. (Not oppose the development of cluster housing development.)
 15. The Zoning Ordinance encourages cluster development and conservation subdivisions such as clustering 1-3 acre

⁴As required by Section 125.3506, MICHIGAN ZONING ENABLING ACT, Act 110 of 2006 for areas residentially zoned at a density of 2 units per acre or 3 units per acre if served by public sewer, unless the requirement is met by ordinance existing prior to December 15, 2001, or the population of the unit of government is under 1,800.

- lots in areas zoned for much less density (5-20 or greater acre lots) in order to protect open space.
16. All of the following natural resource protection ordinances (or sections of the existing ordinance) are adopted and in place:
 - A. Wetland Protection Ordinance
 - B. Floodplain Ordinance
 - C. Steep Slope Protection Ordinance
 - D. Soil Erosion/Sedimentation Ordinance
 17. All the following techniques are utilized to preserve water quality:
 - A. Deep setbacks for structures and septic systems
 - B. Large minimum lot width and depth along shorelines
 - C. Prohibition of filling or building within the floodplain
 - D. Fertilizer ordinance (where permitted by state statute)
 - E. Pet waste ordinance
 And optionally (or done by the county):
 - F. Soil erosion and sedimentation ordinance
 - G. Participation in the National Flood Insurance Program
 - H. Wetland treatment of stormwater
 18. The community has implemented a stormwater management ordinance or stormwater management provisions within the Zoning Ordinance which uses the following regulatory or non-regulatory mechanisms:
 - A. Limitations on the percentage of lot coverage by impervious surfaces
 - B. Require or encourage porous pavement in new developments
 19. The community has participated in the creation of a watershed management plan or has a watershed management plan.
 20. The community has each of the following in place to help encourage a positive relationship between farmers and local

residents:

- A. Adequate buffering between working farms and adjacent non-farm residential developments.
21. The community has each of the following in place to preserve natural beauty.
 - A. Site Plan Review landscaping standards that encourage the use of native plants, including along roadways.
 - B. Natural beauty roads program

8. Tenet 8: Provide a variety of transportation choices

1. In regard to identifying, financing and managing transportation improvement projects, the Capital Improvement Program (CIP) does each of the following:
 - A. Establishes a Fix-it-first policy for existing transportation infrastructure.
 - B. Prioritizes funding for transportation improvements that diversifies and accommodates different transportation options.
2. Subdivision Regulations provide the planning commission or local governing body with the flexibility to do each of the following:
 - A. Require new streets to connect to existing ones.
 - B. Allow for stub-streets to interconnect with future streets.
 - C. Require sidewalks in new development.
3. The community has an access management plan (or an access management element within your transportation or Master Plan) that does each of the following:
 - A. Provides safe and efficient internal circulation between adjacent parcels with connected parking lots, front and/or rear access drives that link to

- local streets and main thoroughfares.
 - B. Regulate the number, location, size and design of driveways and encourage shared driveways.
 - C. Locates driveways away from intersections, other driveways, railroads and freeway entrances/exits.
 - 4. The transportation plan supports and your Zoning Ordinance allows different street widths, depending on the functional classification of the roadway, character of the area, the projected volume of traffic, and/or the desired speed of traffic.
 - 5. The community offer public transit that achieves each of the following:
 - A. Provides an efficient means of travel between regional business, employment centers, schools, parks and residential areas.
 - B. Coordinated and financed on a multi-jurisdictional basis.
 - C. Maintained and financed to ensure optimal performance.
 - D. Offers attractive and well-maintained transit stops and transit centers.
 - E. Used by regional residents of different income levels, lifestyles and cultures.
 - 6. The community provides infrastructure to promote bicycling as a viable, healthy transportation option by each of the following:
 - A. Providing non-motorized paths that connect recreation facilities and other community destinations..
 - B. Providing appropriate signage and bike racks in common community destinations such as schools, public buildings, work places and shopping centers.
 - 7. The community reduces the impact of parking on the community through each of following:
 - A. Zoning Ordinance requirements for shared parking facilities in mixed-use developments.
 - B. Zoning Ordinance requirements for minimum size and number of landscaped islands.
 - C. Zoning Ordinance requirements that limit the amount of impervious surface or lot coverage.
 - D. Zoning Ordinance requirements for parking to be located behind or to the rear of new development.
 - E. Zoning Ordinance and site plan review standards that establish minimum and maximum standards for number, size and orientation of parking spaces.
 - 8. The community uses each of the following techniques to calm traffic and retrofit existing infrastructure to embrace pedestrian-oriented transportation design:
 - A. Speed humps or speed tables
 - 9. The region provides an airport that is supported by efficient multi-modal access to the community, regional distribution centers, public transit, highways, and emergency response.
- 9. Tenet 9: Strengthen and direct development toward existing communities**
1. Where the community provides public sewer and/or water (or is included in a public sewer/water district), the public sewer and water service area includes only developed areas with streets or areas immediately adjacent to the developed areas planned for urban growth. (Does not include undeveloped areas outside the urban service area not immediately adjacent to the developed area and not planned for urban growth.)
 2. Has your community ever accessed state and/or federal brownfield redevelopment

assistance related to any of the following?
(Check all that apply, if any)

A. Technical assistance

3. The community uses each of the following tools to create economic incentives for businesses and home owners to locate in areas with existing infrastructure
 - A. State Infrastructure Revolving loan fund
4. Developers in the community are actively redeveloping vacant, under-utilized, and/or brownfield properties.
5. The community has an active public entity, private entity, or public-private partnership that provides technical assistance to business owners to expand existing businesses and attract new businesses.
6. The community has adopted each of the following procedures to expedite the reuse of tax delinquent property:
 - A. Establish a land bank authority

10. Tenet 10: Take advantage of compact building design

1. The Master Plan has goals, objectives, and strategies to encourage town center designs that have the tallest, most closely arranged buildings in the center, stepping down in height and reducing density farther from the town center.⁵
2. The Zoning Ordinance includes Site Plan Review and related standards for town centers that encourage high density, reduced or eliminated setbacks, taller building heights, reduced parking requirements or shared parking, and other design approaches that will result in more compact development.
3. In public and private meetings,

community leaders and elected officials promote compact development in civic and commercial centers (and does not oppose compact town center development).

4. The community has smaller minimum lot size requirements in and adjacent to the town center or other major commercial areas compared to permitted minimum lot sizes elsewhere.
5. The community provides public sewer and water in its town center or other major commercial areas.
6. The Zoning Ordinance permits mixed-use developments in designated areas, such as a business district.
7. The Zoning Ordinance provides for Traditional Neighborhood Development (TND), also known as New Urbanist or Neotraditional Town Development, as an option to conventional separated uses on separate zones.
8. The community encourages big-box retailers to locate in or near existing town centers or in major commercial nodes with a more compact design (than in suburban settings) and that fits the surrounding character.
9. The Master Plan encourages a pattern of development that includes a downtown, or one or more compact commercial, office or mixed-use centers.
10. The Master Plan and Zoning Ordinance provides for the highest densities of residential and commercial development closest to good transportation access or transit opportunities.
11. The community employs Form-Based Zoning in its urban core to provide for compact, mixed-use developments that architecturally fits in well with existing development
12. The community has sidewalk, pathway, and bike connections between the town center and nearby neighborhoods.

⁵The exception is in very large cities and suburbs that have several high density, multi-use centers (instead of one).

13. The community has parks or other natural spaces in or adjacent to the town center(s).
14. Each of the following alternatives to on-street parking is provided for in the downtown and highest intensity use areas:
 - A. Shared-use surface parking lots.
15. Urban infill development (new residential, commercial or industrial buildings created on vacant, abandoned or underutilized sites in or near the town center) occurs in the community.

Possible List of Things to Work On: A “to do” list.

This is a list of items which are in the Smart Growth Assessment, which are not currently being done in Suttons Bay Township or Village. Thus these items are candidates for consideration as something the two governments may want to work on.

Not all items on this list are things not already done in the village or township. For some items there will be some things already being done, and others that are not. For completeness, each item is listed. But those items which are already being done are highlighted with an asterisk (*) and in grey type, *like this.

Every aspect of Smart Growth is not applicable, or practical for each community and situation. Therefore, even if it is listed here, does not mean it is something that the village or township should do. Rather it should be considered, by the planning commissions of both communities, and from this listing, make the “to do” list for inclusion in the joint village-township’s next plan.

SETTING PRIORITIES

As important a benchmark as is the Smart Growth Assessment for the Suttons Bay Township and Village, moving toward Smart Growth will not happen without the joint effort to implement the recommendations according to community priorities. It will take the concerted efforts of citizens, elected officials and local and county administrative officials to bring Smart Growth from concept into reality. It will take continued support and commitment for many years. However, the Smart Growth recommendations offer the promise of a much better future than that likely to occur if recent trends continue unchanged.

Smart Growth will provide multiple benefits to a variety of groups in the Suttons Bay area, and will be most visible in terms of an increased quality of life that can attract new businesses and jobs, and greater satisfaction of residents. An increased quality of life comes from new jobs, an enhanced agricultural sector, creation of more distinctive

residential neighborhoods and commercial areas, walkability and retention of the rural scenic character of the landscape. Many indirect benefits will also occur. These include improved access to information needed for decision-making and better cooperation among units of government.

The central ingredients to successful Smart Growth implementation will be:

- Commitment by the two Planning Commission, the village council, township board of trustees, and citizens. Implementation of the updated Suttons Bay area Joint Plan will require the county and local governments, businesses and citizens to drop some old habits and adopt some new approaches. This is not always easy to do. However, the desired vision will not be reached without commitment by all involved.
- A better educated citizenry and local officials. While many citizens and officials want trends to change, they lack the knowledge to make them change or do not understand the cause and effect link of actions they take on an ongoing basis. Information about more appropriate development patterns, the fiscal and land use constraints of extending urban services, modern farming and forestry methods, scenery and open space preservation, natural resource protection and other tools to sustain the quality of life in the Suttons Bay area need to reach citizens and officials or they will not understand why and how local decision-making must change.

FOCUSING ON PRIORITIES

It is easy for a Planning Commission at the local level to become distracted with ongoing tasks or ad hoc, controversial issues. Still, the two Commissions need to prioritize its tasks. Time needs to be set aside for high priority items. These include the preparation of an annual report and work program for the next year, and when appropriate, the five-year Plan update. These are discussed below.

Annual and Five-Year Tasks

An annual report on all activities undertaken by the two Planning Commissions with a special focus on actions taken to implement Smart Growth should be made. A proposed work program that identifies priorities and projected expenses for the next year should also be prepared and submitted in time to be included in the annual budget process. The two Planning Commissions should begin reviewing all proposed new public facilities in the area for consistency with the Smart Growth strategies. Periodically, and at least once each five years, the Plan should be thoroughly reviewed and updated by the two Planning Commissions.

Top Priorities

The Joint Planning Commission can not be expected begin work on all of the recommendations at the same time, nor will it be able to implement all of them on its own. It will need to prioritize its work. Many Smart Growth strategies can only be accomplished by other agencies or groups. It is important that discussions begin with those groups so that they understand the goals, find agreeable common ground where there are differences and obtain a commitment to the action.

One approach to establishing priorities is to use the following standards:

- Think through the key recommendations in order to identify the action steps needed for implementation, and who is best suited to take the action.
- Make a high priority of those actions that are the precursor to other steps.
- Those actions that are assigned to a particular group are a high priority.
- A lower priority may be those actions that are not assigned to a group or that broadly identify the “village” or “township” as the responsible party.
- If an action does not list a responsible party, it remains a lower priority until a group or agency steps forward to take ownership of it.

Preliminary Overarching Priority Areas and Preliminary Key Recommendations

The following activities should be the overarching priorities of the Joint Planning Commission as it updates its Joint Master Plan and begins implementation of the Plan:

- Provide training and technical assistance to local government officials on Smart Growth strategies, zoning and capital improvement programming. Resources: Citizen Planner Program, MSU Extension Land Use Team and Smart Growth Readiness Assessment Resources.
- Monitor local and county agency decisions and periodically inform neighboring local governments and the County Board of Commissioners on the status of efforts to improve land use decision making in Suttons Bay. Resource: Suttons Bay Township and Village Planning Commissions.
- Prioritize and begin acting on *ten key recommendations* of the Smart Growth Readiness Assessment Facilitation Team. (See the list of things to do, below).

Of those the following are suggested high priorities:

- Develop an ongoing community involvement program to keep citizens of all three communities fully informed about the principles of Smart Growth, and to seek their involvement in decisions regarding growth. Resources: American Planning Association: [Professional and Practicing Planners Education](#) (Web-based resource). American Planning Association: [Planners Training Service](#) (Web-based resource). Michigan State University Citizen Planner Program: [Junior Citizen Planner Website](#) (Web-based resource). American Planning Association: [Youth and Teachers Education](#) (Web-based resource).
- Complete work on developing Form-Based Zoning for areas adjacent to the village but in the township. Resources: [Form-based Code Institute](#) (Web-based resources and

publications).

- Review possibility of an Urban Growth Boundary (UGB) in light of the Smart Growth principles, the capacity of public sewer and water infrastructure and the capacity of the land and transportation systems to accommodate growth. Strengthen policies and ordinances as necessary to support the UGB. Resources: Easley, G. (1992) Staying Inside the Lines: Urban Growth Boundaries. (PAS 440) American Planning Association. Rendell, R., J. Martin and W. Fulton. (2002) Holding the Line: Urban Containment in the United States. (PDF, 51 pages)

Finally the two planning commissions should periodically re-evaluate its Smart Growth progress by taking the Smart Growth Readiness Assessment on a periodic basis, probably not any more frequently than once every year or two. It may take one to two years to make substantial progress on many of the ten key recommendations. This can provide the Joint Planning Commission and the three communities with a consistent measure of progress that they can report to citizens, and use as benchmarks toward growing smart.

CONCLUDING THOUGHT

The Smart Growth Readiness Assessment provides insight into where the three communities are in terms of growing smart. One important way in which the communities are ready to grow smart is that they have agreed to work together on a joint plan. Consideration should given to forming a Joint Planning Commission.

Existing trends are fueled to a very great extent by existing plans, regulations and institutional relationships. To create a future different from existing trends, then current plans, policies, regulations and institutional relationships must also be changed. The Smart Growth strategies provide guidance on how to change plans, policies, regulations and institutional relationships.

Possible “To Do” List:

1. **Tenet 1: Provide a range of housing opportunities and choices**
 1. Homes or apartments are readily available for people of all income levels to buy or rent (from service industry workers, to teachers, police and small business owners, to the elderly, young marrieds, professionals and executives).
 2. Community leaders and elected officials actively promote a wide range of housing types (mobile homes, apartments, duplexes, multiplexes or big houses, condominiums, townhouses, lofts, live work units, single family homes) to meet the full spectrum of household incomes and preferences.
 3. Many of the people who work in this community also are able to live in this community, rather than another community because they cannot afford housing in this community.
 4. The following incentives for affordable housing in new developments exist in the Zoning Ordinance.
 - A. Density bonuses.
 - B. Streamlined development review process.
 - C. Reduced or flexible parking requirements (especially downtown).
 - D. Tax reduction/exemption/credit programs.
 - E. Inclusionary zoning or inducements or requirements to set aside a portion of new residential developments for affordable housing.
 5. The following programs are implemented to promote the renovation or revitalization of neighborhoods:
 - A. Prioritizes neighborhoods for renovation according to criteria such

- as proximity to transit or job centers and degree of positive impact on the neighborhood;
 - B. Identifies and promptly disposes of vacant and abandoned buildings; and
 - C. Provides at least two times more new affordable housing value per year than the cost of the program to run.
6. Vacant land or vacant and abandoned buildings are successfully turned over to new owners who actively start improvements within the first year.
 7. Special rehabilitation codes to regulate the renovation of existing structures are in place.
 8. Active participation in or very directly and substantively support any of the following housing assistance programs:
 - A. *Housing trust funds
 - B. *Community land trusts
 - C. Federal HOME Program
 - D. Federal housing and community development block grants
 - E. *Private housing assistance nonprofits
 - F. *Non-profit housing construction organizations such as Habitat for Humanity.
 9. Actively work with other communities to establish and maintain a regional fair-share housing allocation plan.
 10. Active and regular work with lenders to make location or resource efficient mortgages (these take into account proximity to jobs for monthly transportation savings or improved insulation that reduces monthly heating bills when calculating a family's monthly expenses as they relate to ability to make mortgage payments) available
 11. Businesses in this community provide low interest loans or down payment support for employees that live close to work.

12. The Zoning Ordinance does not require a minimum lot size greater than ¼ acre (such as ½ acre, 1 acre, or 2 acre lots) for most of the single family residential areas of your community.
13. The Zoning Ordinance provides for areas yet to be developed which are zoned multi-family residential or for mobile home parks that are close to job centers and transit or other access opportunities.

2. Tenet 2: Create walkable neighborhoods

1. Nearly all sidewalks make uninterrupted connections with each other.
2. Sidewalks provide pedestrian links between all residential neighborhoods and schools, libraries, parks, shopping districts and job centers.
3. A Pedestrian Plan (maybe an element of a Transportation Plan, Green Infrastructure Plan, Sidewalk Plan , Trailways Plan, Master Plan, or other Plan) that which does, or includes all of the following:
 - A. Maps the location of existing and proposed pedestrian infrastructure.
 - B. Provides goals, objectives and strategies for the completion of a pedestrian network to serve the entire community.
 - C. Identifies where public funds will be necessary to complete sidewalk connections and prioritizes those expenditures.
 - D. Provides for the private construction of sidewalk segments when vacant land is developed or existing private facilities are redeveloped.
 - E. *Sets adequate engineering standards for new or rebuilt sidewalks.
4. There is a "Safe Routes to School" program that provides each of the

following:

- A. Engineering to create operational and physical improvements to the infrastructure surrounding schools that reduce speeds and potential conflicts with cars, and establishes safer and fully accessible crossings, walkways, trails and bikeways.
 - B. Education to teach children about the range of transportation choices, instructing them in important lifelong bicycling and walking safety skills, and launching driver safety campaigns in the vicinity of schools.
 - C. Enforcement that partners with local law enforcement to ensure traffic laws are obeyed in the vicinity of schools and initiating community enforcement such as crossing guard programs.
 - D. Encouragement through events and activities to promote walking and bicycling.
 - E. Evaluation by monitoring and documenting outcomes and trends through the collection of data, including the collection of data before and after the intervention(s).
5. A Capital Improvement Program (CIP) which includes each of the following:
- A. *Provides for sidewalk construction projects that serve to complete the sidewalk network, including sidewalk projects across the community within the next 6 years.
 - B. Prioritizes sidewalk construction where there is the highest concentration of residents and destinations, such as schools, commercial areas and transit stops.
 - C. Is based on estimates of the cost of properly engineered sidewalks.
6. Non-motorized paths and walkways in your community designed, engineered and maintained according to the following

standards:

- A. *Multi-use paths are at least 10' wide.
 - B. *Residential sidewalks are at least 5' wide.
 - C. *Sidewalks in commercial areas are 10' - 12' wide.
 - D. *Sidewalks are constructed with a smooth, unbroken surface.
 - E. Joints between old and new pathways are smooth.
 - F. *There are few heaved-up sections of concrete or root ridges of asphalt paths.
 - G. *Major cracks are repaired and the patches do not create edges that people can trip on.
 - H. Sidewalks are handicap accessible at intersections.
7. The community works with local, county and state transportation officials to implement traffic calming, including reduced speed limits in coordination with main or major pedestrian routes in order to make automobiles less of a hazard to pedestrians.
8. The community has site plan review design standards that meet the special needs of the elderly and others with physical limitations through the following means:
- A. Street crossings that help people navigate at the crossing points.
 - B. Avoid barriers along sidewalks.
 - C. *Require smooth pavement surfaces.
 - D. Provide visual clues for separate types of surfaces.
 - E. Provides periodic resting places.
 - F. Other Americans with Disabilities Act standards.
9. Site Plan Review (SPR) standards in the Zoning Ordinance require walkability elements:
- A. *A minimum number of curb cuts.
 - B. *Sidewalks that are at least 5' wide

- in residential developments and at least 10' - 12' wide in commercial developments and that provide for connections with existing or proposed sidewalks on adjoining properties.
- C. *Sidewalks set back from street curbs to provide a planting strip.
 - D. *Planted separation zone (planting strip) of at least 6' between sidewalks and parking lots.
 - E. Amenities along the walks such as attractive lighting, benches, plants, etc.
 - F. *Construction specifications that provide for smooth surfaces and that limit the extent of future pavement break-up or lifting.
 - G. *A site design that provides pedestrians at least an equal opportunity as autos to move about the site.
10. The community provides walking awareness and promotion programs.
 11. The community has a plan to retrofit superblocks and cul-de-sac street networks in parts of the community so that sidewalks or pathways make for more efficient pedestrian movement.
 12. The Transportation Plan (or transportation element of the Master Plan) includes goals, objectives and strategies for non-motorized transportation (pedestrian and bikes), such as providing for the acquisition of rights-of-way for pathways or including funding for non-motorized transportation infrastructure in transportation funding requests
 13. The circulation system in the town center is focused on pedestrian traffic so people can window shop, socialize on the street corner and rest on benches.
 14. The circulation system in the town center allows cars to slowly drive along to scope out shopping opportunities and then park

in the front or rear of buildings.

3. Tenet 3: Encourage community and stakeholder collaboration

1. Community elected and appointed officials met with members of a wide range of interest groups (environmental, housing, developer, social justice, health, etc.) to discuss the Smart Growth tenets and what the community can do to grow smart.
2. The community uses all or some of the following outreach mechanisms to provide educational opportunities (presentations, informational pieces, forums, workshops, charrettes, etc.) on Smart Growth:
 - A. Community newsletter.
 - B. Special public meetings, such as forums, workshops and charrettes.
 - C. Cable TV programs.
 - D. Community officials speak at community organization meetings.
 - E. *Planning Commission or governing body sessions.
 - F. Other _____.
3. Individual residents are encouraging the community to implement any of the Smart Growth tenets, either as a result of community educational and outreach opportunities or other sources.
4. Community organizations made formal requests that the community implement any of the Smart Growth tenets, either as a result of community educational and outreach opportunities or other sources.
5. Community officials usually develop plans and ordinances based on sessions in which developers, community organizations and interest groups, and officials work out solutions to growth issues. (Not community officials usually develop plans and ordinances based

- primarily on their own beliefs, although they may provide for formal input opportunities.)
6. The community provides, on an ongoing basis, any of the following outreach or educational opportunities for children or youth:
 - A. Junior Citizen Planner
 - B. American Planning Association youth planning curriculum
 - C. Local official, professional planner or planning commission presentations in school classrooms
 - D. Community sponsored “design your community” posters, projects or events in the schools
 - E. Community “walkabouts.”
 - F. Other relevant opportunities for children or youth on land use or Smart Growth.
 7. The community has used any of the following approaches to gaining public input on growth issues:
 - A. *Town Meetings
 - B. *Public Hearings
 - C. *Community Opinion Survey
 - D. *Focus Groups
 - E. Charrettes
 - F. Workshops
 - G. Sub-Area Workgroups
 - H. Local Leaders Survey
 8. The community regularly collaborates with typically under served populations, including any of the following:
 - A. Elderly
 - B. Single-parent heads of households
 - C. Persons with disabilities
 - D. Minorities
 - E. Seasonal employees
 - F. Renters
 - G. Others _____.
 9. There have been developed community indicators to measure whether the community is meeting its goals.
 10. When the community indicators no not indicate the level of desired success, the community has responded by implementing related strategies.
 11. The community has worked directly with the following affected stakeholder groups when preparing or upgrading a Master Plan or sub-area plans:
 - A. *Developers
 - B. Realtors
 - C. School District
 - D. *Farmers and other large land owners
 - E. Business owners
 - F. *Neighborhood groups
 - G. Environmental groups
 - H. Others _____
 12. The community has worked directly with when preparing or upgrading a Zoning Ordinance or other regulations:
 - A. *Developers
 - B. Realtors
 - C. School District
 - D. *Farmers and other large land owners
 - E. Business owners
 - F. *Neighborhood groups
 - G. Environmental groups
 - H. Others _____
 13. The community uses each of the following strategies when working with adjoining jurisdictions on Smart Growth and related issues:
 - A. Send out draft plans and amendments for review and comment.
 - B. Work directly with adjoining jurisdictions in refining concerns about draft plans.
 - C. Informally coordinate land use decisions with adjoining jurisdictions.
 - D. *Establish formal and continuing joint planning activities with one or more adjoining jurisdictions.
 - E. Use joint zoning with one or more

adjoining jurisdictions.

- F. *Cooperate and coordinate regularly with county planning and county zoning authorities.

4. Tenet 4: Foster distinctive, attractive communities with a strong sense of place

1. The community engages in a cooperative, neighborhood based historic preservation effort through each of the following:
 - A. Coordination with historic preservation boards or neighborhood associations that are actively engaged in protecting historic buildings or traditional community character.
 - B. Education and/or media campaigns that increase public awareness and build support for preservation initiatives.
 - C. An historic resources inventory that is consistent with or more extensive than the inventory maintained for your community by Michigan State Historic Preservation Office.
2. The community protects historic buildings and historically significant assets through each of the following:
 - A. Designation as a Certified Local Government; a requirement of eligibility for financial assistance from the state historic preservation fund.
 - B. Goals, policies and objectives in your Master Plan or historic preservation plan that encourages preservation and use of historic buildings.
 - C. Public funding in your Capital Improvement Program (CIP) or cooperation with non-profit organizations to restore and renovate historic buildings for long term use

and preservation.

- D. An active Downtown Development Authority which uses funding mechanisms such as tax increment financing or grants.
 - E. State single business tax credits.
 - F. Special assessment districts or tax free renaissance zones.
3. The community preserves historic buildings and resources within a defined historic district that establishes design guidelines and/or an historic district ordinance based on the architectural character and preservation goals of the district.
 4. The community promotes attractive, well-designed neighborhood businesses, offices and town centers by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
 - A. *Encourage new commercial development to reflect community character and form so that building types can accommodate new businesses and uses as economic conditions change.
 - B. *Encourage mixed-use and live-work infill development where appropriate in existing developed areas.
 - C. *Encourage adaptive reuse and restoration of historic buildings to meet community needs rather than investing in new buildings.
 - D. *Require building materials, facades, heights and roof lines that are consistent with neighborhood and community character.
 - E. *Require building placement to be oriented towards streets and sidewalks.
 - F. *Encourage primary entrances to be

- located on the main street and provide welcoming landscaping and architectural features.
- G. *Encourage secondary entrances to be located on the side or rear of the building to accommodate parking.
 - H. *Require parking to be located at the back or rear of the building and encourage the use of on-street or shared parking facilities (if available).
 - I. *Require service elements such as dumpsters, parking lots and detention ponds to be screened and attractively landscaped.
 - J. Encourage transportation infrastructure that is designed or retrofitted to the pedestrian scale.
 - K. Encourage pedestrian amenities such as benches, bike racks, trash cans and attractive public transit facilities in the highest density areas.
 - L. *Require consistent size, design and placement of signage and lighting.
5. The community promotes distinct, well-designed regional centers and highway development by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
- A. *Encourage multi-jurisdictional coordination to direct development toward areas served by sufficient infrastructure which can accommodate new growth in a way that is beneficial to the entire region.
 - B. Require compact design and development in nodes rather than strip development patterns.
 - C. Require architectural standards and building materials that are consistent with community character rather than national chain standards.
 - D. Encourage the reuse and retrofitting of underutilized or abandoned buildings.
 - E. Encourage the implementation or retrofitting of transportation infrastructure that can accommodate different modes of transportation.
 - F. *Require shared drives, connected parking lots and access management techniques in a manner that reduces traffic impact and conflict points.
 - G. *Require or establish incentives for green space preservation or common open space, such as plazas, parks or natural areas.
 - H. *Require parking to be located on the side, behind or toward the rear of buildings (instead of the front) and be attractively landscaped and screened.
 - I. *Require attractive landscaping to improve aesthetics and buffering between other uses reduce nuisances and potential conflicts.
6. The community's institutional buildings (including those all ready built or planned for) such as schools, post offices, libraries and government offices provide for:
- A. A focal point when traveling through your community.
 - B. Complimented by attractive signs that inform residents and visitors on locations of public buildings.
 - C. Maintained or restored historic buildings.
 - D. *Located in or are within walking distance of your town center.
 - E. *Connected by roads and sidewalks and accessible by different modes of transportation for the entire community.
 - F. *Well maintained and landscaped.
 - G. *Oriented towards streets and sidewalks with the primary entrance located on the main street with

- parking and secondary entrances on the side or in the rear.
- H. Complemented by amenities such as benches, bike racks, attractive lighting, trash cans and public greens or parks.
7. The community promotes distinct and diverse residential developments by establishing goals, policies and objectives in the Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve each of the following:
 - A. Promote a mix of housing style and price ranges in new developments.
 - B. *Prioritize mixed-use with opportunities for high and medium density residential in areas within walking distance of the town center or other service nodes.
 - C. Encourage high-density residential development close to transit lines and where infrastructure is adequate to meet all service needs.
 - D. Encourage high-density residential development to use shared driveways, promote safe pedestrian access, require parking behind, below or beside residences, include private and public open spaces, and encourage attractive building materials, landscaping and service elements.
 - E. Encourage medium-density residential developments to incorporate attractive landscaping, lighting and signage, connected streets and sidewalks, with parking oriented toward the side or rear of buildings and with social amenities such as front porches and common spaces.
 - F. *Encourage low density residential development only where lack of public sewer and water infrastructure and the lack of paved roads require it.
 - G. *Promote cluster development and provide incentives (such as density bonuses) to preserve more open space than required where low density development is appropriate.
 8. The community has a formal initiative to achieve either of the following (1) actively restore or reuse abandoned buildings where feasible, and (2) demolish buildings when restoration or reuse is not feasible.
 9. The community sponsors events to celebrate its cultural heritage, natural assets or community character.
 10. The community has adopted building or property maintenance standards that are adequately enforced to achieve each of the following:
 - A. *Ensure development has taken place in accordance with approved zoning permits.
 - B. Repair damaged facades of homes or businesses.
 - C. Remove “junk”.
 - D. Replace damaged signs.
 - E. *Maintain functioning, down-directed lighting utilities.
 - F. Maintain landscaping.
 11. A streetscape that is characterized by each of the following:
 - A. *Tree lined.
 - B. *Well maintained with attractive sidewalks and benches, trash cans and other pedestrian amenities.
 - C. *Periodically broken with parks or natural open spaces.
 - D. Complimented by attractive signs that are well maintained and do not clutter your view.
 - E. Not broken by too many driveways and instead is characterized by shared drives that provide access to multiple buildings.

- F. Well landscaped.
 - G. *Lined with the front façade of residential, commercial, office and industrial buildings instead of parking lots.
 - H. *Characterized by attractive public transit stops and signs (if your community has mass transit).
12. The Zoning Ordinance utilizes all of the following regulations to encourage attractive lighting in your community:
 - A. Light levels are compatible with the neighborhood.
 - B. Light fixtures are compatible with building design.
 - C. Pole heights are compatible with the surrounding area.
 - D. *Requirements to reduce light pollution and energy requirements such as timers, dimmers and shields so that all lights are down-directed.
 13. The Zoning Ordinance (or a separate Sign Code) regulate signs within your community in a manner that achieves each of the following:
 - A. *Maintains and enhances community aesthetics.
 - B. *Enhances pedestrian and traffic safety.
 - C. *Minimizes visual distractions for automobile drivers.
 - D. Encourages landscaping.
 - E. Protects and enhances viewsheds.
 - F. Provides directions to community destinations.
 - G. Requires certain building materials.
 - H. *Limits light pollution.
 14. The community uses each of the following methods to encourage awareness and involvement in the community planning process:
 - A. Adoption of a community involvement plan or establishment of a public participation program.
 - B. Community charrettes that involve local residents, business owners, and children in the planning process.
- C. *Informational newsletters to all permanent and seasonal residents.
 - D. *Local media outlets to create awareness about public meetings, notices and updates as well as important land use changes, decisions and developments.
 - E. *Community surveys to local residents and businesses.
 - F. Coordination with local neighborhood, business association and environmental organizations.
 - G. Alternative approaches such as educational events for youth or informal community forums.
15. The community protects natural assets and provides public open spaces in new development projects by any of the following:
 - A. *PUD or cluster zoning options, ideally with flexible lot design standards and bonus density incentives for preserving a certain percentage of open space.
 - B. *Zoning Ordinance standards (such as Site Plan Review standards) that require identification of sensitive environmental resources such as wetlands, unstable soils, steep slopes, mature trees or an environmental assessment.
 - C. Tree preservation policies and regulations that require a certain percentage of mature trees are preserved or new trees of specified trunk width replace each mature tree removed.
 16. The Zoning Ordinance has standards to preserve natural scenic views along community roadways in an effort to preserve sense of place and accommodate tourism opportunities by establishing each of the following:

- A. *Preservation of vegetative or forested buffer strips.
- B. *Buried underground or strategically located utilities.
- C. Woodland or open space protection ordinances.
- D. *Land trust agreements that preserve natural land along roadways.
- E. Signs that clearly mark transportation routes to local attractions and tourist destinations.

5. Tenet 5: Predictable, Fair and Cost-Effective Decision Making

1. Generally, each new development makes a positive contribution to other development in the area and to overall quality of life.
2. Developers proposing projects with density higher than that on surrounding land, but consistent with both the future land use map and the associated text and policies of the Master Plan do not face opposition, referenda, etc.
3. Policy is in place which requires of the Planning Commission, Zoning Board of Appeals, governing body, or other boards or commissions to continue to participate in continuing education, as provided through the MSU Extension, MSU Citizen Planner Training program, the Michigan Association of Planning, Michigan Municipal League, Michigan Townships Association or other organizations.
4. Development standards contribute to quality development that will serve the needs of not only the present generation, but also those of future generations.

6. Tenet 6: Mix land uses

1. Most daily shopping and business needs be met in a central location, central business district, or neighborhood commercial district, without having to use a car to travel between shops and businesses.
2. In each of the zoning districts listed below owner-occupied combination of non-residential and residential uses are allowed.
 - A. *General Commercial
 - B. *Neighborhood Commercial
 - C. Industrial
 - D. *Central Business District
 - E. *Other, specify: _____
3. Mixed-uses are permitted in each of the following zoning districts.
 - A. *Central business district
 - B. *Neighborhood commercial districts
 - C. Special mixed-use overlay district
 - D. Planned Unit Development Districts
 - E. Other _____
4. In public meetings, each of the following groups have voiced support for permitting mixed-use development in your community.
 - A. *Elected officials
 - B. *Local leaders who do not hold elected office
 - C. *Developers or realtors
 - D. Members of the public
 - E. *Members of the business community.
 - F. Other stakeholder groups
5. At which of the following levels does your community's Master Plan encourage a mix of uses?
 - A. *Building level
 - B. *Site level
 - C. Neighborhood level
6. Density bonuses are granted for mixed-use developments.
7. Each of the following transportation options, other than automobile, are

- available to make schools in your community easily and safely accessible.
- A. Walking less than 15 minutes
 - B. *Mass transit including school busses
 - C. Bicycle
 - D. *Carpooling
8. Incentives for building mixed-use developments include each of the following:
- A. *The ability to build certain kinds of housing (e.g., multi-family or small units) where it is not otherwise allowed.
 - B. Flexible design standards.
 - C. Reduced open space requirement where flexibility produces better design.
 - D. *Reduced parking, provided that adequate parking is achieved through such alternatives as shared parking arrangements; higher reliance on public transportation, bicycling, or walking; or transportation demand management techniques.
 - E. Streamlined permitting.
9. The zoning ordinance encourages people to walk from one use to another and to enjoy and socialize in an attractive outdoor setting, using design features to promote this ambience, which includes each of the following in the Site Plan Review standards, Subdivision Regulations, or Design Guidelines require:⁶
- A. *The placement and orientation of buildings to link different uses rather than separate them.
 - B. *Connections between uses in the

layout and design of the network of sidewalks and pathways.

- C. The layout and design of parking so that it serves different uses rather than separates them.
- D. The layout and design of green spaces, landscaping, benches, and other amenities so that different uses are both visually and functionally linked rather than separated.

7. Tenet 7: Preserve open space, farmland, natural beauty, and critical environmental areas

1. Each of following types of inventories has your community completed as is a part of the Plan, or fact/data book prepared for the Plan:
 - A. A natural features inventory that describes and maps features such as wetlands, steep slopes, floodplains, lakes and streams, sand dunes, high risk erosion areas, regulated environmental areas, threatened or endangered species or other natural features.
 - B. An open space and/or agricultural lands and/or forest lands inventory that describes and maps open spaces, agricultural land and/or forest land. This may be a part of or separate from an existing land use inventory and map.
 - C. A scenery/views/important landmark inventory that describes and maps important local scenery, views and landmarks identified by community residents.
2. Each of the following inventories has been coordinated with adjoining jurisdictions:
 - A. A natural features inventory that describes and maps features such as wetlands, steep slopes, floodplains,

⁶In contrast, traditional zoning ordinances tend to require buffering one use from others, such as residential from commercial. Successful mixed-use development, by contrast, encourages both a close proximity and physical links among uses.

- lakes and streams, sand dunes, high risk erosion areas, regulated environmental areas, threatened or endangered species or other natural features.
- B. An open space and/or agricultural lands inventory that describes and maps open spaces, agricultural and forest land. This may be a part of or separate from an existing land use inventory and map.
 - C. A scenery/views/important landmark inventory that describes and maps important local scenery, views and landmarks identified by community residents.
3. Are any of the following types of local environmental, conservation or agricultural preservation organizations or commissions active within your community or region? (Check all that apply, if any)
 - A. *Land trust or land conservancy.
 - B. *Conservation commission or environmental commission.
 - C. *Agricultural commission or farmers association.
 - D. *Watershed councils or water conservancy groups.
 - E. *Lakefront homeowners association.
 - F. Forest preservation groups
 4. Development rights agreements or conservation easements have been recorded with the register of deeds in your community for the permanent protection of which of the following? (Check all that apply).
 - A. *Agricultural lands
 - B. *Forest lands
 - C. *Sensitive environments such as wetlands or stream corridors, or important habitats
 - D. *Undeveloped open spaces (future parks or recreation areas)
 - E. Greenway corridors
 - F. *Scenic lands or scenic corridors
 5. The community has compact development policies, or an urban service area(s) or similar tool(s) such as an urban limit line that directs the use of public funds for roads, sewer and/or water to areas within the boundary and not beyond into agricultural, forest or open space lands.
 6. All of the following natural resource protection ordinances (or sections of the existing ordinance) are adopted and in place:
 - A. Natural Features Protection Ordinance
 - B. *Wetland Protection Ordinance
 - C. *Floodplain Ordinance
 - D. Woodland/Tree Protection Ordinance
 - E. *Steep Slope Protection Ordinance
 - F. Natural Rivers Ordinance (where there is a designated Natural River)
 - G. Wellhead Protection Ordinance
 - H. Farmland Protection Development Rights Ordinance
 - I. Forestland Protection Development Rights Ordinance
 - J. Sand Dune Protection Ordinance
 - K. High Risk Erosion Ordinance
 - L. *Soil Erosion/Sedimentation Ordinance
 - M. Transfer of Development Rights Ordinance with identified sending and receiving zones
 - N. Other _____
 7. All the following techniques are utilized to preserve water quality:
 - A. Deep setbacks for structures and septic systems
 - B. *Large minimum lot width and depth along shorelines
 - C. *Prohibition of filling or building within the floodplain
 - D. Fertilizer ordinance (where permitted by state statute)

- E. *Pet waste ordinance
 - F. Septic tank maintenance or certification at transfer
 - G. Well-head protection ordinance
- And optionally (or done by the county):
- H. *Soil erosion and sedimentation ordinance
 - I. *Participation in the National Flood Insurance Program
 - J. *Wetland treatment of stormwater
 - K. Rain gardens
8. The community has implemented a stormwater management ordinance or stormwater management provisions within the Zoning Ordinance which uses the following regulatory or non-regulatory mechanisms:
 - A. Onsite stormwater retention and treatment requirements
 - B. Require the use of natural systems such as vegetated buffers and drains, rain gardens, or “natural” retention systems
 - C. Land banking for parking lots
 - D. *Limitations on the percentage of lot coverage by impervious surfaces
 - E. *Require or encourage porous pavement in new developments
 - F. Encourage green roofs and low impact design
 9. The community has each of the following in place to help encourage a positive relationship between farmers and local residents:
 - A. A local right-to-farm ordinance or provisions in the Zoning Ordinance that tie to right-to-farm.
 - B. An education program for new and existing non-farm residents on right-to-farm issues.
 - C. *Adequate buffering between working farms and adjacent non-farm residential developments.
 - D. Zoning Ordinance requirements that limit the number of non-farm residential units that can be built in agriculturally zoned areas.
 10. New development occurs in or adjacent to previously developed areas and avoids undeveloped farmland, sensitive natural features or forestland.
 11. The community has each of the following in place to preserve natural beauty.
 - A. Design guidelines that show how to use vegetation to protect or enhance natural beauty along roads and other areas of the community
 - B. Woodlands protection ordinance.
 - C. *Site Plan Review landscaping standards that encourage the use of native plants, including along roadways.
 - D. Heritage tree protection ordinance.
 - E. *Natural beauty roads program
8. Tenet 8: Provide a variety of transportation choices
 1. The community has a Transportation Plan (or a transportation element within your Master Plan) which does each of the following:
 - A. Establishes consistent policies that reflect and support the Master Plan, Zoning Ordinance, capital improvement program, access management plan and new development on a regional basis.
 - B. Coordinates and supports multi-jurisdictional land use and transportation planning along regional transportation corridors.
 - C. Provides goals, objectives and strategies to enhance an interconnected pedestrian network which serves the entire community.
 - D. Provides goals, objectives and strategies to implement infrastructure and initiatives to promote bicycling and other

- non-motorized transportation options.
- E. Provides goals, objectives and strategies to implement public transit systems that are appropriate to the size, scale and need of your community.
 - F. Provides goals, policies and objectives that prioritize improvements and maintenance of existing roads rather than the construction of new roads.
 - G. Identifies where and when public funding will be necessary to implement context sensitive solutions to transportation issues.
2. In regard to identifying, financing and managing transportation improvement projects, the Capital Improvement Program (CIP) does each of the following:
 - A. *Establishes a Fix-it-first policy for existing transportation infrastructure.
 - B. *Prioritizes funding for transportation improvements that diversifies and accommodates different transportation options.
 - C. Complements the goals, policies and regulations established in your transportation and Master Plan.
 - D. Establishes level of service (LOS) standards and classifications based on a comprehensive assessment of existing service capacity and need in relation to fiscal expenditures, the transportation plan and regional impact.
 - E. Coordinates assessment, development and execution of transportation improvements with neighboring jurisdictions and/or the county.
 3. The community has an access management plan (or an access management element within your transportation or Master Plan) that does each of the following:
 - A. *Provides safe and efficient internal circulation between adjacent parcels with connected parking lots, front and/or rear access drives that link to local streets and main thoroughfares.
 - B. Reduces congestion through implementation of medians, turn lanes, turning restrictions (such as right-turn only) and proper spacing of driveways and intersections.
 - C. Establishes sight distance requirements that are consistent with MDOT requirements.
 - D. *Regulate the number, location, size and design of driveways and encourage shared driveways.
 - E. *Locates driveways away from intersections, other driveways, railroads and freeway entrances/exits.
 - F. Provides a mechanism for intergovernmental cooperation between adjoining governmental units and road authorities that are involved in the driveway permit, review and approval process.
 - G. Is consistent and representative within Master Plan and transportation plans, Zoning Ordinance and Site Plan Review standards.
 4. The community provides infrastructure to promote bicycling as a viable, healthy transportation option by each of the following:
 - A. Providing well-maintained bike lanes, five feet in width along or between local transportation corridors.
 - B. *Providing non-motorized paths that connect recreation facilities and other community destinations.
 - C. Implementing access management

- strategies that improve safety and efficiency of both bicycle and vehicular travel.
- D. *Providing appropriate signage and bike racks in common community destinations such as schools, public buildings, work places and shopping centers.
5. The community encourages bicycling through each of the following:
 - A. Inventorying existing conditions and developing a strategy or plan to improve biking conditions.
 - B. Programs that promote bicycling to work, school or for recreational purposes.
 - C. Accommodating advanced or experienced riders, basic or less confident riders and children.
 6. The community has transportation policies or programs that increase mobility options for residents who face financial or physical impediments to driving an automobile.
 7. The community reduces the impact of parking on the community through each of following:
 - A. Assessment of parking lot utilization for different land uses which serves as the basis for establishing parking requirements for those land uses.
 - B. *Zoning Ordinance requirements for shared parking facilities in mixed-use developments.
 - C. Zoning Ordinance flexibility for reduced parking if supported by transportation studies or location within a 1/2 mile of transit.
 - D. Land banking or deferred parking to meet changing parking needs.
 - E. Redevelopment of underused or abandoned parking lots.
 - F. *Zoning Ordinance requirements for minimum size and number of landscaped islands.
 - G. *Zoning Ordinance requirements that limit the amount of impervious surface or lot coverage.
 - H. *Zoning Ordinance requirements for parking to be located behind or to the rear of new development.
 - I. *Zoning Ordinance and site plan review standards that establish minimum and maximum standards for number, size and orientation of parking spaces.
8. The community provides Park-n-Ride lots and promotes, encourages or organizes “ride share” services such as car or van pooling services.
 9. The community uses each of the following techniques to calm traffic and retrofit existing infrastructure to embrace pedestrian-oriented transportation design:
 - A. *Speed humps or speed tables
 - B. Road narrowing
 - C. Bulbouts or curb extensions
 - D. Roundabouts
 - E. Pedestrian refugee islands
 10. The community applies the principles of context sensitive solutions (CSS) when planning and executing transportation projects in the community.
 11. The region provides a rail system that is well integrated with your community's truck, vehicular and related modes of transportation and (1) Integrates your community's truck, vehicular and related modes of transportation, and (2) provides efficient and cost-effective travel for your community's residents.
9. **Tenet 9: Strengthen and direct development toward existing communities**
 1. The community knows the capacity of its infrastructure and natural environment to accept new development, by location, type and amount of new development.

- (Information is in the fact/data book for the Plan.)
2. The community has in place an urban growth boundary or urban service areas within which urban development is encouraged and outside of which development can occur only if it is not urban in nature.
 3. The community adopted a “fix-it-first” policy as part of the Capital Improvement Program (CIP) process that sets priorities for upgrading existing facilities and infrastructure before new facilities or infrastructure are built. (Or the community is all built out with no opportunity for new facilities in new locations.)
 4. All of public buildings (schools, post offices, library, police station, municipal buildings, etc.) are located or planned within the area in which public services (water and sewer) are provided or planned.
 5. Has your community ever accessed state and/or federal brownfield redevelopment assistance related to any of the following? (Check all that apply, if any).
 - A. Establishing a Brownfield Authority
 - B. Financing incentives
 - C. Tax incentives
 - D. *Technical assistance
 - E. Grants
 6. A brownfield redevelopment project has been completed in this community within the past two years.
 7. The community has each of the following tools in place to direct development towards established business centers:
 - A. Downtown Development Authority (DDA)
 - B. Business Improvement District (BID)
 - C. Principal Shopping District (PSD)
 - D. Business Improvement Zone (BIZ)
 - E. Tax Increment Financing Authority (TIFA)
 8. The community uses each of the following tools to create economic incentives for businesses and home owners to locate in areas with existing infrastructure:
 - A. Community Development Block Grant (CDBG)
 - B. Neighborhood Enterprise Zone
 - C. Obsolete Property Rehabilitation Tax Credits
 - D. Historic District Tax Credits
 - E. Cool Cities (Neighborhoods, Downtowns, Gateways)
 - F. Main Street Program
 - G. *State Infrastructure Revolving loan fund
 9. The Zoning Ordinance and Master Plan provide strategies and incentives for infill development in existing urban areas.
 10. The Zoning Ordinance and Master Plan provide strategies and incentives for redeveloping existing urban areas.
 11. The community actively encourages property owners to adapt existing vacant or underutilized structures to accommodate different uses and attract new businesses.
 12. The community provides financial incentives, expedited review, or give priority infrastructure funding for new development to locate in areas serviced by urban services and public infrastructure.
 13. The Zoning Ordinance have provisions to transfer density into areas with infrastructure capacity or allow density bonuses for development in areas with already existing infrastructure
 14. The Master Plan has policies, goals, objectives, and action steps for restoring historic buildings through façade and interior restoration.
 15. The community has adopted each of the

following procedures to expedite the reuse of tax delinquent property:

- A. *Establish a land bank authority
 - B. Designate a vacant properties coordinator
 - C. Purchase of land for use or resale
 - D. Develop partnerships with neighborhood associations to address vacant properties
16. The Master Plan has goals, objectives, and strategies to encourage the improvement or maintenance of existing neighborhoods.

10. Tenet 10: Take advantage of compact building design

- 1. The Zoning Ordinance allows for residential development in the town center of a small rural town at a density of 8 or more dwelling units per acre; in a larger small town at 16 or more dwelling units per acre; and in a large city at 32 or more dwelling units per acre.
- 2. The community provides educational opportunities, such as public forums or newsletters about the benefits of greater

density and compact building options in town center areas

- 3. Each of the following alternatives to on-street parking is provided for in the downtown and highest intensity use areas:
 - A. Above ground, stand-alone multi-level parking structures.
 - B. Above or below-ground, mixed-use parking structures (structure also contains commercial and/or residential uses).
 - C. *Shared-use surface parking lots.
 - D. Financial support for development of alternative parking structures.
- 4. Each of the following are offered as incentives to developers for compact development:
 - A. Density bonuses
 - B. Streamlined permit review process
 - C. Financial assistance
 - D. Other _____
- 5. Developers in the community convert vacant warehouse space into residential units.

Appendices

Preliminary and Demographic Questions Survey

Your response has been submitted successfully.

1. What is the name of your community?
Suttons Bay Township and Village
2. What is the name of the primary person completing this assessment?
Rochelle Rollenhagen
3. Title/Position in the community?
Planner for the township and village
4. Age
49
5. Male or Female
 Male
 Female
6. Highest level of formal education
 High school or less
 Some college
 College graduate
7. Number of years living or working in the community?
10
8. Did more than one person provide substantial assistance in determining the answers to the assessment questions?
 Yes
 No
If yes, please indicate the name, gender and age of each person providing substantial assistance in completing the assessment.
9. Assistant 1 Name
Kurt H. Schindler
10. Assistant 1 Title/Position
Regional Land Use Educator, MSUE
11. Assistant 1 Age
53
12. Assistant 1 Gender
 Male
 Female
13. Assistant 1 Highest level of formal education
 High school or less
 Some college
 College graduate
14. Assistant 1 Number of years living or working in the community
10
15. Assistant 2 Name
Steve Patmore

16. Assistant 2 Title/Position
Zoning Administrator
17. Assistant 2 Age
48
18. Assistant 2 Gender
 Male
 Female
19. Assistant 2 Highest level of formal education
 High school or less
 Some college
 College graduate
20. Assistant 2 Number of years living or working in the community
10
21. Assistant 3 Name
22. Assistant 3 Title/Position
23. Assistant 3 Age
24. Assistant 3 Gender
 Male
 Female
25. Assistant 3 Highest level of formal education
 High school or less
 Some college
 College graduate
26. Assistant 3 Number of years living or working in the community
27. What form of government does your community have?
 City Council with a Mayor and City Manager
 City Council with a City Manager
 Village Council with a Council President
 Village Council with a Council President and Village Manager
 Township with a Supervisor and Clerk
 Township with a Supervisor, Clerk and Manager
 Charter Township with a Supervisor and Clerk
 Charter Township with a Supervisor, Clerk and Manager
 County with Board of Commissioners
 County with Board of Commissioners and a County Manager
28. Does your community have a Planning Commission?
 Yes
 No
29. Does your community have a Zoning Board of Appeals?
 Yes
 No
30. Do your community elected or appointed officials attend regular meetings with their counterparts in adjoining jurisdictions?
 Yes
 No

31. Is your community located in a region that has an organization devoted to addressing use, infrastructure, intergovernmental cooperation or other regional issues (such as a metro council, council of governments, townships association, etc.)?
 Yes
 No
32. If yes, does your community regularly participate in the activities of that regional organization?
 Yes
 No
33. In the past five years, has your community engaged in litigation over land use decisions, either as defendants or as plaintiffs?
 Yes
 No
34. In the past five years, have there been any referenda over land use decisions?
 Yes
 No
35. Does your community have a Comprehensive Plan, Master Plan, Comprehensive Development Plan, Growth Management Plan or similar document?
 Yes
 No
36. If yes, how long ago was it last updated?
 Currently being updated
 In past five years
 In past ten years
 In past 15 years
 In past 20 years
 More than 20 years ago.
37. If yes, how long ago did the Zoning Ordinance go through a thorough update?
 Currently being updated
 In past five years
 In past ten years
 In past 15 years
 In past 20 years
 More than 20 years ago.

Tenet 1: Provide a range of housing opportunities and choices

Points Awarded 230
Points Missed 530
Percentage 30%

1. Are homes or apartments readily available in your community that people of all income levels can buy or rent (from service industry workers, to teachers, police and small business owners, to the elderly, young marrieds, professionals and executives)?

- A. Yes
- B. No

If you answered, "yes," your community is already growing smart. A wide mix of housing types would include apartments, starter-homes, older homes, duplexes, small, medium and large single family homes and manufactured homes. A wide purchase price range would be from under \$100,000 to \$350,000 or more. A wide rent price range may be from under \$500 per month to over \$1,000 per month. Housing that is affordable is that which costs about 30% or less of the median income of families in the community, and many factors affect actual costs, such as interest rates, property tax rates, etc. If you answered, "no," your community should develop and implement plans, ordinances and programs to encourage a wide range of housing types and prices.

RESOURCES:

- * US Department of Housing and Urban Development: Affordable Housing (Web-based resource).
- * US Department of Housing and Urban Development: Design Advisor (Web-based resource).
- * National Association of Counties, The Joint Center for Sustainable Communities, Smart Growth Network: Local Tools for Smart Growth: Practical Strategies and Techniques to Improve our Communities. See Attainable Housing. (PDF Large, 69 pages).
- * US Census Bureau: Poverty (Web-based resource).
 - o For a community example, examine Poverty Status in Lansing, MI
- *
US Census information: Housing (Web based resources)
 - o For a community example, examine Value and mortgage status of housing in Lansing, MI
- *
Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).
 - o
Traverse City Supporting Resources (PDF, 1 page).
- *
Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's Central Cities. (PDF, 1 page).
 - o
City of Detroit Supporting Resources (PDF, 1 page).
- *
Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Kentwood: Suburban Community Embraces Smart Growth by Integrating Diverse Housing Options and Prices Within New Developments and Plans (PDF, 1 page).
 - o
City of Kentwood Supporting Resources (PDF, 1 page).

Correct Answer: A
Your Response: B
2.

Do community leaders and elected officials actively promote a wide range of housing types (mobile homes, apartments, duplexes, multiplexes or big houses, condominiums, townhouses, lofts, live work units, single family homes) to meet the full spectrum of household incomes and preferences?

- A. Yes
- B. No

If you answered "yes," your community is supportive of Smart Growth and is positioned to provide equitable living opportunities for future residents. Public support for all possible housing options also means supporting diverse jobs, lifestyles and accommodating market demand. If you answered "no," your community is not ready to embrace Smart Growth. A failure to provide diverse housing choices can exclude or deter people and economic opportunities from your community, as well as expose the community to unnecessary legal risks.

RESOURCES:

- * Metropolitan Design Center: Fact Sheets: Housing Types (Web-based resource).
- * US Department of Housing and Urban Development: Design Advisor (Web-based resource).
- * California Department of Housing and Community Development: NIMBY (Not in my Backyard) Resources (Web-based resources and publications).
- * California Department of Housing and Community Development, California Planning Roundtable report: Myths and Facts about Affordable Housing (PDF Large, 12 pages).
- * Boston Metropolitan Area Planning Council: Local Housing Checklist (PDF, 3 pages).
- *

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

Correct Answer: A
Your Response: B
3.

Do many of the people who work in your community live in another community because they cannot afford housing in your community?

- A. Yes, most workers, especially those earning low to moderate incomes, live outside the community.
- B. No, most of the people who work in our community, including low to moderate income workers, live in our community.

If you answered, "A," your community is not growing smart, and may find slower economic growth as a result. It can be difficult to grow a local economy if potential employees cannot afford to live in the community. If workers are able to afford to drive in from other areas, increased traffic congestion and pollution can result and workers may experience reduced time with their families. If you answered, "B," your community is growing smart and may experience a better balance of housing and jobs, with greater growth possible.

RESOURCES:

- * You can find out how many people commute to work in your community at the US Census Website. This does not tell the entire story, as reasons people commute to work are not provided at the Census Bureau site. For a community example, examine US Census information on journey to work for Lansing, MI. Once you get a picture from the above listed web site of how far people are commuting to your community to work, you can look at the average income of persons from surrounding communities at: American Fact Finder. , and put in the name of your community. The example for Lansing, MI. Can be studied.
- *

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's Central Cities. (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: B

Your Response: A

4. Does the Master Plan in your community have goals, objectives, action strategies or policies that specifically call for a wide variety of housing types and prices, including housing described as affordable or workforce?

A. Yes

B. No

If you answered “yes,” your community already has in place a Smart Growth readiness tool. The Master Plan provides the conceptual and legal foundation for the type of housing that exists in a community. The Master Plan should have stated goals that call for a variety of housing types and prices, provide strategies for developing them, and objectives to measure progress and success. If you answered, “no,” your community should amend its Master Plan to include goals, objectives, strategies or policies that call for a wide variety of housing types and prices.

RESOURCES:

* Iowa State University Department of Human Studies and Family Studies materials: Setting [Affordable Housing] Public Policy Goals and Objectives (Web-based resource).

* Lapeer 2001 Strategic Plan: Housing and Land Use.

*

US Department of Housing and Urban Development: Design Advisor (Web-based resource).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Suburban Community Embraces Smart Growth by Integrating Diverse Housing Options and Prices Within New Developments and Plans (PDF, 1 page).

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City of Kentwood Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

5. Which of the following incentives to include affordable housing in new development does the Zoning Ordinance provide for (check all that apply)?

A. Density bonuses

B. Streamlined development review process

C. Reduced or flexible parking requirements (especially downtown)

D. Tax reduction/exemption/credit programs

E. Inclusionary zoning or inducements or requirements to set aside a portion of new residential developments for affordable housing.

If you checked most or all of the incentives, your community has a greater chance to develop with a variety of housing types and prices. The Zoning Ordinance is a powerful tool for determining the affordability of housing through density and infrastructure requirements. Adopting density bonuses for housing development projects that include a certain percentage of lower priced, affordable units and reducing or providing flexible parking requirements (which lowers the cost to develop) can help increase the pool of affordable housing. Programs to reduce the time for development review or to provide other incentives can also help to stimulate the development of affordable housing. If you checked few or none of the listed incentives, your community should consider amending its Zoning Ordinance to provide some or all of the listed incentives.

RESOURCES:

* American Planning Association: Model Affordable Housing Density Bonus Ordinance (PDF 12 pages).

* Massachusetts Smart Growth Toolkit: Inclusionary Zoning Techniques, Slideshow and Model Bylaws (Web-based resource).

* US Department of Housing and Urban Development: Design Advisor (Web-based resource).

* Robert M. La Follette School of Public Affairs University of Wisconsin-Madison: Evaluation and Analysis of Madison's Development Review and Permitting Process, prepared for The City of Madison, Wisconsin. (PDF Large, 75 pages).

* Smith, T. (1983) Flexible Parking Requirements (PAS 377), American Planning Association.
o Available through: APA Bookstore (Web-based resource).

*

Policy Link, Equitable Development Toolkit: Tax Exemption Programs (Web-based resource).

*

White, M. (1992) Affordable Housing: Proactive & Reactive Planning Strategies. (PAS 441) American Planning Association.

o Available through: APA Bookstore (Web-based resource).

Correct Answer: A, B, C, D, E

Your Response:

6. Is your community implementing a program to promote the renovation or revitalization of neighborhoods that do any of the following (check all that apply)?

- A. Prioritizes neighborhoods for renovation according to criteria such as proximity to transit or job centers and degree of positive impact on the neighborhood;
- B. Identifies and promptly disposes of vacant and abandoned buildings; and
- C. Provides at least two times more new affordable housing value per year than the cost of the program to run.

If you checked two or all three of the options, your community already has important programs to implement this Smart Growth tenet. Deteriorated or abandoned housing can be renovated, but this usually requires the community to be proactive, by creating specific programs to prioritize neighborhoods in which to concentrate the effort. Such programs are administered by trained, designated staff, who identify and help transfer ownership of vacant and abandoned buildings to new, active owners. Successful programs are aggressive, turning over vacant and abandoned buildings to new owners rapidly. If you checked only one or none of the options, your community should consider developing and adopting similar programs to help renovate deteriorated neighborhoods.

RESOURCES:

* Genesee County Land Bank Authority: Housing Renovation Program (Web-based Resource)

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o

Genesee County Supporting Resources (PDF, 1 page)

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Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Jackson: Downtown Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

o

City of Jackson Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-Profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's central cities. (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C

Your Response:

7.

Does your community successfully turn over vacant land or vacant and abandoned buildings to new owners who actively start improvements within the first year?

- A. Yes
- B. No

If you answered “yes,” your community already has success in implementing this Smart Growth tenet. If you answered “no,” your community should consider developing and actively implementing programs to help renovate deteriorated neighborhoods.

RESOURCES:

* Genesee County Land Bank Authority: Housing Renovation Program (Web-based Resource)

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o

Genesee County Supporting Resources (PDF, 1 page).

Correct Answer: A
Your Response: B

8.

Has your community adopted special rehabilitation codes to regulate the renovation of existing structures?

- A. Yes
- B. No

If you answered “yes,” your community has already increased its readiness to grow smart. It can be difficult or impossible to renovate older, existing homes according to modern building codes designed for new construction. The result can be the unnecessary destruction of many useful (and sometimes historic) homes that could serve as affordable housing. A rehabilitation code can address many of the safety concerns while permitting the retention and renovation of older homes. If you answered “no,” your community should consider adopting special rehabilitation codes to help facilitate the renovation of existing structures.

RESOURCES:

* US Department of Housing and Urban Development: The Status of Building Regulations for Housing Rehabilitation (Web link to PDF Large, 36 pages).

* Syal, M., Shay, C., Supanich-Goldner, F. Housing Findings and Fact Vol 3. Issue 2. Smart Codes. Maryland Building Rehabilitation Code (Web-based resource).

* State of New Jersey: Rehabilitation Subcode (PDF Large, 165 pages).

Correct Answer: A
Your Response: B

9.

Does your community actively participate in or very directly and substantively support any of the following housing assistance programs (check all that apply, if any)?

- A. Housing trust funds
- B. Community land trusts
- C. Federal HOME Program
- D. Federal housing and community development block grants
- E. Private housing assistance nonprofits
- F. Non-profit housing construction organizations such as Habitat for Humanity.

If you checked most or all of the choices your community already has important public and private programs to help provide a variety of housing types and prices. It may not be possible to stimulate the creation of an adequate pool of affordable housing without participation in a housing assistance program. There are several approaches, including local community land trusts, the federal HOME Program, private housing assistance nonprofits and others that can provide financial assistance sufficient to lower the cost of housing development projects. If you didn't check any options, your community should consider participation in housing assistance programs.

RESOURCES:

* City of Lansing Development Office: Housing assistance information example (Web-based resource).

* City of Westland Community Development Office: Housing assistance information example (Web-based resource).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-Profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's central cities. (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o

Genesee County Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Jackson: Downtown Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

o

City of Jackson Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: A, B, E, F

10.

Does your community actively work with other communities to establish and maintain a regional fair-share housing allocation plan?

A. Yes

B. No

If you answered “yes,” people who work in your community have a better chance of finding a mix of housing types and prices within a reasonable distance to jobs in your community. It can be difficult for one community to provide a complete range of housing types and prices for as many people who might need them. It is more likely that several communities, working together can provide for a plentiful and wide range of housing types and prices. This will require communities to work together in order for each community to do its part and ensure that housing goals are reached. If you answered “no,” your community should consider working with other adjacent communities to analyze the housing needs of the region and how each community can help meet those needs.

RESOURCES:

* Meck, S., Retzlaff, R. & Schwab, J. (2003) Concluding Thoughts on a Model Program for Regional Approaches to Affordable Housing (PAS 513/514) American Planning Association

o Available through: APA Bookstore (Book).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o

Genesee County Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Jackson: Downtown Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

o

City of Jackson Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-Profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's central cities. (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

11.

Does your community actively and regularly work with lenders to make location or resource efficient mortgages (these take into account proximity to jobs for monthly transportation savings or improved insulation that reduces monthly heating bills when calculating a family's monthly expenses as they relate to ability to make mortgage payments) available?

A. Yes

B. No

If you answered "yes," your community participates in a program that can make a difference in providing housing to low and moderate income workers. A Location Efficient Mortgage® increases the amount of money homebuyers in urban areas are able to borrow by taking into account the money they save by living in neighborhoods where they can shop at nearby stores and use public transit, rather than driving to work and to the mall. The Location Efficient Mortgage® program was designed to encourage the development of efficient, environmentally progressive communities and to reduce urban sprawl and dependence on cars. If you answered "no," your community should consider working with lenders to make location efficient mortgages available, where affordable housing is close to jobs.

RESOURCES:

* FannieMae Foundation: Information on Location Efficient Mortgages (Web-based resource).

* Natural Resource Defense Council: Information on Location Efficient Mortgages (Web-based resource).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Traverse City: Affordable Housing in Traverse City? The Answer TEAMWORK (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o

Genesee County Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Jackson: Downtown Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

o

City of Jackson Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) City of Detroit: Non-Profit Agencies are an Important Partner when Providing Incentives for Affordable Housing and Home Ownership Opportunities in Michigan's central cities. (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

12. Do any businesses in your community provide low interest loans or down payment support for employees that live close to work?

A. Yes

B. No

If you answered "yes," your community has a unique incentive that can increase personal wealth, improve workplace productivity and contribute to quality of life. Employees that live close to work help support compact development and a variety of transportation modes. During the business recruitment and retention process, community officials can help educate business owners about the benefit of a localized workforce and provide resources to start business-based location efficient mortgages. If you answered "no," your community is missing a key incentive to attract and retain residents and businesses.

Resources:

* FannieMae Foundation: Information on Location Efficient Mortgages (Web-based resource).

* Natural Resource Defense Council: Information on Location Efficient Mortgages (Web-based resource).

* Location Efficient Mortgage: Frequently Asked Questions (Web-based resource).

Correct Answer: A

Your Response: B

13.

Does the Zoning Ordinance require a minimum lot size greater than ¼ acre (such as ½ acre, 1 acre, or 2 acre lots) for most of the single family residential areas of your community?

A. Yes

B. No

If you answered "yes," and the reason for the larger lots is not the absence of public sewer and/or water, your community may be practicing exclusionary zoning. This practice may effectively prohibit the development of affordable housing and may be subject to legal challenge. You should evaluate, or have a professional evaluate the community's Zoning Ordinance as to whether it contains elements of exclusionary zoning, such as only large lot size and a lack of areas zoned for multi-family residential or mobile home parks. If you answered "no," your community may have in place a tool to help promote Smart Growth. Typically, a minimum lot size for single family residential development of ¼ acre or smaller can help make housing more affordable. Contrary to widespread belief, housing built on small lots can be an attractive addition to the community.

RESOURCES:

* Liberty, R. Abolishing Exclusionary Zoning a Natural Policy Alliance for Environmentalist and Affordable Housing Advocates (Web-based article).

* Massachusetts Smart Growth Toolkit: Inclusionary Zoning Techniques, Slideshow and Model Bylaws (Web-based resource).

* US Department of Housing and Urban Development: Design Advisor (Web-based resource).

Correct Answer: B

Your Response: B

14.

Does the Zoning Ordinance provide for areas zoned multi-family residential or for mobile home parks that are close to job centers and transit or other access opportunities? In order to answer yes, areas must be zoned and not fully developed in order to count.

A. Yes

B. No

If you answered "yes," your community indicates it already is ready to grow smart. If you answered "no," your community is not ready to provide for an important type of housing that may provide opportunities for affordable or workforce housing. Your community should evaluate its Zoning Ordinance as to whether it is excluding an important housing type.

RESOURCES:

* Liberty, R. Abolishing Exclusionary Zoning a Natural Policy Alliance for Environmentalist and Affordable Housing Advocates (Web-based article).

* Massachusetts Smart Growth Toolkit: Inclusionary Zoning Techniques, Slideshow and Model Bylaws (Web-based resource).

*

Michigan Smart Growth Case Study: Create a Range of Housing Opportunities and Choices. Prepared by Forsyth, M. (2006) Suburban Community Embraces Smart Growth by Integrating Diverse Housing Options and Prices Within New Developments and Plans (PDF, 1 page).

o

City of Kentwood Supporting Resources (PDF, 1 page).

Correct Answer: B

Your Response: B

15.

Have any of the professional staff, appointed or elected officials in your community attended training sessions or conferences on providing a wide range of housing opportunities?

A. Yes

B. No.

If you answered “yes,” your community is building the capacity to provide a range of housing opportunities. If you answered “no,” your community is missing out on many possibilities to better understand the range of tools available to meet its affordable housing needs. The community should consider providing training opportunities to its professional staff and appointed or elected officials.

RESOURCES:

* National Affordable Housing Training Institute (Web-based resource).

* US Department of Housing and Urban Development: How to become a Certified Community Housing Development Organization -- a CHDO (Web-based resource).

* Policy Link: Affordable Housing Training Opportunities (Web-based resource).

Correct Answer: A

Your Response: A

Tenet 2: Create walkable neighborhoods

Points Awarded 272
Points Missed 284
Percentage 49%

1. In a windshield survey or walking tour of your community, would one find that nearly all sidewalks make uninterrupted connections with each other?

- A. Yes
- B. No

If you answered, “yes,” interconnectedness increases the walkability readiness for your community. Interconnectedness is key to walkability. In order to choose to walk, the sidewalks or pathways must go places people want to go, such as to schools, parks, shops, libraries and the homes of friends. If you answered, “no,” community officials should understand that sidewalks or paths must be fully connected. Missing or dead-end segments limit the usefulness of existing sidewalks and limit the appeal of walking.

RESOURCES:

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: The Active Living Vision (PDF, 8 pages).

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Design Essentials for Active Living (PDF, 10 pages).

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Designing for Pedestrians (PDF, 10 pages).

*

University of North Carolina Interdisciplinary Obesity Center: Sidewalk Connectivity (Web-based article and resources).

* University of North Interdisciplinary Obesity Center: Carolina Macro and Built Environment Program Area (Web-based resource).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) Canton Charter Township: Growing Community Makes Strides in Improving Sidewalk Connectivity (PDF, 1 page).

o Canton Charter Township Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Alpena: Extensive Pathway and Sidewalk System Makes Connections Between Community Health, History and Growth (PDF, 1 page).

o City of Alpena Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

2. In a windshield survey or walking tour of your community, would one find that sidewalks provide pedestrian links between all residential neighborhoods and schools, libraries, parks, shopping districts and job centers?

- A. Yes
- B. No

If you answered, “yes,” interconnectedness increases the walkability readiness for your community. Interconnectedness is key to walkability. In order to choose to walk, the sidewalks or pathways must go places people want to go, such as to schools, parks, shops, libraries and the homes of friends. If you answered, “no,” community officials should understand that sidewalks or paths must be fully connected. Missing or dead-end segments limit the usefulness of existing sidewalks and limit the appeal of walking.

RESOURCES:

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: The Active Living Vision (PDF, 8 pages).

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Design Essentials for Active Living (PDF, 10 pages).

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Designing for Pedestrians (PDF, 10 pages).

*

University of North Carolina Interdisciplinary Obesity Center: Sidewalk Connectivity (Web-based article and resources).

* University of North Carolina Interdisciplinary Obesity Center: Carolina Macro and Built Environment Program Area (Web-based resource).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) Canton Charter Township: Growing Community Makes Strides in Improving Sidewalk Connectivity (PDF, 1 page).

o Canton Charter Township Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Alpena: Extensive Pathway and Sidewalk System Makes Connections Between Community Health, History and Growth (PDF, 1 page).

o City of Alpena Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

3. Does your community have a Pedestrian Plan (maybe an element of a Transportation Plan, Green Infrastructure Plan, Sidewalk Plan, Trailways Plan or other Plan) that: (Check all that apply, if any).

- A. Maps the location of existing and proposed pedestrian infrastructure?
- B. Provides goals, objectives and strategies for the completion of a pedestrian network to serve the entire community?
- C. Identifies where public funds will be necessary to complete sidewalk connections and prioritizes those expenditures?
- D. Provides for the private construction of sidewalk segments when vacant land is developed or existing private facilities are redeveloped?
- E. Sets adequate engineering standards for new or rebuilt sidewalks?

If you checked most or all of the choices, your community has an important Smart Growth readiness tool. A plan that maps the location of a desired pedestrian system, provides goals and strategies, including potential funding sources and gives directions to both public and private entities on where, when and how sidewalks are to be built. It also provides organization to the process of providing a pedestrian network, and helps insure that development of the network proceeds according to the desired schedule. If you checked few or none of the choices your community should begin the process of developing a Pedestrian Plan, either in stand-alone form or as part of a broader planning document, such as a Trailways Plan, Green Infrastructure Plan, Transportation Plan or Master Plan.

RESOURCE:

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).

*

National Association of County and City Health Officials. (2006) Land Use and Health Toolbox: Resources on Health and the Built Environment (Web-based resource).

* Grand Valley Metropolitan Council: West Michigan Tool Kit for Green Inventories (PDF Large).

* American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Marquette: Dedication to Creating a Walkable, Healthy Environment Receives State and National Recognition. (PDF, 1 page).

o City of Marquette Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Holland: The Vision for Creating a Walkable Community Becomes Reality Through Consistency Between Planning and Investment Strategies (PDF, 1 page).

o City of Holland Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: E

4.

Does your community have a “Safe Routes to School” program that provides: (Check all that apply, if any).

- A. Engineering to create operational and physical improvements to the infrastructure surrounding schools that reduce speeds and potential conflicts with cars, and establishes safer and fully accessible crossings, walkways, trails and bikeways?

- B. Education to teach children about the range of transportation choices, instructing them in important lifelong bicycling and walking safety skills, and launching driver safety campaigns in the vicinity of schools?
- C. Enforcement that partners with local law enforcement to ensure traffic laws are obeyed in the vicinity of schools and initiating community enforcement such as crossing guard programs?
- D. Encouragement through events and activities to promote walking and bicycling?
- E. Evaluation by monitoring and documenting outcomes and trends through the collection of data, including the collection of data before and after the intervention(s)?

If you checked most or all of the choices your community has implemented an important aspect of Smart Growth. A Safe Routes to School program can help reduce the concerns of parents over their children walking to school. The program helps ensure that sidewalks and adjacent roads are safely constructed and have signs that promote safe driving and walking; that law enforcement is present; that children learn how important walking is to their health and how to walk and bike safely to school; that families are encouraged to have their children walk and bike to school and that the program is continuously monitored and evaluated. If you checked few or none of the choices your community should investigate the Safe Routes to School program and work with local school districts to develop the program.

RESOURCES:

- * Transportation Alternatives: Safe Routes to School (Web-based resource).
- * Michigan Safe Routes to School Program: Homepage (Web-based resource) and Michigan Safe Routes to School Handbook (Web link to PDF).
- * National Highway Traffic Safety Administration: Safe Routes to School (Web-based resource).
- * Planning and Zoning News (February 2006) Safe Routes to School Articles
 - o Wilkerson, R. & Kokinakis, C. Planning & Zoning News (February 2006) Safe Routes to School: Planning for a Safer and Healthier Way to School (PDF, 4 pages)
 - o Eberlein, M. Planning and Zoning News (February 2006) Federal Funding for Safe Routes to School (PDF, 2 pages)
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Jackson: Michigan Safe Routes to School Program Provides Fun and Healthy Ways to get to School and a Framework for Improving Community Walkability. (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response:

5. Does your community have a Capital Improvement Program (CIP) that: (Check all that apply, if any).
- A. Provides for sidewalk construction projects that serve to complete the sidewalk network, including sidewalk projects across the community within the next 6 years?
 - B. Prioritizes sidewalk construction where there is the highest concentration of residents and destinations, such as schools, commercial areas and transit stops?
 - C. Is based on estimates of the cost of properly engineered sidewalks?

If you two or all of the choices your community is ready for Smart Growth. A Capital Improvement Program (CIP) is a proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the physical assets for the community an important tool for communities to plan both the priority improvements requiring capital expenditures and funding for the improvements. Sidewalks are an important capital improvement for a community. Not only should a community have a CIP, the CIP should prioritize sidewalk segments most needed by the community and base the cost for them on designs that will be safely located, built to be of adequate width, slope and surface, to last in good condition, and to form an enjoyable walking experience. If you checked only one or none of the choices your community should consider developing a CIP. It may be necessary to obtain the assistance of a professional planner or other financial consultant.

RESOURCES:

- * Williams, K. Planning & Zoning News. (February 1992) Strategies for Managing Capital Improvements (PDF, 4 pages).
- * Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: More Active Living Design Ideas (PDF, 6 pages).
- * Bower, Robert A. (1993) Capital Improvements Programs: Linking Budgeting and Planning. (PAS 442) American Planning Association.
 - o Available through: APA Bookstore (Web-based resource)
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Holland: The Vision for Creating a Walkable Community Becomes Reality Through Consistency Between Planning and Investment Strategies (PDF, 1 page).
 - o City of Holland Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C

Your Response: A

6. Are the non-motorized paths and walkways in your community designed, engineered and maintained according to the following standards? (Check all that apply, if any).

- A. Multi-use paths are at least 10' wide
- B. Residential sidewalks are at least 5' wide
- C. Sidewalks in commercial areas are 10' - 12' wide.
- D. Sidewalks are constructed with a smooth, unbroken surface
- E. Joints between old and new pathways are smooth
- F. There are few heaved-up sections of concrete or root ridges of asphalt paths
- G. Major cracks are repaired and the patches do not create edges that people can trip on
- H. Sidewalks are handicap accessible at intersections.

If you checked most or all of the choices your community is developing according to Smart Growth principles and is ready to grow “Smart” with new development and redevelopment projects. A community is not walkable if its sidewalks are undersized or if the surface condition can cause people to trip. Paths should be a minimum of 5-6’ wide so two people can walk side-by-side. However, multi-use paths (both pedestrians and bikers can safely use at the same time) should be a minimum of 10’ wide. If you checked few or none of the choices your community should revise its standards for pathways as it is not ready to grow “smart.”

RESOURCES:

*

Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Parks, Shared Paths and Trails (PDF, 6 pages).

* National Association of County and City Health Officials. (2006) Land Use and Health Toolbox: Resources on Health and the Built Environment (Web-based resource).

* Pittsfield Charter Township: Sidewalk standards (DOC, 1 page).

* US Department of Transportation Federal Highway Administration: Lesson 7: Using Land-Use Regulations to Encourage Non-Motorized Travel (Web-based resource).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Dearborn: Walkable Communities Support Residents with Physical Impediments and Special Needs. (PDF, 1 page).

o City of Dearborn Supporting Resources (PDF, 67 pages).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, B, C, D, F, G

7.

Does your community provide snow removal for sidewalks or enforce a snow removal ordinance?

- A. Yes
- B. No

If you answered yes, your community is helping make it a walkable community. In snowy climate areas, walks must be cleared in order for the community to be walkable, and for children to be able to safely walk to school. Some communities provide for sidewalk snow removal as a public service. Other communities have a local ordinance requiring property owners to clear the snow from walks in front of their properties. If the municipality does not adequately remove snow, or if a snow removal ordinance is not enforced, then the community will not be walkable year around. If you answered, “no,” your community should consider implementing a sidewalk snow removal ordinance or providing snow removal as a public service.

RESOURCES:

* City of Birmingham, Michigan: Snow Removal Information (Web-based resource).

* City of Kentwood, Michigan: Snow Removal Ordinance (Web-based resource).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Marquette: Dedication to Creating a Walkable, Healthy Environment Receives State and National Recognition. (PDF, 1 page).

o City of Marquette Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

8.

Does your community work with local, county and state transportation officials to implement traffic calming, including reduced speed limits in coordination with main or major pedestrian routes in order to make automobiles less of a hazard to pedestrians?

- A. Yes
- B. No

If you answered, “yes,” your community has an important Smart Growth readiness tool in place. Eventually, pedestrians must leave the relative safety of sidewalks in order to cross streets. A community cannot be considered walkable if street crossings are intimidating due to the speed or close proximity of moving vehicles. Traffic calming approaches can slow vehicular traffic enough to make street crossings safer and less intimidating. If you answered, “no,” your community does not have this important Smart Growth readiness tool, and should consider working with transportation officials to evaluate whether and where it should implement traffic calming.

RESOURCES:

- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).
- * TrafficCalming.org: www.trafficcalming.org (Web-based resource).
- * TrafficCalming.org: Traffic calming measures (Web-based resource).
- * TrafficCalming.org: References (Web-based bibliography).
- * Manning, Michele. Planning & Zoning News. (February 2000) Traffic Calming Techniques (PDF, 10 pages).
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Ann Arbor: Traffic Calming Measures Improve Safety for Pedestrians and Automobiles
 - o City of Ann Arbor Supporting Resources (PDF, 1 page).
 - o City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

Correct Answer: A

Your Response: B

9.

Does your community have site plan review design standards that meet the special needs of the elderly and others with physical limitations through the following means? (Check all that apply, if any).

- A. Street crossings that help people navigate at the crossing points.
- B. Avoid barriers along sidewalks.
- C. Require smooth pavement surfaces.
- D. Provide visual clues for separate types of surfaces.
- E. Provides periodic resting places.
- F. Other Americans with Disabilities Act standards.

If you checked most or all of the choices your community has these important Smart Growth readiness standards already in place. A community is not truly walkable unless the elderly or others with physical limitations can safely walk where they need to go or wish to go for exercise. In order for persons with physical limitations to fully utilize a sidewalk network, the sidewalks need to have smooth pavement surfaces, be very well maintained, have strong visual clues regarding edges, steps, crossings and other changes, be devoid of barriers, have periodic resting places and well-marked and easy-to-navigate street crossings. If you checked few or none of the choices persons with physical limitations are at considerable risk in your community and these standards should be adopted.

RESOURCES:

- * Michigan Association of Planning. Prepared by the Planning and Zoning Center Inc. (1992) Community Planning Handbook Site Plan Review (PDF, 6 pages).
- * Michigan Land Use Institute: Site Plan Review (Web-based resource).
- * Department of Justice. Federal Code of Regulations: American Disabilities Act Standards for Accessible Design (PDF Large, 92 pages).
- * Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).

Correct Answer: A, B, C, D, E, F

Your Response: C

10.

Are developers regularly implementing projects in your community that include the following walkability elements? (Check all that apply, if any, and even if the developer is not required to do so).

- A. A minimum number of curb cuts

- B. Sidewalks that are at least 5' wide in residential developments and at least 10' - 12' wide in commercial developments and that provide for connections with existing or proposed sidewalks on adjoining properties
- C. Sidewalks set back from street curbs to provide a planting strip
- D. Planted separation zone (planting strip) of at least 6' between sidewalks and parking lots
- E. Amenities along downtown walkways such as attractive lighting, benches, plants, etc.
- F. Construction specifications that provide for smooth surfaces and that limit the extent of future pavement break-up or lifting
- G. A site design that provides pedestrians at least an equal opportunity as autos to move about the site.

If you checked most or all of the choices your community is presently developing according to this important Smart Growth tenet. This means that walkability is in the mindset of residents, officials and developers and residents may already be active. Presumably those elements are included as Site Plan Review (SPR) standards in your community's Zoning Ordinance -- if not they should be. If you checked few or none of the choices your community may have regulations that are limiting the walkability of its residents.

RESOURCES:

- * Michigan Association of Planning. Prepared by the Planning and Zoning Center Inc. (1992) Community Planning Handbook Site Plan Review (PDF, 6 pages).
- * Michigan Land Use Institute: Site Plan Review (Web-based resource).
- * Department of Justice. Federal Code of Regulations: American Disabilities Act Standards for Accessible Design (PDF Large, 92 pages).
- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).
- * City of Hillsboro Zoning Ordinance, Section 138: General Design Standards for Station Community Planning Areas: Improvements between Streets and Buildings (Web-based resource).
- * US Department of Transportation Federal Highway Administration: Lesson 7: Using Land-Use Regulations to Encourage Non-Motorized Travel (Web-based resource).
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) Canton Charter Township: Growing Community Makes Strides in Improving Sidewalk Connectivity (PDF, 1 page).
 - o Canton Charter Township Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G

Your Response: A, B, C, D, E, F, G

11.

Do Site Plan Review (SPR) standards in your Zoning Ordinance require walkability elements such as the following? (Check all that apply, if any).

- A. A minimum number of curb cuts
- B. Sidewalks that are at least 5' wide in residential developments and at least 10' - 12' wide in commercial developments and that provide for connections with existing or proposed sidewalks on adjoining properties
- C. Sidewalks set back from street curbs to provide a planting strip
- D. Planted separation zone (planting strip) of at least 6' between sidewalks and parking lots
- E. Amenities along the walks such as attractive lighting, benches, plants, etc.
- F. Construction specifications that provide for smooth surfaces and that limit the extent of future pavement break-up or lifting
- G. A site design that provides pedestrians at least an equal opportunity as autos to move about the site.

If you checked most or all of the choices your community has this important Smart Growth readiness tool already in place. Site Plan Review (SPR) is a powerful tool for ensuring that a community becomes walkable. SPR must be an element of the Zoning Ordinance in order for local officials to require a review of development site plans. The SPR element must also spell out standards for the design and placement of sidewalks that meet walkability criteria. If you checked few or none of the choices your community is limited in its capacity to become walkable.

RESOURCES:

- * Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).
- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).
- * Planning and Zoning Center. Community Planning Handbook (1991) Site Plan Review (PDF, 6 pages).
- * Michigan Land Use Institute: Site Plan Review (Web-based resource).
- * Department of Justice. Federal Code of Regulations: American Disabilities Act Standards for Accessible Design (PDF Large, 92 pages).
- * City of Hillsboro Zoning Ordinance, Section 138: General Design Standards for Station Community Planning Areas: Improvements between Streets and Buildings (Web-based Resource).

Correct Answer: A, B, C, D, E, F, G

Your Response: A, B, C, D, F, G

12.

Does your community provide walking awareness and promotion programs?

- A. Yes
- B. No

If you answered, “yes,” your community has an important walkability readiness tool in place. Walking awareness and promotion programs provide educational opportunities on the importance of walking and of the availability of walking infrastructure and walking groups. An awareness and promotion program helps get people active who may have been looking for a jump-start, or who may not have been aware of the extent of the facilities available to them. If you answered, “no,” your community can become more walkable if it develops a walkability awareness and promotion program.

RESOURCES:

- * Promoting Active Communities
- * Pedestrian and Bicycling Information Center. Walkinginfo.org: Walking Outreach and Promotion - Creating Public Awareness About Pedestrian Issues” (Web-based resource).
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Holland: The Vision for Creating a Walkable Community Becomes Reality Through Consistency Between Planning and Investment Strategies (PDF, 1 page).
 - o City of Holland Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Jackson: Michigan Safe Routes to School Program Provides Fun and Healthy Ways to get to School and a Framework for Improving Community Walkability.(PDF, 1 page).

Correct Answer: A
Your Response: B

13. Does your community have a plan to retrofit superblocks and cul-de-sac street networks in parts of the community so that sidewalks or pathways make for more efficient pedestrian movement?

- A. Yes
- B. No

If you answered, “yes,” your community already has this important Smart Growth readiness tool. If you answered, “no,” your community is limiting its capacity to Grow Smart. In many communities, redevelopment is as important as new development. Over the course of time, most of the existing properties along superblock streets and cul-de-sacs are likely to be rebuilt, the use changed, buildings, parking and landscapes modernized, or other substantial changes made. These changes are an important opportunity to include walkability infrastructure along and between roads.

RESOURCE:

- * Planetizen, The Planning and Development Network: The Smart Sprawl Strategy (Web-based article).

Correct Answer: A
Your Response: B

14. Are there public facilities (schools, government halls, libraries or others) within a 10 to 20 minute walk of residential neighborhoods?

- A. Yes
- B. No.

If you answered, “yes,” your community already has this important Smart Growth readiness capacity. It is important that public facilities are within walking distance of where people live. Driving to such facilities is not a sustainable use of all of the community’s resources, and leads to congestion, lowered activity levels of youth and adults, increases pollution and wastes fossil fuels. If you answered, “no,” your community needs to look at the location of public facilities in relation to residential neighborhoods.

RESOURCE:

- * An example of public information regarding rental space for the community: Michigan Chamber of Commerce. Another approach is to do a survey of facilities such as schools, libraries and churches in the community to find out which ones offer facilities and space, and to map their locations relative to neighborhoods.

Correct Answer: A
Your Response: A

15.

If yes, do the public facilities within a 10-20 minute walk of neighborhoods have policies permitting after-hours and weekend use for meetings or recreation?

- A. Yes
- B. No

If you answered, "yes," your community already is building on the importance of having public facilities in close proximity to where people live. The multiple use of public facilities represents an efficient use of public funds and resources, and provides motivation for people to walk in addition to recreation. If you answered, "no," your community needs to look at the use of its public facilities in relation to the health of its residents and to the social and cultural fabric of the community.

RESOURCES:

* An example of public information regarding rental space for the community: Michigan Chamber of Commerce. Another approach is to do a survey of facilities such as schools, libraries and churches in the community to find out which ones offer facilities and space, and to map their locations relative to neighborhoods.

Correct Answer: A
Your Response: A

16.

Does the Zoning Ordinance provide standards that provide for strong pedestrian links between commercial establishments and public sidewalks?

- A. Yes
- B. No, or there are no public sidewalks in commercial areas.

If you answered, "yes," your community already has this important Smart Growth readiness tool. The Zoning Ordinance should include standards for all new development and redevelopment to provide for pedestrian links from sidewalks to entrances to commercial establishments. If you answered, "no," your community should evaluate the standards in your Zoning Ordinance and consider revising them to provide for such links.

RESOURCES:

- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).
- * Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).
- * City of Hillsboro, NC Zoning Ordinance, Section 138: General Design Standards for Station Community Planning Areas: Improvements between Streets and Buildings (Web-based Resource).
- * Pasco County, FL Zoning Ordinance, Section 617: Large Scale, Commercial-Retail Design Standards (PDF, 11 pages).

Correct Answer: A
Your Response: A

17.

Does the Master Plan and Zoning Ordinance provide for a mixture of uses (including economic activities) within a 3,000 foot radius (or ten minute walk) of the center of residential neighborhoods or of the town?

- A. Yes
- B. No

If you answered, "yes," your community already has this important Smart Growth readiness tool. Mixing uses within a 10 minute walk from residential neighborhoods or the center of town increases walkability, general quality of life and economic sustainability. A high level of pedestrian traffic is important in sustaining many types of commercial development. Your community should be planning for compact, mixed use development directed toward existing development in order to build and maintain a high level of pedestrian activity. See Tenet # 6, Mixed Use. If you answered, "no," your community should evaluate the Master Plan and Zoning Ordinance in order to find opportunities to provide for mixed use.

RESOURCE:

- * Gwinnett County, GA Zoning Ordinance: Mixed-Use Redevelopment Overlay District Requirements (PDF, 17 pages).
- * Local Government Commission: The Economic Benefits of Walkable Communities (PDF, 4 pages).

Correct Answer: A

Your Response: A

18. Does the community's Transportation Plan (or transportation element of the Master Plan) include goals, objectives and strategies for non-motorized transportation (pedestrian and bikes), such as providing for the acquisition of rights-of-way for pathways or including funding for non-motorized transportation infrastructure in transportation funding requests?

A. Yes

B. No

If you answered, "yes," your community already has this important Smart Growth readiness tool. If you answered, "no," your community should evaluate the Master Plan Transportation element or Transportation Plan in order to include goals, objective and strategies for non-motorized transportation.

RESOURCES:

* Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).

* Victor Transport Policy Institute: Non-motorized Transportation Planning: Identifying Ways to Improve Pedestrian and Bicycle Transport (Web-based Resource).

* City of Ann Arbor, MI. (2006) Comprehensive Non-motorized Transportation Plan (Web link to PDF Large).

* City of Ann Arbor Supporting Resources (PDF, 1 page).

* City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Alpena: Extensive Pathway and Sidewalk System Makes Connections Between Community Health, History and Growth (PDF, 1 page).

o City of Alpena Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Marquette: Dedication to Creating a Walkable, Healthy Environment Receives State and National Recognition. (PDF, 1 page).

o City of Marquette Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Holland: The Vision for Creating a Walkable Community Becomes Reality Through Consistency Between Planning and Investment Strategies (PDF, 1 page).

o City of Holland Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

19.

Does your community's Master Plan include the creation of public spaces as goals, objectives and strategies?

A. Yes

B. No.

If you answered, "yes," to this question, your community already has this important Smart Growth readiness tool. Public spaces are part of a community's high quality of life. Public spaces can increase walkability, especially if connected to a far-reaching pedestrian network. If you answered, "no," your community should evaluate its Master Plan for opportunities to create public spaces, especially as destinations and amenities along the pedestrian network.

RESOURCES:

* Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Parks, Shared Paths and Trails (PDF, 6 pages).

* Promoting Active Communities. (2006) Design Guidelines for Active Michigan Communities: Steps for Creating an Active Living Community (PDF, 19 pages).

* National Association of County and City Health Officials. (2006) Land Use and Health Toolbox: Resources on Health and the Built Environment (Web-based resource).

* University of Idaho, Community Research: Public Plazas (Web-based resource).

* Michigan Association of Planning. Prepared by the Planning and Zoning Center Inc. (1992) Community Planning Handbook Group Goal Setting (PDF, 3 pages).

Correct Answer: A

Your Response: A

20.

Is the circulation system in the town center focused on pedestrian traffic so people can window shop, socialize on the street corner and rest on benches?

- A. Yes
- B. No

If you answered, “yes,” your community has already implemented the Smart Growth tenet of walkability. A walkable town center can increase social and shopping activity, boosting both the economy and quality of life. A walkable town center does not mean that automobiles are excluded; it simply means that they are not the dominant form of transportation. If you answered, “no,” your community is missing out on the opportunities to improve walkability AND increase the economic health of the community.

RESOURCE:

- * Local Government Commission: The Economic Benefits of Walkable Communities (PDF, 4 pages).
- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).

Correct Answer: A
Your Response: B

21. Does the circulation system in the town center allow cars to slowly drive along to scope out shopping opportunities and then park in the front or rear of buildings?

- A. Yes
- B. No

If you answered, “yes,” your community has already provided for different modes of travel that contribute to the economic health of your downtown. Calming traffic flow can increase walkability, improve safety and promote an accessible downtown destination. If you answered, “no,” your community is missing out on the opportunities to improve accessibility to your downtown and is not providing the best possible environment for commerce.

RESOURCE:

- * Local Government Commission: The Economic Benefits of Walkable Communities (PDF, 4 pages).
- * National Trust for Historic Preservation: Main Streets and Transportation Policies, Smart Growth Tools for Main Streets (PDF, 5 pages).
- * Scenic Heritage Route M-22 Leelanau County: Guidebook: Design Principles, Signage, Buffering, Access, Lighting (PDF, 6 pages).
- * American Planning Association. Prepared by Ewing, R. Pedestrian and Transit-Friendly Design: A Primer for Smart Growth. (PDF, 26 pages).

Correct Answer: A
Your Response: A

Tenet 3: Encourage community and stakeholder collaboration

Points Awarded 170
Points Missed 382
Percentage 31%

1. Have community elected and appointed officials met with members of a wide range of interest groups (environmental, housing, developer, social justice, health, etc.) to discuss the Smart Growth tenets and what the community can do to grow smart?

- A. Yes
- B. No

If you answered “yes,” your community already has an important tool to help implement this Smart Growth tenet. It will be difficult for a community to grow smart unless the different interests of the community are part of the growth discussion. These discussions need to be two-way, in which interest groups help shape the community’s growth, not simply listen to elected officials tell citizens what they plan to do. If you answered “no,” your community officials should open such avenues for discussion or there could be little success in implementing the Smart Growth tenets.

RESOURCES:

* National Association of Counties, The Joint Center for Sustainable Communities, Smart Growth Network: Local Tools for Smart Growth: Practical Strategies and Techniques to Improve our Communities. See Regional Cooperation and Citizen Participation. (PDF Large, 69 pages).

* Environmental Protection Agency: Smart Growth Illustrated: Case Study: East Russell Partnership, Louisville, KY (Web-based resource).

* Environmental Protection Agency: Smart Growth Illustrated: Case Study: Barrio Logan, San Diego, CA (Web-based resource).

* Urban Land Institute: Smart Growth (Web-based resource).

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Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).

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Canton Charter Township Supporting Resources. (PDF, 1 page).

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Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).

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City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).

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City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Frankenmuth and Frankenmuth Township: Joint City-Township Survey Leads to Creation of a Cooperative Vision and Master Plan (PDF, 1 page).

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Frankenmuth Community Supporting Resources. (PDF, 1 page).

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Newaygo, Brooks, Township, Everett Township and Garfield Township, Newaygo County: Multi-jurisdictional Cooperation Leads to Valueable Improvements in Recreation and Conservation Efforts (PDF, 1 page).

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Newaygo Community Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Ogemaw County: Planning Officials Initiate a Youth Education Program to Shape the Future of their Community (PDF, 1 page).

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Southwest Neighborhood, Grand Rapids: Citizen Leaders Engage a Neighborhood in the Comprehensive Planning Process. (PDF, 1 page).

*

Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).

Correct Answer: A

Your Response: B

2.

Does your community use any of the following outreach mechanisms to provide educational opportunities (presentations, informational pieces, forums, workshops, charrettes, etc.) specifically on Smart Growth? (Check all that apply, if any).

- A. Community newsletter
- B. Special public meetings, such as forums, workshops and charrettes
- C. Cable TV programs
- D. Community officials speak at community organization meetings
- E. Planning Commission or governing body sessions
- F. Other.

If you checked most or all of the choices, your community has in place an important tool to implement this Smart Growth tenet. The tenets of Smart Growth may be unfamiliar to your citizens, and some tenets may be opposed before there is understanding of the benefits. It will take many educational opportunities with different approaches before the citizens understand the tenets well enough to make educated decisions about applying them in the community. If you checked few or none of the choices it is unlikely that members of your community will provide the support needed to implement the Smart Growth tenets.

RESOURCES:

- * Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).
- * Press Release Writing. (2001) How to Write a Public Service Announcement (Web-based article and resources).
- * 101 Newsletter Answers: Power Communicating with Newsletters (Web-based article).
- * US Department of Energy Building Toolbox: Conduct Design Charrette (Web-based resource).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).
 - o Canton Charter Township Supporting Resources. (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).
 - o City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).
 - o City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Southwest Neighborhood, Grand Rapids: Citizen Leaders Engage a Neighborhood in the Comprehensive Planning Process. (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Frankenmuth and Frankenmuth Township: Joint City-Township Survey Leads to Creation of a Cooperative Vision and Master Plan (PDF, 1 page).
 - o Frankenmuth Community Supporting Resources. (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Newaygo, Brooks, Township, Everett Township and Garfield Township, Newaygo County: Multi-jurisdictional Cooperation Leads to Valueable Improvements in Recreation and Conservation Efforts (PDF, 1 page).
 - o Newaygo Community Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: E

3.

Either as a result of community educational and outreach opportunities or other sources, have individual residents encouraged the community to implement any of the Smart Growth tenets.

A. Yes

B. No

If you answered “yes,” your community is taking an important step toward Smart Growth readiness. Individual community members should be encouraged to provide support for a community’s Smart Growth program. There are two benefits. One is that elected and appointed officials may be very busy, and a community member can volunteer to accomplish some of the tasks. The other benefit is that the involvement of community members creates the [valid] impression that Smart Growth has greater, broader support than just those in the government. If you answered “no,” either individuals have not advanced in their understanding of Smart Growth or its benefits, or they are reacting to the sense that their proposals may not be welcome. Your community should evaluate the reason no proposals by individuals have been made.

RESOURCES:

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).

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Canton Charter Township Supporting Resources. (PDF, 1 page).

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Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).

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City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).

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City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).

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Frankenmuth Community Supporting Resources. (PDF, 1 page).

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o

Newaygo Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

4.

Either as a result of community educational and outreach opportunities or other sources, have any community organizations made formal requests that the community implement any of the Smart Growth tenets.

A. Yes

B. No

If you answered “yes,” your community is taking an important step toward Smart Growth readiness. One measure of the success of your community’s outreach efforts is if community groups have taken up the cause of growing smart. Community group support can make the

difference in whether Smart Growth principles get implemented. It is very important that community groups that actively support Smart Growth be made a part of the process and that their overtures not be rejected. If you answered “no,” either community groups have not advanced in their understanding of Smart Growth or its benefits, or they are reacting to the sense that their proposals may not be welcome. Your community should evaluate the reason no proposals by groups have been made.

RESOURCES:

* Microgravity University: Outreach Evaluation (DOC, 3 pages).

*

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).

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Canton Charter Township Supporting Resources. (PDF, 1 page).

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Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).

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Frankenmuth Community Supporting Resources. (PDF, 1 page).

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o

Newaygo Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

5. Did your community use a visioning process as an early step in development of its most recent Master Plan?

A. Yes

B. No

If you answered “yes,” your community has used an important tool in preparing to implement the Smart Growth tenets. The implementation of Smart Growth tenets can result in an exciting, more livable, more economically viable community. While the tenets may initially seem strange and unwelcome on paper, many times when a community goes through a visioning process, what residents describe is a Smart Growth community. Completing a visioning process should result in a description of the desired future of the community, and should form the basis of the Master Plan—the fundamental tool for planning for the community’s future. If you answered “no,” your community is missing a vital

opportunity to take stock of citizen hopes for the future, and to help validate their desired direction. Your community officials should plan to use visioning in the next major update of the Master Plan.

RESOURCES:

- * Green, G., Haines, A. & Haelbsky, S. Building Our Future: A Guide to Community Visioning (PDF Large, 276 pages).
- *

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).

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City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).

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City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).

Correct Answer: A

Your Response: A

6.

If yes to the previous question, was the vision used to create the goals and objectives in the Master Plan and do they cover all of the visioning results?

- A. Yes
- B. No

If you answered “yes,” your community is developing the capacity to implement the Smart Growth tenets that citizens said they want implemented in the future. Sometimes goals and objectives serve to direct the community toward a future land use pattern other than the one described in the vision statement. This can result when goals and objectives from a previous plan are carried over to a new one, when the Plan borrows goals and objectives from the Plan of another community that do not support your community’s vision, when there is an incomplete or inaccurate understanding of the affect of the goals and objectives in the form in which they are written, and when officials responsible for writing the Plan chart a path different from that of the vision. An accurate evaluation of the relationship between the vision statement and the Plan’s goals and objectives may require the help of professional planning assistance. If you answered “no,” your community’s Plan should be revised in order to reflect citizen wishes.

RESOURCES:

- * McNamara, C. Basics of Monitoring, Evaluating and Deviating from the Strategic Plan (Web-based article).
- *

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).

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City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).

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City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).

Correct Answer: A

Your Response: A

7.

How would you characterize the communication between community officials and members of community organizations and developers?

- A. Community officials usually develop plans and ordinances based primarily on their own beliefs, although they may provide for formal input opportunities.
- B. Community officials usually develop plans and ordinances based on sessions in which developers, community organizations and interest groups, and officials work out solutions to growth issues.

If you answered “B,” your community is progressing toward the implementation of the Smart Growth tenets. The most effective solutions will be those in which important community groups buy into. Often, they have considerable knowledge on the “nuts and bolts” of development and

resource protection. The main uncertainty for developers is that the permit and development process takes too much time, so finding solutions that fit the needs of the community AND that speed through the review process is the most important goal. If you answered "A," your community may be working contrary to the wishes of its citizens if the Smart Growth tenets represent those wishes, and may not be ready to implement the Smart Growth tenets.

RESOURCES:

- * University of New Hampshire Extension: Community Building: Effective Community Communication (PDF, 2 pages).
- *

Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).

o

Canton Charter Township Supporting Resources. (PDF, 1 page).

Correct Answer: B

Your Response: A

8.

Does the community provide, on an ongoing basis, any of the following outreach or educational opportunities for children or youth? (Check all that apply, if any).

- A. Junior Citizen Planner
- B. American Planning Association youth planning curriculum
- C. Local official, professional planner or planning commission presentations in school classrooms
- D. Community sponsored "design your community" posters, projects or events in the schools
- E. Community "walkabouts."
- F. Other relevant opportunities for children or youth on land use or Smart Growth.

If you checked most or all of the choices, your community is building a strong support base for future implementation of the Smart Growth tenets. In only a few years, today's youth will be voting, serving on boards and commissions, buying and developing property. It is vital that they understand the Smart Growth tenets and how to apply them in their communities. In addition, children can sometimes advise parents on issues affecting the community. If you checked few or none of the choices, your community is not laying the foundation for future Smart Growth decision making, and should consider offering such programs.

RESOURCES:

- * Michigan State University Citizen Planner Program: Junior Citizen Planner Website (Web-based resource).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Ogemaw County: Planning Officials Initiate a Youth Education Program to Shape the Future of their Community (PDF, 1 page).
- * American Planning Association: Youth and Teachers Education (Web-based resource).
- * Crystal Lake & Watershed Activities: Education and Communication (Web-based resource).

Correct Answer: A, B, C, D, E, F

Your Response:

9.

Have members of planning or engineering staff that serve the community received additional training beyond achieving degrees in their fields and beyond attending conferences?

- A. Yes
- B. No

If you answered "yes," your community is building capacity to implement the Smart Growth tenets. Smart Growth concepts are not always taught in degree programs (although that is beginning to change), and not all conferences have training sessions about Smart Growth. Advanced training and continuing education is essential for planners and engineers in order to understand how Smart Growth can make a community more livable and economically viable. If you answered "no," your community should provide for training opportunities for professional staff on Smart Growth.

RESOURCES:

- * American Planning Association: Professional and Practicing Planners Education (Web-based resource).
- * American Planning Association: Planners Training Service (Web-based resource).

Correct Answer: A
 Your Response: A
 10.

If yes to question 9, has the community accepted any new ideas based on the training those staff have received, by modifying plans, ordinances or other practices of the community?

- A. Yes
- B. No

If you answered “yes,” your community is becoming set to implement Smart Growth. The community should evaluate whether ideas staff learned at new training opportunities have been accepted or rejected in decision making about planning documents or development projects. If rejected, the reason for rejection should be evaluated, as some positive input that contributes to Smart Growth may be missed. If you answered “no,” your community should investigate the reason professional staff have not offered new ideas, or have not produced ideas that the appointed and elected officials would adopt.

Correct Answer: A
 Your Response: A

11. Has your community used any of the following approaches to gaining public input on growth issues? (Check all that apply, if any).

- A. Town Meetings
- B. Public Hearings
- C. Community Opinion Survey
- D. Focus Groups
- E. Charrettes
- F. Workshops
- G. Sub-Area Workgroups
- H. Local Leaders Survey

If you checked most or all of the choices your community is already practicing elements of the Smart Growth tenet of encouraging community and stakeholder participation. Properly organized public input sessions are vital to gaining acceptance of Smart Growth ideas, and to customizing them to community situations. Such input sessions as workshops, focus groups and charrettes can be more productive than regular meetings of elected or appointed bodies. Input sessions in which there is time for two-way discussion and the formation of flexible or alternative development solutions are important. It takes time for people to accept new ways of doing things, with time to ask questions and to explore why a new approach may provide greater benefit. If you checked few or none of the choices your community should consider using one or more of the public input approaches listed to interact with citizens on growth issues.

RESOURCES:

- * US Department of Transportation Federal Highway Administration: Public Involvement Strategies for Transportation Decision Making (Web-based resource).
- * Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).
- * Lennertz, B. & Lutzenhiser, A. (2006) The Charrette Handbook. American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Canton Charter Township: Community and Developers Work Cooperatively to Implement a Large Scale Traditional Neighborhood Development (PDF, 1 page).
- * Canton Charter Township Supporting Resources. (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Farmington Hills: Futuring Process Creates a Shared Vision and Plan for Sustainable Community Growth (PDF, 1 page).
 - o City of Farmington Hills. Prepared by Costick, W. (1988) Proposal for Farmington Hills 2000 Plan (PDF, 13 pages).
 - o City of Farmington Hills. (1989) Traditions, Progress and the Year 2000 Forecast (PDF, 71 pages).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Frankenmuth and Frankenmuth Township: Joint City-Township Survey Leads to Creation of a Cooperative Vision and Master Plan (PDF, 1 page). Frankenmuth Community Supporting Resources. (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) City of Newaygo, Brooks, Township, Everett Township and Garfield Township, Newaygo County: Multi-jurisdictional Cooperation Leads to Valueable Improvements in Recreation and Conservation Efforts (PDF, 1 page).
 - o Newaygo Community Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Encourage Community and Stakeholder Collaboration. Prepared by Forsyth, M. (2006) Southwest Neighborhood, Grand Rapids: Citizen Leaders Engage a Neighborhood in the Comprehensive Planning Process. (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, B, C, D

12.

Does your community regularly collaborate with typically underserved populations, including any of the following:
(Check all that apply, if any).

- A. Elderly
- B. Single-parent heads of households
- C. Persons with disabilities
- D. Minorities
- E. Seasonal employees
- F. Renters
- G. Others.

A successful community is one in which a diverse population participates as fully as possible. Some segments of the population, such as the elderly or single-parent heads of households are often underserved by local governments or other agencies. Your community should regularly collaborate with such population segments in order to overcome any barriers they have to full participation in the economy and quality of life of the community.

Correct Answer: A, B, C, D, E, F, G

Your Response:

13. Have you developed community indicators to measure whether the community is meeting its goals?

- A. Yes
- B. No

If you answered “yes,” your community has implemented an important Smart Growth strategy for encouraging stakeholder collaboration. Community indicators help track progress on a range of growth topics. If you answered “no,” your community may have no systematic method for measuring and informing stakeholders of any progress made, or areas that need greater attention. By using the Smart Growth Readiness Assessment Tool (SGRAT) your community will have a comprehensive set of community indicators. You can monitor progress on achieving Smart Growth by completing SGRAT on a yearly basis.

RESOURCES:

* Grand Traverse Regional Community Foundation and Northwestern Michigan College (1998) Quality of Life Index for the Grand Traverse Region and Introduction (Web-based resource).

* Redefining Progress: Community Indicators Project (Web-based resource).

Correct Answer: A

Your Response: B

14.

If yes to the previous question, has the community responded to community indicator scores by implementing related strategies?

- A. Yes
- B. No

If you answered “yes,” your community has shown itself to be responsive to the vision and needs of the community. If you answered “no,” your community is stalling out on growing smart, and needs to better respond to indications that action is needed.

Correct Answer: A

Your Response:

15. Which of the following affected stakeholder groups has your community worked directly with when preparing or upgrading a Master Plan or sub-area plans? (Check all that apply, if any).

- A. Developers
- B. Realtors
- C. School District
- D. Farmers and other large land owners
- E. Business owners
- F. Neighborhood groups
- G. Environmental groups
- H. Others

If you checked most or all of the choices, your community has a sound mechanism in place to meet the goals and needs of different stakeholders and improve quality of life in the future. Involving different stakeholders is critical when developing a Master Plan with a shared vision. It

also addresses common and conflicting interests, fosters ownership and pride in the community and provides for a democratic decision-making process. Throughout the planning process, it is vitally important to provide an equal opportunity for each stakeholder to express their goals and needs AND incorporate their input into the Master Plan. If you did not check one or more of the choices, your community may experience conflict or may be missing out on key contributions associated with the values of excluded stakeholders.

Resources:

- * National Association of Home Builders: Land Development Resources (Web-based resource).
- * National Association of Realtors: Smart Growth Resources (Web-based resource).
- * Environmental Protection Agency: Smart Growth and Schools (Web-based resource).
- * Wisconsin Department of Natural Resources: Agriculture and Land Use: Why Farmers Need to Care about Comprehensive Planning (PDF, 2 pages).
- * National Association of Local Government Environmental Officials and Smart Growth Leadership Institute (2004) Smart Growth is Smart Business (PDF Large, 72 pages).
- * Michigan Department of Environmental Quality: Public Involvement Handbook (PDF, 30 pages).
- * Green, G., Haines, A. & Haelbsky, S. Building Our Future: A Guide to Community Visioning (PDF Large, 276 pages).
- * Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, D, F

16. Which of the following affected stakeholder groups has your community worked directly with when preparing or upgrading a Zoning Ordinance or other regulations? (Check all that apply, if any).

- A. Developers
- B. Realtors
- C. School District
- D. Farmers and other large land owners
- E. Business owners
- F. Neighborhood groups
- G. Environmental groups
- H. Others

If you checked most or all of the choices, your community is more likely to have an equitable regulatory mechanism for addressing the goals and needs of different stakeholders when dealing with land use issues. Involving different stakeholders when developing or amending the Zoning Ordinance addresses common and conflicting interests up front, increases community awareness about rules and regulations and promotes predictable decision making during the development processes. By incorporating the goals and needs of each stakeholder into the zoning ordinance, conflict and confusion are reduced and efficient decisions are more likely to lead to quality, long-lasting development. If you did not check one or more of the choices, your community may experience increased conflict, misinterpretation of zoning standards and impediments to implementation of the zoning ordinance.

Resources:

- * National Association of Home Builders: Land Development Resources (Web-based resource).
- * National Association of Realtors: Smart Growth Resources (Web-based resource).
- * Environmental Protection Agency: Smart Growth and Schools (Web-based resource).
- * Wisconsin Department of Natural Resources: Agriculture and Land Use: Why Farmers Need to Care about Comprehensive Planning (PDF, 2 pages).
- * National Association of Local Government Environmental Officials and Smart Growth Leadership Institute (2004) Smart Growth is Smart Business (PDF Large, 72 pages).
- * Michigan Department of Environmental Quality: Public Involvement Handbook (PDF, 30 pages).
- * Green, G., Haines, A. & Haelbsky, S. Building Our Future: A Guide to Community Visioning (PDF Large, 276 pages).
- * Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, D, F

17. Does the school district and affected municipalities work cooperatively with each other and with affected stakeholder groups when making decisions about the location and design of school facilities and outreach programs?

- A. Yes
- B. No

If you answered "yes," your community has taken a critical step towards a Smart Growth future. Coordinating land use decision making and school siting is one of the most critical processes and most commonly underutilized techniques to develop a vibrant collaborative community. Schools are not only the biggest source of local public tax expenditures, the quality and location of local schools also impacts quality of life, property values, residential development patterns, traffic, walkability, public safety and even business recruitment and retainment. A failure of local governments to plan in coordination with local schools, and vice versa, can result in exponential community detriment. If you answered "no," open the lines of communication with local and intermediate school boards and initiate a framework for informal or formal joint planning and decision-making.

Resources:

- * Environmental Protection Agency: Smart Growth and Schools
- * Council of Educational Facility Planners International & United States Environmental Protection Agency. (2004). Schools for Successful Communities: An Element of Smart Growth (PDF, 52 pages).
- * Environmental Protection Agency (2003) Travel and Environmental Implications of School Siting (PDF, 33 pages).
- * McCann, B. & Beaumont, C. (2003) Build Smart American School Board Journal (PDF, 4 pages).
- * Michigan Land Use Institute (2004) Hard Lessons: Causes and Consequences of Michigan's School Construction Boom (PDF, 20 pages).
- * Proscio, T. (2004) Schools, Community and Development: Erasing the Boundaries The Enterprise Foundation (PDF Large, 39 pages).
- * Spector, S. Creating Schools and Strengthening Communities Through Adaptive Reuse. (PDF, 12 pages).
- *

Smart Schools Initiative (Web-based resource).

*

The Rural School and Community Trust (Web-based resource).

*

Coalition for Community Schools (Web-based resource).

Correct Answer: A

Your Response: A

18. To what extent does your community work with adjoining jurisdictions on Smart Growth and related issues? (Check all that apply, if any).

- A. Send out draft plans and amendments for review and comment
- B. Work directly with adjoining jurisdictions in refining concerns about draft plans
- C. Informally coordinate land use decisions with adjoining jurisdictions
- D. Establish formal and continuing joint planning activities with one or more adjoining jurisdictions
- E. Use joint zoning with one or more adjoining jurisdictions
- F. Cooperate and coordinate regularly with county planning and county zoning authorities

If you checked yes to most or all of the choices, your community and neighboring jurisdictions are using one of the best Smart Growth strategies available to promote sustainable land use planning, effective zoning, sound fiscal responsibility and improved quality of life. Intergovernmental coordination reduces duplication of effort which saves time and money. Intergovernmental cooperation also leads to consistent decision making across jurisdiction boundaries, which improves the effectiveness of local or regional initiatives especially those that don't adhere to political boundaries (ex. water quality, traffic and business recruitment). While the planning enabling acts require at a minimum, that new and updated Master Plans be reviewed by adjoining jurisdictions, formally coordinating planning and zoning policies and jointly reviewing development decisions can lead to local AND regional benefits. If you answered no to most or all of these choices, your community and neighboring jurisdictions are not growing smart. A lack of coordination and cooperation with neighboring jurisdictions can be detrimental to fiscal health, impact the natural resources, result in undesirable development along community borders and impede efforts to improve quality of life across the region. Organizing under the Joint Municipal Planning Act may be an option for some jurisdictions.

Resources:

*

Joint Municipal Planning Act PA 226 of 2003 (PDF, 4 pages).

*

Partnerships for Change (Web-based resource).

*

National Association of Counties, The Joint Center for Sustainable Communities, Smart Growth Network: Local Tools for Smart Growth: Practical Strategies and Techniques to Improve our Communities. See Regional Cooperation and Citizen Participation. (PDF Large, 69 pages).

*

University of Michigan Center for Local, State and Urban Policy (2005) Regional Planning in Michigan: Challenges and Opportunities for Intergovernmental Cooperation (PDF, 7 pages).

*

Southeast Michigan Council of Governments: Joint Public Services Toolbox (Web-based resource).

*

Southeast Michigan Council of Governments: Joint Public Services Checklist (PDF, 1 page).

*

Southeast Michigan Council of Governments: Joint Public Services Publications (Web links to publications).

*

Michigan State University Extension. Prepared by Taylor, G. Intergovernmental Cooperation in the 21st Century (PPT presentation)

Correct Answer: A, B, C, D, E, F

Your Response: D, F

Tenet 4: Foster distinctive, attractive communities with a strong sense of place

Points Awarded 241
Points Missed 378
Percentage 39%

1.
Does your community engage in a cooperative, neighborhood based historic preservation effort through any of the following? (Check all that apply, if any).

- A. Coordination with historic preservation boards or neighborhood associations that are actively engaged in protecting historic buildings or traditional community character.
- B. Education and/or media campaigns that increase public awareness and build support for preservation initiatives.
- C. An historic resources inventory that is consistent with or more extensive than the inventory maintained for your community by Michigan State Historic Preservation Office.

If you checked most or all of the choices, your community uses important Smart Growth readiness tools to preserve your community's historic assets. Community history is the foundation for building sense of place. Taking the appropriate steps to ensure long term vitality of historic buildings takes a combination of community support, diverse funding strategies and growth management practices to ensure new development and redevelopment compliments these resources. If you checked few or none of the choices, your community does not fully utilize the Smart Growth readiness tools available to preserve historic resources.

Resources:

* National Trust for Historic Preservation.(2002) A Citizen's Guide to Protecting Historic Places: Local Preservation Ordinances (PDF Large, 9 pages).

o National Trust for Historic Preservation. What Every Board Member Needs to Know: An Introduction to Historic Preservation.
o Available through: Main Street Bookstore (Book).

* Lozon, Michael. Vision on Main Street: Downtown Holland's Resurgence as the Heart of the Community.
o Available through: Idealbooks.com (Book).

* Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).

o

Old Town Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).

o

City of Portland Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of East Lansing: City Historic Preservation Code Helps Stabilize and Improve Physical Appearance in a Changing Neighborhood (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C

Your Response:

2.

Does your community protect historic buildings and historically significant assets through any of the following? (Check all that apply, if any).

- A. Designation as a Certified Local Government; a requirement of eligibility for financial assistance from the state historic preservation fund.
- B. Goals, policies and objectives in your Master Plan or historic preservation plan that encourages preservation and use of historic buildings.
- C. Public funding in your Capital Improvement Program (CIP) or cooperation with non-profit organizations to restore and renovate historic buildings for long term use and preservation.
- D. An active Downtown Development Authority which uses funding mechanisms such as tax increment financing or grants.
- E. State single business tax credits.
- F. Special assessment districts or tax free renaissance zones.

If you checked most or all of the choices, your community has a diverse Smart Growth strategy to finance historic preservation projects and protect cultural heritage. If you checked few or none of the choices, then your community should expect historic resources to deteriorate over time and the sense of pride and respect for community heritage to erode. Without the use of available resources, your historic resources will not be effectively preserved for future use and enjoyment.

Resources:

* Michigan Land Use Leadership Council. Prepared by Conway, B. & Arnold, A. (2003) Historic Preservation and Land Use (PDF Large, 13 pages).

* Michigan State Historic Preservation Office: Preservation Shore to Shore: Planning to Preserve. Michigan's State Historic Preservation Plan 2001 - 2006 (PDF Large, 58 pages).

* Michigan State Historic Preservation Office (Web-based resource).

* Michigan State Historic Preservation Office, Michigan Historical Center Michigan Department of History, Arts and Libraries: Michigan's Certified Local Government Program: A Manual on How to Become Certified (DOC, 22 pages).

* Michigan State Historic Preservation Office: Michigan Historic Preservation Case Studies. (Web-based resource).

* Michigan State Historic Preservation Office: Michigan Historic Preservation Incentive Programs (Web-based resource).

* Michigan State Historic Preservation Office: Economic Benefit of Michigan State Historic Preservation Tax Credit (PDF, 4 pages).

* Michigan Department of Labor and Economic Growth: Michigan Tax Free Renaissance Zones (Web-based resource).

* Michigan Renaissance Zone Act. Act 376 of 1996 (PDF, 13 pages).

* Morris, M. (1992) Innovative Tools for Historic Preservation (PAS 438), American Planning Association.

o Available through: APA Bookstore (Book).

* White, B. & Roddewig, R. (1994) Preparing a Historic Preservation Plan (PAS 450) American Planning Association.

o Available through: APA Bookstore (Book).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).

o

City of Portland Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of East Lansing: City Historic Preservation Code Helps Stabilize and Improve Physical Appearance in a Changing Neighborhood (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response:

3. Has your community preserved historic buildings and resources within a defined historic district that establishes design guidelines and/or an historic district ordinance based on the architectural character and preservation goals of the district?

A. Yes

B. No

If you answered "yes," your community has effectively preserved important historic resources. Establishing regulations that maintain historic character and compliment preservation goals will ensure sound investment in quality buildings that improve economic opportunity and the overall quality of your historic district. It also permits owners of historic structures to be eligible for tax breaks that may help retain the historic

structures. If you answered “no,” your community has not implemented the most effective tool to ensure long term historic resource preservation.

Resources:

* Michigan Historic Preservation Office. (2002) Investing in Michigan’s Future: The Economic Benefit of Historic Preservation. (PDF Large, 24 pages).

* Michigan Land Use Institute. (2003) A Civic Gift: Historic Preservation, Community Reinvestment and Smart Growth in Michigan. (PDF Large, 20 pages).

* Historic Preservation Design Guidelines from around the US (Web-based resource).

* Michigan State Historic Preservation Program: The Local Historic District Ordinance (PDF, 2 pages).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).

o

City of Portland Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of East Lansing: City Historic Preservation Code Helps Stabilize and Improve Physical Appearance in a Changing Neighborhood (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).

o

Old Town Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

4. Does your community promote attractive, well-designed neighborhood businesses, offices and town centers by establishing goals, policies and objectives in your Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve the following: (Check all that apply, if any)

- A. Encourage new commercial development to reflect community character and form so that building types can accommodate new businesses and uses as economic conditions change.
- B. Encourage mixed-use and live-work infill development where appropriate in existing developed areas.
- C. Encourage adaptive reuse and restoration of historic buildings to meet community needs rather than investing in new buildings.
- D. Require building materials, facades, heights and roof lines that are consistent with neighborhood and community character.
- E. Require building placement to be oriented towards streets and sidewalks.
- F. Encourage primary entrances to be located on the main street and provide welcoming landscaping and architectural features.
- G. Encourage secondary entrances to be located on the side or rear of the building to accommodate parking.
- H. Require parking to be located at the back or rear of the building and encourage the use of on-street or shared parking facilities (if available).
- I. Require service elements such as dumpsters, parking lots and detention ponds to be screened and attractively landscaped.
- J. Encourage transportation infrastructure that is designed or retrofitted to the pedestrian scale.
- K. Encourage pedestrian amenities such as benches, bike racks, trash cans and attractive public transit facilities in the highest density areas.
- L. Require consistent size, design and placement of signage and lighting.

If you checked most or all of the choices, your community has an important Smart Growth readiness tool in place. Design guidelines which place emphasis on “form” rather than “function” promote the construction of attractive buildings that fit in with community character and can serve multiple functions depending on community needs and economic conditions. To achieve effective implementation of design policies for new development, policies must be represented in the Master Plan AND executed through regulations in the Zoning Ordinance and Site Plan

Review. A new tool that achieves this goal effectively is form-based zoning. If you checked few or none of the choices or you are not seeing the vision of your community represented in new commercial development, then you should identify and amend inconsistencies between your policy and regulatory documents.

Resources:

- * Form-based Code Institute (Web-based resources and publications).
- * Traverse City, MI. Zoning Ordinance, Chapter 1342, C.2: Neighborhood Center District. (PDF, 6 pages).
- * City of Grand Rapids, MI. Master Plan, Section 4.0 Vital Business Districts (PDF Large, 16 pages).
- * Cool Cities: Blueprints for Michigan's Downtowns (Web-based resource).
- * Bogdan, A. Planning & Zoning News. (November 1995). Reinventing Urban Neighborhoods (PDF Large, 9 pages).
- * Warbach, J. Planning & Zoning News. (May 2001). Design Guidelines: Promoting Good Design in Your Community (PDF Large, 13 pages).
- * Arendt, R. (1999) Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New. American Planning Association. Available through: APA Bookstore (Book).
- * Glassford, P. (1983) Appearance Codes for Small Communities (PAS 379) American Planning Association. Available through: APA Bookstore (Book).
- * Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).
- * Old Town Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).
- * City of Portland Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Grayling: "Out of Date" Community Image Fosters Creation of a Downtown Development Authority, New Economic Opportunities and Major Streetscape Improvements (PDF, 1 page).
- * City of Grayling Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G, H, I, J, K, L

Your Response: A, B, C, D, E, F, G, H, I, L

5. Does your community promote distinct, well-designed regional centers and highway development by establishing goals, policies and objectives in your Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve the following? (Check all that apply, if any).

- A. Encourage multi-jurisdictional coordination to direct development toward areas served by sufficient infrastructure which can accommodate new growth in a way that is beneficial to the entire region.
- B. Require compact design and development in nodes rather than strip development patterns.
- C. Require architectural standards and building materials that are consistent with community character rather than national chain standards.
- D. Encourage the reuse and retrofitting of underutilized or abandoned buildings.
- E. Encourage the implementation or retrofitting of transportation infrastructure that can accommodate different modes of transportation.
- F. Require shared drives, connected parking lots and access management techniques in a manner that reduces traffic impact and conflict points.
- G. Require or establish incentives for green space preservation or common open space, such as plazas, parks or natural areas.
- H. Require parking to be located on the side, behind or toward the rear of buildings (instead of the front) and be attractively landscaped and screened.
- I. Require attractive landscaping to improve aesthetics and buffering between other uses reduce nuisances and potential conflicts.

If you checked most or all of the choices, your community has strategic tools in place that will allow your community and the metropolitan area to grow "smart" together while maintaining a distinct identity. Successful metro areas market to their image and if a place looks like everywhere else there's little advantage. Coordinated land use planning directs development based on community growth and preservation goals. Establishing strong design guidelines will make sure it happens right in your community. If you checked few or none of the choices, you are missing a key Smart Growth readiness tool that impacts the long term marketability and economic conditions of your community.

Resources:

- * Michigan Realtor: Retail Go Retro: Recreating the Main Street Atmosphere (Web-based article).
- * National Trust Main Street Center: Document Library (Web-based resources and publications).
- * University of Wisconsin Extension Center for Community and Economic Development: Downtown and Business District Market Analysis (Web-based resource).

* Chadde, J., Rulison, L., Dunstan, J. & Smith, R. (2005) Design Guidelines to Enhance Community Appearance and Protect Natural Resources. Available through: Western Upper Peninsula of Science, Mathematics and Environmental Education (Book).

* Walawender, R. Planning and Zoning News. (May 1994). Redeveloping Principal Shopping Areas with Special Assessments (PDF).

* Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).

* Cheshire, P. Urban Studies, May 1999, Volume 36, Issue 5/6, pages 843-865 Cities in Competition: Articulating the Gains from Integration (Web link to PDF, 22 pages).

* Fleming, R. (1994). Saving Face: How Contemporary Franchise Design Can Respect Community Identity. (PAS 452) American Planning Association.

o Available through: APA Bookstore (Book).

Correct Answer: A, B, C, D, E, F, G, H, I

Your Response: A, F, G, H, I

6. Are your community's institutional buildings (including those all ready built or planned for) such as schools, post offices, libraries and government offices any of the following? (Check all that apply, if any).

- A. A focal point when traveling through your community.
- B. Complimented by attractive signs that inform residents and visitors on locations of public buildings.
- C. Maintained or restored historic buildings.
- D. Located in or are within walking distance of your town center.
- E. Connected by roads and sidewalks and accessible by different modes of transportation for the entire community.
- F. Well maintained and landscaped.
- G. Oriented towards streets and sidewalks with the primary entrance located on the main street with parking and secondary entrances on the side or in the rear.
- H. Complimented by amenities such as benches, bike racks, attractive lighting, trash cans and public greens or parks.

If you checked most or all of the choices, you have an important Smart Growth readiness tool in place. Public buildings should set a standard for community character, be located consistent with Smart Growth principles, help build civic pride and be accessible by the entire community. If you checked few or none of the choices, your public institutions are not proactively building sense of place and may be discouraging unified, quality, community growth.

Resources:

* Council of Educational Facility Planners International & United States Environmental Protection Agency. (2004). Schools for Successful Communities: An Element of Smart Growth (PDF, 52 pages).

* State of Minnesota: Sustainable Building Guidelines (Web-based resource).

* US General Service Administration: Public Buildings (Web-based resource).

* The Preservation Trust of Vermont. Prepared by Bruhn, P., Wadhams, E., Horn, K. (2001) A Local Official's Guide to Developing Better Community Post Offices. (Web-based resource).

* Spector, S. Creating Schools and Strengthening Communities Through Adaptive Reuse. (PDF, 12 pages).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: D, E, F, G

7. Does your community promote distinct and diverse residential developments by establishing goals, policies and objectives in your Master Plan that are implemented through Zoning Ordinance and Site Plan Review standards that achieve the following? (Check all that apply, if any).

- A. Promote a mix of housing style and price ranges in new developments.
- B. Prioritize mixed-use with opportunities for high and medium density residential in areas within walking distance of the town center or other service nodes.
- C. Encourage high-density residential development close to transit lines and where infrastructure is adequate to meet all service needs.
- D. Encourage high-density residential development to use shared driveways, promote safe pedestrian access, require parking behind, below or beside residences, include private and public open spaces, and encourage attractive building materials, landscaping and service elements.
- E. Encourage medium-density residential developments to incorporate attractive landscaping, lighting and signage, connected streets and sidewalks, with parking oriented toward the side or rear of buildings and with social amenities such as front porches and common spaces.
- F. Encourage low density residential development only where lack of public sewer and water infrastructure and the lack of paved roads require it.
- G. Promote cluster development and provide incentives (such as density bonuses) to preserve more open space than required where low density development is appropriate.

If you checked most or all of the choices, your community has a Smart Growth readiness tool to promote diverse, well-designed housing choices that properly utilize existing or planned infrastructure and which discourage low density sprawl. Diverse housing options that can provide home

ownership opportunities for all types of community residents is essential to building a sense of place in your community and for meeting the needs of a changing population. In order for a house to feel like a home, it often takes a combination of favorable community characteristics based on successful land use policies and regulations. If you checked few or none of the choices, you do not have an important Smart Growth readiness tool which greatly impacts livability for current and future residents.

Resources:

- * Danielsen, K., Lang, R., Fulton, W. Retracting Suburbia: Smart Growth and the Future of Housing (PDF, 28 pages).
- * TND Homes (Web-based resources and publications).
- * Massachusetts Smart Growth Toolkit: Traditional Neighborhood Development Techniques, Slideshow, Model Bylaws (Web-based resource).
- * University of Wisconsin Extension. Prepared by Ohm, B., LaGro, J. & Strawser, C. (2001). A Model Ordinance for Traditional Neighborhood Development. (PDF, 33 pages).
- * Canton Charter Township. Code of Ordinances, Appendix A Zoning Ordinance, 6.09. Site development standards for the Cherry Hill overlay district (Web-based resource).
- * Cool Cities:Blueprints for Michigan’s Neighborhoods (Web-based resource).
- * City of Boise Historic Preservation Commission. Prepared by McKibben & Cooper, Maguire, T. & Kushlan, D. (2006) Design Guidelines for Residential Historic Districts with the Secretary of the Interior’s Standards for Historic Preservation (PDF Large, 62 pages).
- * Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).
- * Arendt, Randall. (1996) Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. Island Press.
 - o Available through: Amazon.com.
- * Arendt, Randall. (1999) Growing Greener: Putting Conservation into Local Plans and Ordinances. Island Press.
 - o Available through: Amazon.com.
- *

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of East Lansing: City Historic Preservation Code Helps Stabilize and Improve Physical Appearance in a Changing Neighborhood (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G

Your Response: B, F, G

8.

Does your community have a formal initiative to achieve either of the following? (Check all that apply, if any).

- A. Actively restore or reuse abandoned buildings where feasible.
- B. Demolish buildings when restoration or reuse is not feasible.

If you answered “yes,” your community has an important Smart Growth tool in place to encourage an attractive community with a strong sense of place. Abandoned buildings drastically impact the image of your community and shape the perceptions of residents and visitors. Taking active steps when revitalizing these areas represents a dedication to continual community improvement and can result in tax base improvements, new public open spaces, affordable housing and business opportunities after restoration. If you answered “no,” or if your community’s revitalization program isn’t effective, your community should examine the efforts of the Genesee County Land Bank and study the application of techniques and tools for revitalizing struggling neighborhoods.

Resources:

- * Genesee County Land Bank Authority (Web-based resource).
- * Michigan Association of Planning: Smart Growth Tactics: Land Banks and Smart Growth (PDF Large, 8 pages).
- * New Urbanism & Pricewaterhouse Coopers: Greyfields to Goldfields: From Failing Shopping Centers to Great Neighborhoods. (2001) (PDF Large, 6 pages).
- * National Agricultural Library Rural Information Center: Downtown Revitalization (Web-based resource).
- * Michigan Downtown and Revitalization & Main Street Programs Directory (Web-based resources).
- * Columbia Township. (2005) Anti-blight Ordinance (Web-based resource).
- * Grogan, P. & Proscio, T. (2000) Comeback Cities: A Blueprint for Urban Revival. Westview Press.
 - o Available through: Amazon.com (Book).
- *

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).

o

Old Town Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).

o

City of Portland Supporting Resources (PDF, 1 page).

Correct Answer: A, B

Your Response:

9.

Does your community encourage art in public places through any of the following? (Check all that apply, if any).

- A. Cooperation and coordination with local community arts organizations, local government and area residents.
- B. Financial assistance from state, federal or non-profit grants or donations from private business.
- C. Organization of community service activities that team local schools, citizens and neighborhood associations with local artists.
- D. An established and funded community art program.

If you checked most or all of the choices, you have taken a creative approach to community building and improvement. A focus on the arts accomplishes several important goals critical to achieving Smart Growth, such as building social capital and creating a unique identify. Public art projects can come in all different forms and price ranges, but they pay huge dividends when improving community image. If you checked few or none of the choices, consider where and how a community art project would improve your community.

Resources:

- * Community Arts Leader Resource Center(Web-based resources and publications).
- * Funders Network: The arts and smart growth: The role of arts in place making (PDF, 16 pages).
- * City of Ann Arbor: Resolution Creating a Task Force to Establish an Ann Arbor Percent for Art Program (PDF, 2 pages).
- * Grants for Individuals: Arts (Web-based resource).
- * Grants for Non-Profits: Arts and Cultural Activities (Web-based resource).
- *

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).

o

Old Town Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D

Your Response: A, B, C, D

10.

Does your community sponsor events to celebrate its cultural heritage, natural assets or community character?

- A. Yes
- B. No

If you answered “yes,” your community is already taking steps to build a strong sense of place. Local festivals or events that feature local traditions or heritage are valued greatly by residents and oftentimes are the highlight of a season or year. This social strategy creates a positive cycle that continuously builds sense of place and tradition. If you answered “no,” think about what makes your community special and identify opportunities to celebrate your community heritage.

Resources:

- * Michigan Week: Easy Ways to Celebrate Michigan Heritage (Web-based article).
- * Center for Cultural Understanding and Change and the Field Museum. (2005) A Guide to Planning Cultural Connection Events (PDF, 39 pages).
- * National Governments Association Center for Best Practices. (2005) Strengthening Rural Economies through the Arts (PDF, 23 pages).
- *

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).

o

Old Town Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

11.

Does your community have adopted building or property maintenance standards that are adequately enforced to achieve the following? (Check all that apply, if any).

- A. Ensure development has taken place in accordance with approved zoning permits.
- B. Repair damaged facades of homes or businesses.
- C. Remove “junk”.
- D. Replace damaged signs.
- E. Maintain functioning, down-directed lighting utilities.
- F. Maintain landscaping.

If you checked most or all of the choices, your community has a smart readiness growth tool in place to maintain an attractive and safe community. Zoning enforcement is a challenge that requires persistent effort, a network of “eyes and ears” and a sound knowledge of the law. If you checked few or none of the choices, examine problem areas in your community that result from a lack of regulation or enforcement and take the appropriate measures to address them.

Resources:

- * MSU Extension Land Use Series. Prepared by Schindler, K. Zoning Enforcement and Handling Violations (PDF, 13 pages).
- * Michigan Townships Association: Sample Zoning Ordinance Violation (Web-based resource).
- * MSU Construction Management Program. Prepared by Syal, M and Shay, C. Implementing A Building Rehabilitation Code In Michigan. (PDF, 15 pages).

Correct Answer: A, B, C, D, E, F

Your Response: A, E

12.

When driving or walking around your community, do you see a streetscape that is characterized by the following? (Check all that apply, if any).

- A. Tree lined.
- B. Well maintained with attractive sidewalks and benches, trash cans and other pedestrian amenities.
- C. Periodically broken with parks or natural open spaces.
- D. Complimented by attractive signs that are well maintained and do not clutter your view.
- E. Not broken by too many driveways and instead is characterized by shared drives that provide access to multiple buildings.
- F. Well landscaped.
- G. Lined with the front façade of residential, commercial, office and industrial buildings instead of parking lots.
- H. Characterized by attractive public transit stops and signs (if your community has mass transit).

If you checked most or all of the choices, your community already has an attractive streetscape. What people see as they travel through out community, regardless if they’re residents or visitors, shapes their image of your community. A range of strategies exist for improving streetscapes and often times provide excellent opportunities for partnership with neighboring jurisdictions, local business and non-profits. If you checked few or none of the choices, your community can take major steps toward improving its image by improving your streetscape.

Resources:

- * National Trust for Historic Preservation: Main Streets and Transportation Policies, Smart Growth Tools for Main Streets (PDF, 5 pages).
- * Scenic Heritage Route M-22 Leelanau County: Guidebook: Design Principles, Signage, Buffering, Access, Lighting (PDF, 6 pages).
- * American Planning Association: Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).

* American Planning Association. Prepared by Ewing, R. Pedestrian and Transit-Friendly Design: A Primer for Smart Growth. (PDF, 26 pages).

* Martz, Wendelyn. (1990) Preparing a Landscaping Ordinance. (PAS 431) American Planning Association.
o Available through: APA Bookstore (Book).

* Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Grayling: "Out of Date" Community Image Fosters Creation of a Downtown Development Authority, New Economic Opportunities and Major Streetscape Improvements (PDF, 1 page).

o City of Grayling Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Northville: New Sign Regulations Were Necessary to Preserve Community Character (PDF, 1 page).

o

City of Northville Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, B, C, G, H

13.

Does your Zoning Ordinance utilize all of the following regulations to encourage attractive lighting in your community? (Check all that apply, if any).

- A. Light levels are compatible with the neighborhood.
- B. Light fixtures are compatible with building design.
- C. Pole heights are compatible with the surrounding area.
- D. Requirements to reduce light pollution and energy requirements such as timers, dimmers and shields so that all lights are down-directed.

If you checked most or all of the choices, your community has a Smart Growth readiness tool in place to assure safety and create an attractive streetscape. If you checked few or none of the choices, effective lighting regulation helps reduce light pollution, nuisances and wasted energy.

Resources:

* Chittenden County Regional Planning Commission. Prepared by Ryan, K. & Munson, M. (1996) Outdoor Lighting Manual for Vermont Municipalities.

o Available through: Chittenden County Regional Planning Commission (Book).

Correct Answer: A, B, C, D

Your Response: D

14.

Does your Zoning Ordinance (or a separate Sign Code) regulate signs within your community in a manner that achieves the following? (Check all that apply, if any).

- A. Maintains and enhances community aesthetics.
- B. Enhances pedestrian and traffic safety.
- C. Minimizes visual distractions for automobile drivers.
- D. Encourages landscaping.
- E. Protects and enhances viewsheds.
- F. Provides directions to community destinations.
- G. Requires certain building materials.
- H. Limits light pollution.

If you checked most or all of the choices, your community has adopted Smart Growth readiness tools that will define your image for current and potential residents as well as visitors and future economic investors. Zoning ordinance and site plan review standards can require materials and elements associated with attractive signage and lighting. If you checked few or none of the choices, examine your zoning ordinance and site plan review standards to identify where you can make future improvements and encourage more distinct, attractive and effective new signage?

Resources:

* Scenic Michigan: Recommended Elements of a Sign Ordinance (Web-based resource).

* Wyckoff, M. (1989) Sign Regulation: An Overview of the Issues and Alternatives, Michigan Society of Planning.

o Available through: Michigan Association of Planning (Book)

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) City of Northville: New Sign Regulations Were Necessary to Preserve Community Character (PDF, 1 page).

o

City of Northville Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G, H

Your Response: A, B, C, H

15.

Does your community use the following methods to encourage awareness and involvement in the community planning process? (Check all that apply, if any).

- A. Adoption of a community involvement plan or establishment of a public participation program.
- B. Community charrettes that involve local residents, business owners, and children in the planning process.
- C. Informational newsletters to all permanent and seasonal residents.
- D. Local media outlets to create awareness about public meetings, notices and updates as well as important land use changes, decisions and developments.
- E. Community surveys to local residents and businesses.
- F. Coordination with local neighborhood, business association and environmental organizations.
- G. Alternative approaches such as educational events for youth or informal community forums.

If you checked most or all of the choices, your community has important Smart Growth readiness practices in place to empower residents and build consensus for your community's future; a critical tool for building sense of place. Whether it's developing a neighborhood plan or making an important rezoning classification, the process can be just as important as the plan or decision itself. Input from residents, is critical because residents know the neighborhood best, especially when considering overall livability. Public input in land use decisions is often highly contentious, but taking important steps to increase awareness and involvement will improve the process for everyone. If you checked few or none of the choices, your community is not ready for Smart Growth and is not encouraging place building in the planning process for local residents. Building support for a Smart Growth movement in your community will not occur without strong support and coordination between local leaders and residents.

Resources:

- * Michigan State University: Building Great Neighborhoods: A Citizens Guide to Neighborhood Planning (PDF Large, 78 pages).
- * The National Association of Realtors. Prepared by the National Charrette Institute: Meaningful Public Involvement: Charrettes for Community Change (PDF Presentation Format, 49 pages).
- * Corwin, C. & Schindler, K. (January 2000) How to Take Minutes for Administrative Decisions (PDF Large, 8 pages).
- * Southeast Michigan Council of Governments. (2005) SEMCOG's Public Participation Plan (PDF, 11 pages).
- * Avery, Michael. (1981) Building United Judgment: A Handbook for Consensus Decision Making. Center for Conflict Resolution.
 - o Available through: Anarres Books (Book).
- * Campoli, J., Humstone, E., & Maclean, A. (2002) Above and Beyond: Visioning Change in Small Towns and Rural Areas. American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Moore, C., Davis, D. (1997) Participation Tools for Better Land-Use Planning. Center for Livable Communities.
 - o Available through: Local Government Commission (Book).
- * Lennertz, B., Lutzenhiser, A. (2006) The Charrette Handbook. American Planning Association
 - o Available through: APA Bookstore (Book).

Correct Answer: A, B, C, D, E, F, G

Your Response: C, D, E

16.

Does your community protect natural assets and provide public open spaces in new development projects by any of the following? (Check all that apply, if any).

- A. PUD or cluster zoning options, ideally with flexible lot design standards and bonus density incentives for preserving a certain percentage of open space.
- B. Zoning Ordinance standards (such as Site Plan Review standards) that require identification of sensitive environmental resources such as wetlands, unstable soils, steep slopes, mature trees or an environmental assessment.
- C. Tree preservation policies and regulations that require a certain percentage of mature trees are preserved or new trees of specified trunk width replace each mature tree removed.

If you checked most or all of the choices, your community has an important Smart Growth readiness tool that can provide multiple benefits to multiple users while improving community appeal. Public greenspace increases recreation opportunities and environmental benefits for residents while lowering development costs and increasing marketability for developers. Some Michigan communities have adopted sound open space polices and regulations which have raised property values and the tax base for the entire community. Examples include Hamburg Township in Livingston County and Cannon Township in Kent County. If you checked few or none of the choices, your community does not have an important Smart Growth tool that simultaneously accommodates growth and preservation.

Resources:

* Northeastern Illinois Planning Commission and Chicago Wilderness: Conservation Design Resource Manual: Language and Guidelines for Updating Local Ordinances (PDF Large, 18 pages).

* Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Cannon Township: Preserve Scenic Viewsheds and Rural Charcter Along Transportation Corridors (PDF, 1 page).

o

Cannon Township Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Village of Newberry: Community Preserves Valuable Natural Area for the Enjoyment and Education of Future Generations. (PDF, 1 page).

o

Village of Newberry HLNA Resolution (PDF, 2 pages).

Correct Answer: A, B, C

Your Response: A, B

17.

Does your Zoning Ordinance have standards to preserve natural scenic views along community roadways in an effort to preserve sense of place and accommodate tourism opportunities by establishing any of the following? (Check all that apply, if any).

- A. Preservation of vegetative or forested buffer strips.
- B. Buried underground or strategically located utilities.
- C. Woodland or open space protection ordinances.
- D. Land trust agreements that preserve natural land along roadways.
- E. Signs that clearly mark transportation routes to local attractions and tourist destinations.

If you checked most or all of the choices, you have a Smart Growth readiness tool in place to promote an attractive regional corridor and community image. Many Michigan communities value scenic beauty as one of their greatest assets and selling points. If you checked few or none of the choices, consider the natural and historic assets that make up the scenery as you drive around your community. Identify strategic locations and develop provisions to protect pristine views accordingly.

Resources:

* Land Information Access Association. Prepared by the US-2 Visual Enhancement Planning Project Partnership. (2003). US-2 Corridor Visual Enhancement Plan, Escanaba/Gladstone (PDF Large, 55 pages).

* Scenic America (Web-based resource).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Cannon Township: Preserve Scenic Viewsheds and Rural Charcter Along Transportation Corridors (PDF, 1 page).

o

Cannon Township Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Foster Distinctive, Attractive Communities with a Strong Sense of Place. Prepared by Forsyth, M. (2006) Village of Newberry: Community Preserves Valuable Natural Area for the Enjoyment and Education of Future Generations. (PDF, 1 page).

o

Village of Newberry HLNA Resolution (PDF, 2 pages).

Correct Answer: A, B, C, D, E

Your Response: A, B, D

Tenet 5: Predictable, Fair and Cost-Effective Decision Making

Points Awarded 380
Points Missed 160
Percentage 70%

1.
Has your community recently (within 5 years) examined its Zoning Ordinance, Subdivision Regulations and other development regulations to determine whether they are consistent with state law?

- A. Yes
- B. No

If you answered “yes,” your community is practicing an important Smart Growth readiness strategy. If you answered “no,” your community should review its Zoning Ordinance, Subdivision Regulations and other development regulations for consistency with state law. Consistency with state law helps ensure that the Zoning Ordinance, Subdivision Regulations and other development regulations will stand up to legal challenges. The Michigan Zoning Enabling Act was adopted in the spring of 2006 and became effective July 1st. It repealed the three former zoning enabling acts. It is important that your ordinance be consistent with the new statutory requirements in order to avoid unnecessary legal risks.

RESOURCES:

- * Ohm, B. Zoning Practice (November 2005) Let the Courts Guide You: Planning & Zoning Consistency (PDF, 8 pages)
- * Schindler, K. & Wyckoff, M. (2006) 2006 Michigan Zoning Enabling Act Workshop Handouts (Web-based resources).
- * Planning and Zoning News (May 2006) Statutory Changes in PA 110 of 2006 that may Require a Change to the Local Zoning Ordinance (PDF, 2 pages).
- * Michigan Townships Association: General Law Township Zoning Ordinance Checklist: Updated for use with MZEA (PDF, 10 pages).
- * Michigan Townships Association: Charter Township Zoning Ordinance Checklists: Updated for use with MZEA (PDF, 12 pages).
- * Norgaard, K., Pierson, D. (1998) The Land Division Amendments to the Subdivision Control Act (PDF, 10 pages).
- *

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

- o City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A
Your Response: A

2.
Has your community recently (within 5 years) examined its Zoning Ordinance, Subdivision Regulations and other development regulations to determine whether the submittal and review process is as short as is reasonable while resulting in quality decisions?

- A. Yes
- B. No

If you answered “yes,” your community is practicing an important Smart Growth strategy. Developers are more likely to propose projects that contribute to Smart Growth if the permit application and review process is as short as is reasonable. If you answered “no,” your community should perform a review of its Zoning Ordinance, Subdivision and other development regulations to determine the permit application and review process is diminishing developer readiness to implement Smart Growth principles. However, a short review time must not substitute for quality design or quality decisions.

RESOURCE:

- * American Planning Association: Growing Smart Newsletter Spring 2000 (Web-based article).
- *

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

o City of Detroit Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) Independence Township: Coordination and consistency during the site plan review process benefits developers and the community (PDF, 1 page).

Correct Answer: A

Your Response: A

3.

Does the Zoning Map for your community have an area of undeveloped land zoned for each of the different classes of land use in the community in an amount adequate to serve its needs for the next 5 years?

A. Yes

B. No

C. No, because the community is already built-out

If you answered “yes,” your community is prepared to practice fair and consistent land use decision making. If you answered “no,” your community should review its Master Plan or Future Land Use Plan, Zoning Ordinance and Zoning Map. The Zoning Ordinance and Zoning Map are tools to help the community implement its Master Plan or Future Land Use Plan for a period of up to five years, as opposed to the Master Plan or Future Land Use Plan which look ahead about 20 years. Ensuring adequate undeveloped land (unless the community is already largely built-out) for each of the different classes of land use in the community permits a variety of development proposals without the threat of time-consuming rezonings and potentially costly lawsuits. If your community is subject to county zoning, or is subject to a joint zoning ordinance, then all land uses must be accommodated with the area subject to zoning, but each community does not have to provide for every land use. In other words, all industrial development could be provided in one or two townships (or cities, or villages) with an area serviced with public sewer water, instead of in every community.

RESOURCE:

* Lerable, Charles A. (1995) Preparing a Conventional Zoning Ordinance (PAS 460) American Planning Association.

o Available through: APA Bookstore (Book).

* Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.

o Available through: Michigan Association of Planning (Book).

*

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

o City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A, C

Your Response: A

4.

Is your community’s Zoning Map consistent with the Master Plan or Future Land Use Plan? Consistency means that areas zoned for high intensity uses like commercial or industrial are also depicted for those uses on the future land use map, that public roads and utilities are available now to serve those uses and that low intensity land uses like agriculture and forestry remain that way until adequate public facilities are in place to serve them.

A. Yes

B. No

If you answered “yes,” you have taken a step toward Smart Growth readiness. If you answered “no,” your community should amend its Zoning Ordinance and Zoning Map to be consistent with an up-to-date Master Plan or Future Land Use Plan. This helps ensure that land is not developed prematurely and that citizens and developers are not misled by conflicting policies.

RESOURCE:

- * Planning and Zoning News (May 2005) Conditional Rezoning Articles
 - o Wyckoff, M. Planning & Zoning News (May 2005) Update on Conditional Rezoning (PDFpages 1-6)
 - o Sparks, K. Planning and Zoning News (May 2005) MTA Model Zoning Ordinance Provisions Pertaining to Conditional Rezoning (PDF, pages 6-8)
- * Michigan Association of Planning. Prepared by the Planning and Zoning Center Inc. (1992) Workbook for Preparing or Updating a Master Plan and/or Preparing a Growth Management Plan.
 - o Available through: Michigan Association of Planning (Book).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).
- * Lerable, C. (1995) Preparing a Conventional Zoning Ordinance (PAS 460). American Planning Association.
 - o Available through: APA Bookstore (Book).

Correct Answer: A

Your Response: A

5.

If a developer came in asking for X (use, density, layout style, etc.), in a particular area of your community where other similar development is already occurring, is it likely that on similarly situated parcels that all developers would receive approval or denial for X?

- A. Yes
- B. No

If you answered “yes,” your community is practicing an important Smart Growth readiness strategy. If you answered “no,” your community should evaluate why different developers with similarly situated parcels are receiving different treatment. Fair and timely development review also requires that communities be consistent with their responses to development applications. If two developers are proposing projects with similar characteristics on similar property (including being served by similar public services), they should be receiving the same feedback.

RESOURCES:

- * Fulton, W. (1989) Reaching Consensus in Land-use Negotiations (PAS 417) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Kelly, E. (1988) Enforcing Zoning and Land-Use Controls (PAS 409) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Gruber, D. Planning and Zoning News (November 2004) Dispute Resolution in Land Use Planning (PDF, 6 pages).

Correct Answer: A

Your Response: A

6.

If an independent reviewer were to examine applications for development permits, would the reviewer find that your community treats out-of-town developers the same as in-town developers?

- A. Yes
- B. No

If you answered “yes,” your community is practicing an important Smart Growth readiness strategy. If you answered “no,” your community should evaluate why developers from different places receive different treatment. Fair and timely development review also requires that communities be consistent with their responses to development applications. If two developers from different places are proposing projects with similar characteristics, they should be receiving the same feedback and treatment.

RESOURCE:

- * Fulton, W. (1989) Reaching Consensus in Land-use Negotiations (PAS 417) American Planning Association.
 - o Available through: APA Bookstore (Book).

Correct Answer: A

Your Response: A

7.

Generally, does each new development make a positive contribution to other development in the area and to overall quality of life?

- A. Yes
- B. No

If you answered “yes,” your community is growing smart and a fair and cost effective development review process may be a contributing factor. If you answered “no,” your community should evaluate its vision, goals, and strategies for new development, as well as its adopted development standards and its approach to decision making regarding new development. Sometimes developers make a minimal effort to produce positive designs because the stock or standard designs better fit the community’s design standards and can be less costly to usher through the development review process.

RESOURCES:

- * Fulton, W. (1989) Reaching Consensus in Land-use Negotiations (PAS 417) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Waldner, L. & Weitz, J. (2003) Smart Growth Audits (PAS 512) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Burby, R. & Feiden, W. (2002) Performance Guarantees for Government Permit-Granting Authorities (PAS 508) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).
- * Gruber, D. Planning and Zoning News (November 2004) Dispute Resolution in Land Use Planning (PDF, 6 pages).

Correct Answer: A

Your Response: B

8.

Are developers who propose Smart Growth (cluster/conservation subdivision/mixed-use) developments so stymied by the Zoning Ordinance, or public opposition that they end up proposing conventional, platted, or site-condo subdivisions?

- A. Yes
- B. No
- C. Smart Growth developments projects have not been proposed

If you answered “yes,” your community’s development review process should be evaluated for obstacles to the implementation of Smart Growth strategies. If you answered “no,” your community is applying an important Smart Growth strategy. It is important that design standards in the Site Plan Review section of the Zoning Ordinance and that Subdivision Regulations accurately reflect community values, so that the people appointed to development review positions, such as the Planning Commission (plus the development community) have clear, widely accepted standards by which to both design and review development proposals.

RESOURCES:

- * Building Better Communities Network: 2004 NIMBY Resources (Web-based resource).
- * Nichols, S. & Warbach, J. Planning and Zoning News (September 2004) Overcoming Impediments to Smart Growth (PDF, 7 pages).

Correct Answer: B

Your Response: B

9. Do citizens who propose Smart Growth (cluster/conservation subdivision/mixed-use) developments find that the Zoning Ordinance or Master Plan will not permit them?

- A. Yes
- B. No
- C. Citizens have not advocated for Smart Growth

Correct Answer: B

Your Response: B

10.

Do developers proposing projects with density higher than that on surrounding land, but consistent with both the future land use map and the associated text and policies of the Master Plan face opposition, referenda, etc.?

- A. Yes
- B. No

If you answered “yes,” your community is not applying an important Smart Growth strategy. If you answered “no,” your community is being fair and consistent in the review of development proposals that are consistent with the Master Plan. It is important that the Master Plan reflects an appropriate use for specific areas of land within the community, and that community members in those areas understand the rationale for

densities proposed in the Master Plan. It is also important for a broad cross-section of the community to understand the relationship of provisions of the Zoning Ordinance, which should reflect the next 5 years of a Master Plan's 20 years of planned growth. Also see Tenet 3, Encourage Community and Stakeholder Collaboration.

Correct Answer: B

Your Response: A

11.

Have members of the Planning Commission, Zoning Board of Appeals, governing body or other boards or commissions in your community taken MSUE Citizen Planner or similar training?

A. Yes

B. No

If you answered "yes," your community is taking an important step toward growing smart. If you answered "no," your community should consider sending its elected and appointed officials to MSUE Citizen Planner or similar training programs. Training programs can help Planning Commissioners, Zoning Board of Appeals members, and members of elected bodies and other boards or commissions understand both the processes that contribute to making fair and cost-effective decisions, and the principles of Smart Growth.

RESOURCES:

- * Citizen Planner Program (Web-based resource).
- * Michigan Association of Planning (Web-based resource).
- * Michigan Townships Association (Web-based resource).
- * Michigan Municipal League (Web-based resource).
- * Michigan Association of Counties (Web-based resource).
- * Planning and Zoning Center at MSU (Web-based resource).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).

Correct Answer: A

Your Response: A

12.

If yes on the question above, once they have completed training, do they continue to participate in continuing education, as provided through the MSU Citizen Planner Training program, the Michigan Association of Planning, Michigan Municipal League, Michigan Townships Association or other organizations?

A. Yes

B. No

If you answered "yes," your community is taking the additional steps that can help it continue to grow smart. If you answered "no," your community should consider providing access to continuing education opportunities for its appointed and elected officials. Changes in laws related to public decision making and relevant court cases occur regularly, and new techniques for ensuring that growth occurs responsibly are continuously developed. Planning Commissioners, Zoning Board of Appeals members, members of elected bodies and other boards and commissions need to be aware of such developments related to land use decision making.

RESOURCES:

- * Citizen Planner Program (Web-based resource).
- * Michigan Association of Planning (Web-based resource).
- * Michigan Townships Association (Web-based resource).
- * Michigan Municipal League (Web-based resource).
- * Michigan Association of Counties (Web-based resource).
- * Planning and Zoning Center at MSU (Web-based resource).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).

Correct Answer: A

Your Response: B

13.

Has your community lost one or more lawsuits to developers in the last few years?

- A. Yes
- B. No

If you answered “yes,” your community may not be growing smart. If you answered “no,” your community may be making land use decisions that are fair and cost-effective. It is important to determine why the community is losing lawsuits to developers and, if necessary, to change the Master Plan, Zoning Ordinance, other regulations and decision making procedures so they are consistent, fair and cost-effective.

RESOURCES:

- * Lerable, C. (1995) Preparing a Conventional Zoning Ordinance (PAS 460), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Kelly, E. (1988) Enforcing Zoning and Land-Use Controls (PAS 409) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Schindler, K. & Wyckoff, M. (2006) 2006 Michigan Zoning Enabling Act Workshop Handouts (Web-based resources).
- * Gruber, D. Planning and Zoning News (November 2004) Dispute Resolution in Land Use Planning (PDF, 6 pages).
- * Corwin, C. & Schindler, K. (2001) How to Take Minutes for Administrative Decisions (PDF, 8 pages).
- * Glavin, J. & Schindler, K. (2000) A Behavioral Approach to Avoid Regulatory Takings (Web-based resource).
- * Michigan State University Extension Land Use Series. Sample Zoning Administration Office Manuals (Web-based resources).

Correct Answer: B

Your Response: B

14.

If yes on the previous question, is there a discernable pattern in those lawsuits?

- A. Yes
- B. No

If you answered “yes,” your community probably has the direction to revise its regulatory documents and/or decision making procedures. This does not necessarily mean that the community’s Master Plan goals, objectives and strategies plus the Zoning Ordinance and other regulations need to be revised, although they should be evaluated for consistency and revised if inconsistent. The pattern may suggest that either procedures or decisions that appointed or elected officials are making are not fair, consistent and cost-effective. If this is the case, unfair, inconsistent and cost-ineffective procedures and decisions need to be revised. If you answered “no,” and the community is losing lawsuits, there still should be a review, because there may be several different reasons, not all of which are based on how the community makes decisions.

RESOURCES:

- * Schindler, K. & Wyckoff, M. (2006) 2006 Michigan Zoning Enabling Act Workshop Handouts (Web-based resources).
- * Corwin, C. & Schindler, K. (2001) How to Take Minutes for Administrative Decisions (PDF, 8 pages).
- * Glavin, J. & Schindler, K. (2000) A Behavioral Approach to Avoid Regulatory Takings (Web-based resource).
- * Michigan State University Extension Land Use Series. Sample Zoning Administration Office Manuals (Web-based resources).

Correct Answer:

Your Response:

15.

If you answered yes to question #13, which of the following characterizes the pattern in those lawsuits? (Check all that apply if there are multiple lawsuits around several different issues).

- A. An unfair decision making process in which one developer is granted a permit for a certain type project and another developer is denied a permit for essentially the same request.
- B. A claim for a “takings,” in which the community’s decision led to a complete (or near complete) economic loss of the property.
- C. A claim that the requested rezoning was inconsistent with the Master Plan and future land use map.

Your answer to this question may provide direction for an evaluation and revision of community decision making. All of the lawsuit pattern descriptions listed in the question suggest that appointed and elected officials should receive training in order to ensure they make decisions that are fair, consistent and cost-effective.

RESOURCES:

- * Schindler, K. & Wyckoff, M. (2006) 2006 Michigan Zoning Enabling Act Workshop Handouts (Web-based resources).
- * Corwin, C. & Schindler, K. (2001) How to Take Minutes for Administrative Decisions (PDF, 8 pages).

- * Galvin, J. & Schindler, K. (2000) A Behavioral Approach to Avoid Regulatory Takings (Web-based resource).
- * Michigan State University Extension Land Use Series. Sample Zoning Administration Office Manuals (Web-based resources).
- * Kelly, E. (1998) Planning & Zoning News. The Takings Tree: An Analytical Tool (PDF, 6 pages).

Correct Answer:

Your Response:

16.

In your community, are meetings of the Planning Commission, Zoning Board or Zoning Commission, and Zoning Board of Appeals efficient?

- A. Yes
- B. No

If you answered “yes,” your community is already applying an important Smart Growth strategy. If you answered “no,” your community should review how meetings of the Planning Commission, Zoning Board or Zoning Commission, Zoning Board of Appeals and governing body are conducted. It is important that the meetings are conducted in an efficient manner and that the public has clear opportunities for input. It may be helpful to have printed materials and/or a verbal description of public input opportunities at each meeting. If there are time limits for agenda items, or for speaking, these need to be monitored and uniformly enforced.

RESOURCES:

- * Meshenberg, M. (1976) Administration of Flexible Zoning Techniques (PAS 318), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Pape, G. (2006) The Nuts and Bolts of the Planning and Zoning Decision Making Process (PDF, 10 pages).
- *

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

o

City of Detroit Supporting Resources (PDF, 1 page).

*

Independence Township: Coordination and consistency during the site plan review process benefits developers and the community (PDF, 1 page).

Correct Answer: A

Your Response: A

17. In your community, do meetings of the Planning Commission, Zoning Board or Zoning Commission, and Zoning Board of Appeals offer clear opportunities for developer and public input?

- A. Yes
- B. No

If you answered “yes,” your community is already applying an important Smart Growth strategy. If you answered “no,” your community should review how meetings of the Planning Commission, Zoning Board or Zoning Commission, Zoning Board of Appeals and governing body are conducted. It is important that the meetings are conducted in an efficient manner and that the public has clear opportunities for input. It may be helpful to have printed materials and/or a verbal description of public input opportunities at each meeting. If there are time limits for agenda items, or for speaking, these need to be monitored and uniformly enforced.

RESOURCES:

- * Meshenberg, M. (1976) Administration of Flexible Zoning Techniques (PAS 318), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Pape, G. (2006) The Nuts and Bolts of the Planning and Zoning Decision Making Process (PDF, 10 pages).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).

Correct Answer: A

Your Response: A

18.

In your community, does the applicant and the public have adequate notice (see PA 110 of 2006 and the three Planning Enabling Acts) AND a welcoming environment for public comment?

- A. Yes
- B. No

If you answered "yes," your community is already applying an important Smart Growth strategy. If you answered "no," your community should make sure it rigorously follows the public notice procedures detailed in PA 110 of 2006 and the three Planning Enabling Acts. Elected and appointed boards and commissions should make it clear to the developer and members of the community that they are welcome at the meetings, and that their views on agenda items are welcome and appreciated. If your community is uncertain how to proceed in correcting problems in its public notice procedures or public input environment, seek assistance from the planning director, a private planning consultant, the community's municipal attorney or a Michigan State University Extension Land Use Expert.

RESOURCES:

- * Schindler, K. & Wyckoff, M. (2006) 2006 Michigan Zoning Enabling Act Workshop Handouts (Web-based resources).
- * Michigan Townships Association: Public Meeting Notices (Web-based resource).
- * Pape, G. (2006) The Nuts and Bolts of the Planning and Zoning Decision Making Process (PDF, 10 pages).

Correct Answer: A

Your Response: A

19.

Does your Zoning Ordinance and Subdivision Regulations provide explicit opportunities for developers to have a pre-application conference where a conceptual plan can be confidentially reviewed with key staff or consultants serving the community?

- A. Yes
- B. No

If you answered "yes," your community is already applying an important Smart Growth strategy because developers don't have to waste money on design work that will not be approved. If you answered "no," your community should amend the Zoning Ordinance and Subdivision Regulations to provide developers with a pre-application conference opportunity. Your planning director, planning consultant, the municipal attorney, or a MSU Extension land use expert could assist with ordinance language that will help ensure ordinance conformance without creating unnecessary costs for the developer.

RESOURCE:

- * Lerable, C. (1995) Preparing a Conventional Zoning Ordinance (PAS 460), American Planning Association.
 - o Available through: APA Bookstore (Book).

*

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

- o City of Detroit Supporting Resources (PDF, 1 page).

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Independence Township: Coordination and consistency during the site plan review process benefits developers and the community (PDF, 1 page).

Correct Answer: A

Your Response: A

20. Do development standards in your community contribute to quality development that will serve the needs of not only the present generation, but also those of future generations?

- A. Yes
- B. No

If you answered "yes," your community already is applying an important Smart Growth strategy. If you answered "no," your community should review its development standards. If your community is uncertain how to craft development standards that contribute to quality development

and that serve the needs of both present and future generations, seek assistance from the planning director, a private planning consultant, the community's municipal attorney or a Michigan State University Extension Land Use Expert.

RESOURCES:

- * Planning Advisory Service (1998) Principles of Smart Development (PAS 479), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Lerable, C. (1995) Preparing a Conventional Zoning Ordinance (PAS 460), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * White, S. (1996) Adequate Public Facilities Ordinances and Transportation Management (PAS 465). American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).
- *

Michigan Smart Growth Case Study: Make Development Decisions Predictable, Fair and Cost Effective. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City (PDF, 1 page).

- o City of Detroit Supporting Resources (PDF, 1 page).

*

Independence Township: Coordination and consistency during the site plan review process benefits developers and the community (PDF, 1 page).

Correct Answer: A

Your Response: B

Tenet 6: Mix land uses

Points Awarded 484
Points Missed 277
Percentage 64%

1. In your community, can most daily shopping and business needs be met in a central location, central business district, or neighborhood commercial district, without having to use a car to travel between shops and businesses?

- A. Yes
- B. No

If you answered, “yes,” your community is already practicing Smart Growth. Placing establishments that serve a family’s daily needs within a ten to fifteen minute walk of each other, or of residential neighborhoods reduces the dependence on automobiles to travel between retail shops and services, and the amount of land required to accommodate them. Additional benefits can include the creation of distinct business district identities, increased fitness levels among residents, and reduced impervious surfaces that can harm water quality. It is also important that your Master Plan and Zoning Ordinance support the continuance of the close physical relationship between uses that already exist in the community. If you answered, “no,” your community should consider planning to provide business districts in close proximity to, or within residential areas. These may not be general business districts, as neighborhood commercial may be more appropriate in many settings.

RESOURCES:

- * Oregon Transportation and Growth Management Program: Commercial and Mixed-use Development Handbook (PDF Large, 74 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America’s Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America’s Suburban Strips (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-use Can Save Commercial Districts (Web-based article).
- * Form-Based Code Institute (Web-based resources and publications).
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o
City of Grand Rapids Supporting Resources (PDF, 1 page).

Correct Answer: A
Your Response: B

2. In which of the following zoning districts does your community allow for live/work units, or other owner-occupied combinations of non-residential and residential use? (Check all that apply, if any).

- A. General Commercial
- B. Neighborhood Commercial
- C. Industrial
- D. Central Business District
- E. Other, specify

If you answered “yes” to any of the choices, your community has taken steps to create vibrant and economically competitive community centers. Combined live/work units generate traffic for retail before 9 a.m. and after 5 p.m. and can help provide for a walkable environment to accomplish most daily tasks. They also can create greater density to improve citizen awareness of neighborhood activities and allow for greater social interaction. Allowing for a mix of residential and employment within the same building has created some of the most desirable and functional structures in urbanized areas. If you answered, “no,” your community should consider encouraging live/work units in certain zoning districts, and revising the Zoning Ordinance accordingly, if necessary.

RESOURCES:

- * American Planning Association: 4.2 Model Live/Work Ordinance (PDF, 4 pages).
- * County of Sonoma Permit and Resource Management Division: Overview of Proposed Zoning Code Amendments to Implement Housing Element Programs (PDF, 6 pages).
- * City of Oakland, CA: The Official Guide to the City of Oakland County Live/Work Building Code: Live/Work in Plain English (Web-based resource).
- * Live/Work Institute: Planning Regulations (Web-based resource).
- * Live/Work Institute: Building Codes (Web-based resource).
- * Jenkins, S. (1998) Housing That Works (Web-based article).

Correct Answer: A, B, C, D, E

Your Response: A, B, D, E

3.

In which of the following zoning districts is mixed-use permitted? (Check all that apply, if any).

- A. Central business district
- B. Neighborhood commercial districts
- C. Special mixed-use overlay district
- D. Planned Unit Development Districts
- E. Other

There are multiple opportunities for encouraging mixed-use developments. If you checked several or all of the choices, your community is employing an important Smart Growth strategy. Local ordinances that allow for mixed-use developments enable developers to build projects that facilitate smart community growth. Two options that communities typically use are overlay districts and Planned Unit Development agreements. These two tools can allow for mixed-use without wholesale changes to the zoning ordinance. If you checked few or none of the choices, your community should consider adopting mixed-use zoning in multiple districts.

RESOURCES:

- * American Planning Association: 4.1 Model Mixed-Use District Zoning Ordinance (PDF, 7 pages).
- * Southern New Hampshire Planning Commission: Mixed-Use Development Ordinances (PDF Large, 217 pages).
- * City of Colorado Springs, Colorado: Mixed-Use Development Design Manual (Web-based resource).
- * Atlanta Regional Commission: Quality Growth Tool Kit: Mixed-Use Development (PDF Large, 45 pages).
- * Michigan Chamber of Commerce: Building Competitive Communities (PDF, 21 pages presentation format).
- * Metropolitan Area Planning Council: Mixed-Use Zoning: A Citizen's Guide (PDF, 5 pages).
- * Metropolitan Area Planning Council: Mixed-Use Zoning: A Planner's Guide (PDF, 12 pages).
- * Congress for the New Urbanism (2004) Codifying New Urbanism: How to Reform Municipal Land Development Regulations. (PAS 526)

American Planning Association.

- o Available through: APA Bookstore (Book).

- * City of Grand Rapids, MI. Master Plan, Section 4.0 Vital Business Districts (PDF Large, 16 pages).
- * Canton Charter Township. Code of Ordinances, Appendix A Zoning Ordinance, 6.09. Site development standards for the Cherry Hill overlay district (Web-based resource).
- * Form-based Code Institute (Web-based resources and publications).
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Meridian Charter Township: Zoning Ordinance Amendments Implement Incentives and Flexibility to Encourage Mixed-use Development (PDF, 1 page)

- o

Meridian Charter Township Supporting Resources (PDF, 1 page).

- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-Use Development (PDF, 1 page).

- o

Traverse City Supporting Resources (PDF, 1 page).

- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Howell: Community Embraces Smart Growth Through Compact Mixed-Use Development Strategies (PDF, 1 page).

o

City of Howell Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-Use Buildings Attract People and Business Downtown (PDF, 1 page).

o

City of Petoskey Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of East Lansing: Compact Urban Infill Offers "Personable" Solutions to Social and Economic Development Concerns (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: A, B

4.

Does new development in your community provide a mix of housing, shops, work places, schools, parks and civic facilities in close proximity to each other?

A. Yes

B. No

If you responded "yes," developers in your community are actively engaged in creating an environment of vibrant active neighborhoods that have been shown to attract skilled workers. Areas that offer a multi-use environment convenient to work, shopping and recreation attract new investment and support a diverse tax base. If you answered, "no," your community should consider encouraging mixed-use development, and revising the Master Plan and Zoning Ordinance as necessary to stimulate such smart growth.

RESOURCES:

* National Association of Home Builders: Smart Growth, Smart Choices Series: Mixed-Use Development (DOC, 17 pages).

* City of Colorado Springs, Colorado: Mixed-Use Development Design Manual (Web-based resource).

* Atlanta Regional Commission: Quality Growth Tool Kit: Mixed-Use Development (PDF Large, 45 pages).

* Hofius, D. Mixed-Use Key to Making Density Work (Web-based article).

* Michigan Association of Realtors: Why Mixed-Use and Density Work (Web-based article).

* Metropolitan Area Planning Council: Mixed-Use Zoning: A Citizen's Guide (PDF, 5 pages).

* Metropolitan Area Planning Council: Mixed-Use Zoning: A Planner's Guide (PDF, 12 pages).

* Form-Based Code Institute (Web-based resources and publications).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-Use Buildings Attract People and Business Downtown (PDF, 1 page).

o

City of Petoskey Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of East Lansing: Compact Urban Infill Offers "Personable" Solutions to Social and Economic Development Concerns (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

5.

In public meetings, which of the following groups have voiced support for permitting mixed-use development in your community? (Check all that apply, if any).

- A. Elected officials
- B. Local leaders who do not hold elected office
- C. Developers or realtors
- D. Members of the public
- E. Members of the business community.
- F. Other stakeholder groups

If you checked several or all of the choices, your community has substantial support for this important Smart Growth tenet. If you checked few or none of the choices, your community needs to initiate broad based and targeted educational efforts that explain the benefits of mixed-use development.

RESOURCES:

- * Southern New Hampshire Planning Commission: Mixed-Use Development Ordinances (PDF Large, 217 pages).
- * Michigan Chamber of Commerce: Building Competitive Communities (PDF, 21 pages presentation format).
- * Metropolitan Area Planning Council: Mixed-Use Zoning: A Citizen’s Guide (PDF, 5 pages).
- * Metropolitan Area Planning Council: Mixed-Use Zoning: A Planner’s Guide (PDF, 12 pages).
- * Michigan Association of Realtors: Why Mixed-Use and Density Work (Web-based article).
- * National Association of Home Builders: Smart Growth, Smart Choices Series: Mixed-Use Development (DOC, 17 pages).
- * National Association of Home Builders: Mixed-Use and Compact Development Introduction (Web-based resource).
- * National Association of Home Builders: Making Smart Growth a Reality: Infill and Mixed-Use Development from a Builder’s Perspective (PPT).
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-Use Buildings Attract People and Business Downtown (PDF, 1 page).

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City of Petoskey Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: A, B, C, E

6.

Has your local government adopted zoning codes that give as much opportunity for a mixed-use development as for a typical single-use project (e.g., a medium density housing subdivision, strip mall or office park)?

- A. Yes
- B. No

Creating parallel codes can create a situation where innovative mixed-use developments are allowed by right, without lengthy approval processes. Developers are still allowed to utilize conventional codes if they so choose.

RESOURCES:

- * Local Government Commission: Overcoming Impediments to Smart Growth through Code Reform (PDF, 8 pages).
- * City of Glendale, CA Municipal Code. Chapter 30.48 Mixed-Use Incentives (PDF, 3 pages).
- * Metropolitan Area Planning Council. Mixed-Use Zoning: A Citizen’s Guide Supplement: Things to Consider in Reviewing Mixed-Use Proposals (PDF, 6 pages).

Correct Answer: A
 Your Response: A

7. Does your community’s Master Plan or sub-area plans, if any, have goals that support a mix of uses (e.g. apartments above shops)?

- A. Yes
- B. No

If you answered “yes,” your community is ready to implement an important Smart Growth strategy. However, it can also be important to indicate support for mixed-use solutions that are different in each sub-area of the community. Mixed-use development may look different in different settings. By providing for mixed-uses in each of the sub-areas or neighborhoods, communities can create opportunities for development that fit with each area’s character and resident preferences.

RESOURCES:

- * Envision Utah (Web-based resource).
- * City of Grand Rapids, MI. Master Plan, Section 4.0 Vital Business Districts (PDF Large, 16 pages).
- * City of LaMesa, CA: Mixed-Use Strategic Plan (Web-based resource).
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-Use Development (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

Correct Answer: A
 Your Response: A

8. Are many businesses such as accounting offices, doctor and dentist offices, low-nuisance repair shops, etc., that employ fewer than 50 people located in facilities within walking distance (10 - 15 minutes) of residential and high employment areas?

- A. Yes
- B. No

If you answered “yes,” your community is already growing smart. Providing a mix of employment centers within an accessible distance of housing and retail allows for non-motorized transportation alternatives and greater interaction within the community during working hours. Employees are capable of having lunch or running errands within the community without having to travel great distances. If you answered “no,” your community should consider revising its Master Plan and Zoning Ordinance to make it possible for employees to walk to work or to shopping.

RESOURCES:

- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

Correct Answer: A
 Your Response: A

9. Does your Master Plan and Zoning Ordinance encourage the development of senior housing in close proximity (5 - 10 minute walk) of commercial establishments, such as grocery stores and pharmacies?

- A. Yes

B. No

If you answered “yes,” your community is already applying an important Smart Growth strategy. If you answered “no,” your community should examine its Master Plan and Zoning Ordinance in order to find opportunities to encourage a close physical relationship between seniors, a rapidly growing population segment, and the types of establishments that can serve them. The connections between senior residential developments and commercial establishments should be pedestrian-friendly. In fact, mixing senior residential and commercial uses in the same block or buildings is highly desirable. Putting them near schools also encourages intergenerational mixing.

RESOURCES:

- * Funder’s Network: Aging and Smart Growth (PDF, 16 pages).
- * American Planning Association: 4.1 Model Mixed-Use District Zoning Ordinance (PDF, 7 pages)

Correct Answer: A

Your Response: A

10.

At which of the following levels does your community’s Master Plan encourage a mix of uses?

- A. Building level
- B. Site level
- C. Neighborhood level

If you checked two or three of the choices, your community’s Master Plan is helping to encourage Smart Growth. If you checked only one or none, your community should consider updating its Master Plan to encourage a mix of uses at all three levels of development. Integrating mixed-use principles into a Master Plan gives a community direction to move towards goals of increasing walkability, less auto dependence, and creates dynamic civic areas.

RESOURCES:

- * City of Ann Arbor: Downtown Development Strategies Project DRAFT (PDF, 15 pages).
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-Use Development (PDF, 1 page).

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Traverse City Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of East Lansing: Compact Urban Infill Offers "Personable" Solutions to Social and Economic Development Concerns (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C

Your Response: A, B

11.

Are residential units encouraged to locate in the central business district or other business districts?

- A. Yes
- B. No

If you answered “yes,” your community is encouraging Smart Growth. Integrating residential units into the central business district creates a twenty-four hour lifestyle that provides a vitality for business environments that extends beyond the typical nine to five schedule. Extended hours activity can provide new market niches and greater opportunities for existing businesses. If you answered “no,” your community should consider encouraging residential units in business districts.

RESOURCES:

* Northeast Midwest Institute. Prepared by Wells, B. (2002) Smart Growth at the Frontier: Strategies for Rural Communities (PDF Large, 84 pages).

* City of Grand Rapids, MI. Master Plan, Section 4.0 Vital Business Districts (PDF Large, 16 pages).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

12.

Does your community engage in activities to promote community interaction between merchants and residents in mixed-use areas?

A. Yes

B. No

If you answered “yes,” your community is already applying this important Smart Growth strategy. Community events serve to strengthen interactions between residents and merchants. Activities that integrate residential and commercial sectors can create a twenty-four hour life style that leads to a vibrant community and increased activity in commercial and retail areas. If you answered “no,” your community should consider developing community interaction activities, such as festivals, street fairs, etc.

RESOURCES:

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Grand Rapids: Neighborhood Business Support Livability and Economic Opportunities (PDF, 1 page).

o

City of Grand Rapids Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

13. Are density bonuses granted for mixed-use developments?

A. Yes

B. No

If you answered “yes,” your community is already applying this important Smart Growth strategy. If you answered “no,” your community should consider granting density bonuses for mixed-use development. Urban, suburban, and rural communities are realizing the benefits of mixing land uses, especially for those developments that combine residential and commercial uses in proximity to each other. This form of mixed-use development can be particularly attractive because it can provide more sales opportunities for local merchants, convenience for residents, and nearby housing for retail workers. Communities can grant density bonuses as an incentive for using a Planned Unit Development process or for developing in a mixed-use overlay zone.

RESOURCES:

City of Glendale, CA. Downtown Specific Plan. Chapter 7. Incentives and Bonuses (PDF, 8 pages).

Napa County, CA. Zoning Ordinance. Chapter 18.107 Residential Density Bonus and Incentives (Web-based resource).

City of Salem, OR. Zoning Ordinance Chapter 122. Increased Residential Density (PDF, 4 pages).

County of Dane, WI. (1997) Residential Density in Agricultural Preservation Areas (PDF, 2 pages).

City of Seatac, WA. Zoning Ordinance. Chapter 15.24.040 Public Benefits and Density Incentives (Web-based resource).

- # City of Glendale, CA: Municipal Code. Chapter 30.48 Mixed-Use Incentives (PDF Large, 3 pages).
- # Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Meridian Charter Township: Zoning Ordinance Amendments Implement Incentives and Flexibility to Encourage Mixed-use Development (PDF, 1 page)
 - o Meridian Charter Township Supporting Resources (PDF, 1 page).

Correct Answer: A
 Your Response: B

14. Does your zoning ordinance provide for Traditional Neighborhood Development (TND), also known as New Urbanist or Neotraditional Town Development, as an option to conventional separated uses in separate zones?

- A. Yes
- B. No

If you answered “yes,” your community is ready to apply this important Smart Growth strategy. The Traditional Neighborhood Development ordinance can provide an alternative to conventional ordinances and Planned Unit Developments (PUD). Communities may also need to adapt other applicable ordinances, to ensure they are consistent with principles of Traditional Neighborhood Development. Smart Growth defines traditional neighborhood development to mean: compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept that is based on traditional small town and city neighborhood development principles. Traditional Neighborhood Development is, in part, a reaction to the often inefficient use of land and infrastructure and lack of a sense of community in many newer developments. If you answered “no,” your community should consider adopting a TND ordinance.

RESOURCES:

- * TND Homes (Web-based resources and publications).
- * Massachusetts Smart Growth Toolkit: Traditional Neighborhood Development Techniques, Slideshow, Model Bylaws (Web-based resource).
- * University of Wisconsin Extension. Prepared by Ohm, B., LaGro, J. & Strawser, C. (2001). A Model Ordinance for Traditional Neighborhood Development. (PDF, 33 pages).
- * Canton Charter Township. Code of Ordinances, Appendix A Zoning Ordinance, 6.09. Site development standards for the Cherry Hill overlay district (Web-based resource).
- * Goulet, J & Bocklage, J. Planning & Zoning News (June 2002) The Making of Cherry Hill Village (PDF, 5 pages).
- * Kilpatrick, E. & Wyckoff, M. Planning & Zoning News (June 2002) Cherry Hill Village, Canton Township (PDF, 2 pages).
- * Kilpatrick, E. Planning & Zoning News (June 2002) Howell Town Commons (PDF, 2 pages).
- * Gann, J. Planning & Zoning News (June 2002) Reassessing the New Urbanism (PDF, 4 pages).
- * Planning and Zoning News (June 2002) New Urbanism and Traditional Neighborhood Development Articles
 - o Wyckoff, M. Planning & Zoning News (June 2002) Introduction to New Urbanism and TNDS (PDF, 5 pages).
 - o Jukuri, M. Planning and Zoning News (June 2002) The Value of New Urbanism in Building Communities (PDF, 5 pages)
- *

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) City of Howell: Community Embraces Smart Growth Through Compact Mixed-use Development Strategies (PDF, 1 page).

- o

City of Howell Supporting Resources (PDF, 1 page).

Correct Answer: A
 Your Response: A

15. Are home occupation or home-based business regulations flexible enough (permits low-impact businesses in residential zones while limiting hours of operation, parking, etc.) to allow a wide variety of non-nuisance work activities while maintaining the peace and quiet of the neighborhoods in which they are located?

- A. Yes
- B. No

If you answered “yes,” your community has already adopted regulations that can help it grow smart. If you answered “no,” your community should consider adopting a flexible home occupation or home-based business ordinance. Such provisions are intended to allow modest, low-impact business or commercial uses within a residence in a residential zone. Such uses are subject to significant limitations on the permitted extent of commercial activities, hours of operation, parking, and number of employees to ensure that such uses do not upset the residential character of the neighborhood.

RESOURCES:

- * Small Business Administration Office of Advocacy. Prepared by Beale, H. (2004) Home-based Business and Government Regulation (PDF Large, 119).
- * State of Michigan: Home-based Business Information (Web-based resource).
- * National Association of Home Based Businesses (Web-based resource).
- * All Business. Dealing with Zoning Laws for your Home-based Business and Legal Issues for Home-based Business (Web-based article).

Correct Answer: A

Your Response: A

16.

By which of the following means of transportation other than automobile are schools in your community easily and safely accessible? (Check all that apply).

- A. Walking less than 15 minutes
- B. Mass transit including school busses
- C. Bicycle
- D. Carpooling

If you checked "A" and/or "B" and/or "C", your community is growing smart. If you answered "D" your schools are not accessible to the residential areas that support them. Schools that are located within a fifteen minute walk or bicycle ride, or are located on mass transit routes are less auto dependent to get to school, more available after traditional school hours for community activities, and students are more able to participate in after school activities without relying on automobile transportation.

RESOURCES:

- * Environmental Protection Agency: Smart Growth and Schools (Web-based resource).
- * National Trust for Historic Preservation (2002) Why Johnny Can't Walk to School (PDF Large, 54 pages).
- * Council of Educational Facility Planners International & United States Environmental Protection Agency. (2004). Schools for Successful Communities: An Element of Smart Growth (PDF, 52 pages).
- * Environmental Protection Agency (2003) Travel and Environmental Implications of School Siting (PDF, 33 pages).
- * McCann, B. & Beaumont, C. (2003) Build Smart American School Board Journal (PDF, 4 pages).
- * Michigan Land Use Institute (2004) Hard Lessons: Causes and Consequences of Michigan's School Construction Boom (PDF, 20 pages).
- * Spector, S. Creating Schools and Strengthening Communities Through Adaptive Reuse. (PDF, 12 pages).

Correct Answer: A, B, C, D

Your Response: B, D

17.

In which of the following settings does your community Zoning Ordinance allow for day care centers? (Check all that apply, if any).

- A. In close proximity to employment centers, less than a ten minute walk
- B. Collocated within commercial/industrial areas
- C. Integrated into buildings that are employment centers
- D. Only in residential areas

If you answered any of "A," "B," or "C," your community has adopted an important Smart Growth strategy. If you answered only "D," your community should consider encouraging and permitting day care centers where people work. Child care facilities can serve as strong anchors in communities. Small, walkable, community-based child care centers and family child care homes can be a key element in strengthening a neighborhood. Communities that integrate day care centers in close proximity to employment centers reduce transportation requirements, shorten driving distances, reduce traffic congestion, and can increase interaction of families during the day as employees can have meals or breaks with family members in the day care center.

RESOURCES:

- * Cibulskis, A. & Ritzdoff, M. (1989) Zoning for Child Care (PAS 422) American Planning Association
 - o Available through: APA Bookstore (Book).
- * Alameda County Local Investment in Child Care Project. Facts about... Child Care and Transportation (PDF, 2 pages).
- * Municipal Research and Services Centers of Washington Model Ordinance for Child Day Care Facilities (Web-based resource).

Correct Answer: A, B, C

Your Response: A, B, C, D

18.

Which of the following incentives for building mixed-use developments does your community provide? (Check all that apply, if any).

- A. The ability to build certain kinds of housing (e.g., multi-family or small units) where it is not otherwise allowed.
- B. Flexible design standards.
- C. Reduced open space requirement where flexibility produces better design.
- D. Reduced parking, provided that adequate parking is achieved through such alternatives as shared parking arrangements; higher reliance on public transportation, bicycling, or walking; or transportation demand management techniques.
- E. Streamlined permitting.

If you checked several or all of the choices, your community has applied an important Smart Growth strategy. If you checked few or none of the choices, your community should consider adopting incentives to encourage mixed-use development. Providing incentives for quality mixed-use development motivates developers away from the standard development pattern and into innovative Smart Growth projects. In order to encourage developers to propose mixed-use projects, ordinances may need to include incentives and provide for community control, while avoiding excessively burdensome requirements. The choice of incentives should also consider what is most likely to appeal to developers in the areas under consideration. Asking developers to participate in drafting the regulations is the most effective way to do so.

RESOURCES:

* City of Glendale, CA: Municipal Code. Chapter 30.48 Mixed-Use Incentives (PDF Large, 3 pages).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Meridian Charter Township: Zoning Ordinance Amendments Implement Incentives and Flexibility to Encourage Mixed-use Development (PDF, 1 page)

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Meridian Charter Township Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Mix Land Uses. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-Use Development (PDF, 1 page).

o

Traverse City Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: A, D

19. Traditional zoning ordinances tend to require buffering one use from others, such as residential from commercial. Successful mixed-use development, by contrast, encourages both a close proximity and physical links among uses. It encourages people to walk from one use to another and to enjoy and socialize in an attractive outdoor setting. Many design features promote this ambience. Which of the following standards does your Site Plan Review standards, Subdivision Regulations or Design Guidelines require? (check all that apply)

- A. The placement and orientation of buildings to link different uses rather than separate them.
- B. Connections between uses in the layout and design of the network of sidewalks and pathways.
- C. The layout and design of parking so that it serves different uses rather than separates them.
- D. The layout and design of green spaces, landscaping, benches, and other amenities so that different uses are both visually and functionally linked rather than separated.

If you checked several or all of the choices, your community has already applied an important Smart Growth strategy. If you checked only one or none of the choices, your community should consider adopting design standards that promote mixed-use both functionally and visually. Site designs can orient buildings with different uses toward each other, provide for pedestrian connections, provide for connected or shared parking, and provide for landscape designs that emphasize the connections between buildings.

RESOURCES:

Local Government Commission: Overcoming Impediments to Smart Growth through Code Reform (PDF, 8 pages).

Metropolitan Area Planning Council. Mixed-Use Zoning: A Citizen's Guide Supplement: Things to Consider in Reviewing Mixed-Use Proposals (PDF, 6 pages).

Correct Answer: A, B, C, D

Your Response: A, B

Tenet 7: Preserve open space, farmland, natural beauty, and critical environmental areas

Points Awarded	800
Points Missed	650
Percentage	55%

I.
Which of the following types of inventories has your community completed? (Check all that apply, if any).

- A. A natural features inventory that describes and maps features such as wetlands, steep slopes, floodplains, lakes and streams, sand dunes, high risk erosion areas, regulated environmental areas, threatened or endangered species or other natural features.
- B. An open space and/or agricultural lands and/or forest lands inventory that describes and maps open spaces, agricultural land and/or forest land. This may be a part of or separate from an existing land use inventory and map.
- C. A scenery/views/important landmark inventory that describes and maps important local scenery, views and landmarks identified by community residents.

If you checked two or three of the choices your community has completed an important tool toward preserving natural resources. If you checked only one or none of the choices your community should consider completing inventories of natural features, open spaces, agricultural lands, forest land and scenery/views/landmarks. A natural features inventory should include all the different natural feature elements, such as wetlands, steep slopes, floodplains, lakes and streams, sand dunes, high risk erosion areas, regulated environmental areas, threatened or endangered species or other natural features so that growth decisions can be informed by the type and location of these features, and designs prepared that preserve them. An open space, agricultural and forest land inventory should include all the different open space elements, such as parks, preserves, forests, unbuildable areas, lake and stream corridors, crop land, pasture land, orchards and vineyards so that growth decisions can be informed by the type and location of these features, and designs prepared that preserve them. A scenery/views/important landmark inventory should include all the different scenic and view elements, such as natural areas, water bodies, shorelines, hills, distinctive landscape elements, historic, civic or culturally important structures, distinctive settlements or other scenic features and landmarks so that growth decisions can be informed by the type and location of these features, and designs prepared that preserve them.

RESOURCES:

- * Michigan Natural Features Inventory (Web-based resource).
- * Michigan Natural Features Inventory: Data Resources (Web-based resource).
- * Ardizzone, K. (2003) Filling the Gaps: Environmental Protection Options for Local Governments, Appendix A. Natural Features Inventory Information (PDF, 3 pages).
- * Michigan Department of Natural Resources: A Partner in Resource Protection: Role of the Michigan Natural Features Inventory (Web-based article).
- * Grand Valley Metropolitan Council. (2005) West Michigan Tool Kit for Local Green Inventories. Land Conservancy of West Michigan. (PDF Large, 32 pages).
- * 2002 Census of Agriculture. (Web-based resource)
- * Goldstein (2003) ABCs of Environmental Regulation 2nd edition. Government Institutes.
 - o Available through: APA Bookstore (Book).
- * McHarg, I. (1991) Design with Nature. John Wiley & Sons.
 - o Available through: APA Bookstore (Book).
- * Daniels, K & Daniels, T. (2003) Environmental Planning Handbook. APA Planners Press.
 - o Available through: APA Bookstore (Book).

Sample Natural Resource Inventories from Michigan Communities:

- * Prairieville, Barry, Ross and Richland Townships. Prepared by Moseley, P. & Thobaben, E. in conjunction with the Four-Township Water Resources Council (2005) Natural Resource Inventory (PDF Large, 206 pages)
- * City of Monroe. Prepared by Buehler, J. and Eakin, J. (2003). Natural Features Inventory: Wetlands Final Report (PDF 12 pages).
- * City of Monroe. Prepared by Eakin, J (2003). Natural Features Inventory: Watersheds Final Report (PDF, 18 pages)
- * Portage- Arcadia Watershed: Natural Features Inventory (Web-based inventory).
- * City of Ann Arbor: Natural Features Master Plan (PDF, 49 pages).

Correct Answer: A, B, C

Your Response:

2.

If you answered yes to any of the inventories listed in question #1, which inventory was coordinated with adjoining jurisdictions? (Check all that apply, if any).

- A. A natural features inventory that describes and maps features such as wetlands, steep slopes, floodplains, lakes and streams, sand dunes, high risk erosion areas, regulated environmental areas, threatened or endangered species or other natural features.
- B. An open space and/or agricultural lands inventory that describes and maps open spaces, agricultural and forest land. This may be a part of or separate from an existing land use inventory and map.
- C. A scenery/views/important landmark inventory that describes and maps important local scenery, views and landmarks identified by community residents.

If your community coordinated its inventories with adjoining jurisdictions, or if one was originally prepared by the region, county, watershed or similar multi-jurisdictional focus, then your community is better prepared to grow smart. If none of your inventories are coordinated with adjoining jurisdictions, your community should consider collaborating with neighboring jurisdictions on natural features, open space, agricultural and/or forest lands, and scenery/views/landmarks. Important landscape features cross jurisdiction lines, and development affecting those features in one jurisdiction may affect the contribution or sustainability of that feature in an adjacent jurisdiction. If your community attempts to preserve sensitive natural features, but an adjoining jurisdiction does not, then no synergistic benefits are likely.

RESOURCES:

- * Michigan Natural Features Inventory (Web-based resource).
- * Natural Resource Planning Program: Citizen Planner (Web-Based resource).
- * Michigan Natural Features Inventory: Data Resources (Web-based resource).
- * Ardizzone, K. (2003) Filling the Gaps: Environmental Protection Options for Local Governments, Appendix A. Natural Features Inventory Information (PDF, 3 pages).
 - * Michigan Department of Natural Resources: A Partner in Resource Protection: Role of the Michigan Natural Features Inventory (Web-based article).
 - * 2002 Census of Agriculture. (Web-based resource)
 - * Goldstein (2003) ABCs of Environmental Regulation 2nd edition. Government Institutes.
 - o Available through: APA Bookstore (Book).
 - * McHarg, I. (1996) Design with Nature. John Wiley & Sons.
 - o Available through: APA Bookstore (Book).
 - * Daniels, K & Daniels, T. (2003) Environmental Planning Handbook. APA Planners Press.
 - o Available through: APA Bookstore (Book).

Sample Natural Resource Inventories from Michigan Communities:

- * Prairieville, Barry, Ross and Richland Townships. Prepared by Moseley, P. & Thobaben, E. in conjunction with the Four-Township Water Resources Council (2005) Natural Resource Inventory (PDF Large, 206 pages)
- * City of Monroe. Prepared by Buehler, J. and Eakin, J. (2003). Natural Features Inventory: Wetlands Final Report (PDF 12 pages).
- * City of Monroe. Prepared by Eakin, J (2003). Natural Features Inventory: Watersheds Final Report (PDF, 18 pages)
- * Portage- Arcadia Watershed: Natural Features Inventory (Web-based inventory).
- * City of Ann Arbor: Natural Features Master Plan. (PDF, 49 pages)

Correct Answer: A, B, C

Your Response:

3.

Does your community Master Plan establish goals, policies and strategies to preserve agricultural lands (e.g. exclusive agriculture district, purchase of development rights program, quarter-quarter zoning, TDR, etc.).

- A. Yes
- B. No

If you answered “yes,” your community has taken a positive step toward growing smart. If you answered “no,” and your community has significant agricultural lands, then your community should consider an update to the Master Plan that encourages the preservation of agricultural lands. It will be difficult to implement many agricultural preservation tools, and to participate in some agricultural preservation programs without such provisions in your Master Plan, or a separate Agricultural Preservation Plan that is referenced by the Master Plan.

Resources:

- * The Farmland Preservation Center (Web-based resource).
- * American Farmland Trust (Web-based resource).
- * Center for Rural Affairs (Web-based resource).
- * Bidwell, D., Westphal, J., Wunsch, J. & Berton, V. (1996) Forging New Protections: Purchasing Development Rights to Save Farmland. How Peninsula Township, Michigan Designed and Built Support for Farmland Protection (PDF Large, 89 pages).
- * Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (Web-based resource).
- * Wood, W. Michigan Farm News. (September 2002) Land-use Planning First Step in Farmland Preservation (Web-based resource).
- * My Michigan. Farmland Preservation Through Local Millages: Taking Preservation Power Local and Lessons learned (Web-based resource).
- * Land Policy Institute. Prepared by Adelaja, A., Lake, M., Harlow, P., Roberts, D. & Rustem, W. (2006) Alternative Funding Sources for Farmland Preservation (PDF, 98 pages).
- * Dowagiac River Watershed Project. Prepared by Langworthy, Strader, LeBlanc, & Associates, Inc. Voluntary Farmland Preservation Techniques (Web-based resource).
- * Machado, E., Stoms, D. & Davis, F. (2003) A Systematic Framework for Prioritizing Farmland Preservation (PDF, 52 pages).
- * 2002 Census of Agriculture (Web-based resource).
- *

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Macomb Multi-jurisdictional Agribusiness Program: Multi-jurisdictional Effort Preserves Agribusiness Opportunities in a Growing County (PDF, 1 page).

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Macomb Multi-jurisdictional Agribusiness Program Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Peninsula Township: Purchase of Development Rights (PDR) Program Saves Highly Productive Farmland in One of Michigan's Most Pristine and Sought After Environments (PDF, 1 page).

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Peninsula Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

4.

Does your community Master Plan establish goals, policies and strategies to preserve forest lands (e.g. exclusive forestry district, purchase of development rights program, quarter-quarter zoning, TDR, etc.).

A. Yes

B. No

If you answered "yes," your community has taken a positive step toward growing smart. If you answered "no," and your community has significant forestlands, then your community should consider an update to the Master Plan that encourages the preservation of forest lands. It will be difficult to implement many forestry preservation tools, and to participate in some forest preservation programs without such provisions in your Master Plan, or a separate Forest Preservation Plan that is referenced by the Master Plan.

RESOURCES:

- * Michigan Forest Association (Web-based resource).
- * Michigan Forest Resource Alliance (Web-based resource).
- * Michigan Society of American Foresters (Web-based resource).
- * Michigan Forest Products Industry (Web-based resource).
- * Michigan Society of American Foresters: Forest Management Guidelines for Michigan (Web-based resource).
- * Michigan Department of Natural Resources (2004) Michigan Forest Land Enhancement Program: State Program Handbook for DNR Service Foresters, FSP Certified Plan Writers and Private Land Owners (PDF, 42 pages).
- * Michigan Department of Natural Resources: What is a Healthy Forest (Web-based article).
- * Michigan Department of Natural Resources: Forest Legacy Program (Web-based resource).
- * Kline, J., Alig, R., Garber-Yonts, B. (December 2004) Journal of Forestry. Forestland Social Values and Open Space Preservation (PDF, 7 pages).

Correct Answer: A

Your Response: A

5.

Does your community have provisions within the Site Plan Review standards of the Zoning Ordinance to identify and protect renewable resource lands such as farmland and forest land?

- A. Yes
- B. No

If you answered “yes,” your community has an important tool in place to use in growing smart. Site Plan Review offers communities an opportunity to work with developers to customize a site plan to protect important farm and forest lands, and protection standards should be a part of the Site Plan Review element. If you answered “no,” and your community has these natural resources, it should adopt Site Plan Review standards to protect these natural resources.

Resources:

- * Michigan Department of Environmental Quality: BMPs, Engineering Review and Site Plan Project Checklist (PDF, 7 pages).
- * Michigan Department of Environmental Quality: Permit Coordination Checklist (PDF, 2 pages).
- * Michigan Society of American Foresters: Forest Management Guidelines for Michigan (Web-based resource).
- * Centerville Township, MI Site Plan Review Application (Web-based resource).
- * Caldonia Township, MI: Site Plan Review Checklist (PDF, 6 pages).
- * Town of Woodstock, CN: Site/Subdivision Plan Review for Compatibility with Plan of Open Space and Conservation (Web-based resource).
- * Bidwell, D., Westphal, J., Wunsch, J. & Berton, V. (1996) Forging New Protections: Purchasing Development Rights to Save Farmland. How Peninsula Township, Michigan Designed and Built Support for Farmland Protection (PDF Large, 89 pages).
- * Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (Web-based resource).
- * Wood, W. Michigan Farm News. (September 2002) Land-use Planning First Step in Farmland Preservation (Web-based resource).
- * Goldstein (2003) ABCs of Environmental Regulation 2nd edition. Government Institutes.
 - o Available through: APA Bookstore (Book).
- * McHarg, I. (1991) Design with Nature. John Wiley & Sons.
 - o Available through: APA Bookstore (Book).
- * Daniels, K & Daniels, T. (2003) Environmental Planning Handbook. APA Planners Press.
 - o Available through: APA Bookstore (Book).
- *

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Peninsula Township: Purchase of Development Rights (PDR) Program Saves Highly Productive Farmland in One of Michigan’s Most Pristine and Sought After Environments (PDF, 1 page).

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Peninsula Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

6.

Does your community have provisions within the Site Plan Review standards of the Zoning Ordinance to identify and protect sensitive environmental features such as wetlands, steep slopes, high risk erosion areas, sand dunes, sensitive soils and wildlife habitat?

- A. Yes
- B. No

If you answered “yes,” your community has an important tool in place to use in growing smart. Site Plan Review offers communities an opportunity to work with developers to customize a site plan to protect important natural resources, and protection standards should be stated in the Site Plan Review element. If you answered “no,” and your community has these features, it should adopt Site Plan Review standards to protect these natural features.

RESOURCES:

- * Michigan Department of Environmental Quality: BMPs, Engineering Review and Site Plan Project Checklist (PDF, 7 pages).
- * Michigan Department of Environmental Quality: Permit Coordination Checklist (PDF, 2 pages).
- * Planning and Zoning Center, Inc. (2003) Environmental Assessment Requirements (PDF, 2 pages).
- * Clinton River Watershed Council. (1990) Recommended Site Plan Review Standards for Protecting Drinking Water Quality (PDF, 5 pages).

- * Michigan Department of Environmental Quality. Prepared by Ardizzone, K. & Wyckoff, M. (2003) Filling the Gaps: Environmental Protection Options for Local Governments. Part III. Local Planning and Zoning (PDF, 16 pages).
- * Caldonia Township: Site Plan Review Checklist (PDF, 6 pages).
- * Goldsteen (2003) ABCs of Environmental Regulation 2nd edition. Government Institutes.
 - o Available through: APA Bookstore (Book).
- * McHarg, I. (1991) Design with Nature. John Wiley & Sons.
 - o Available through: APA Bookstore (Book).
- * Daniels, K & Daniels, T. (2003) Environmental Planning Handbook. APA Planners Press.
 - o Available through: APA Bookstore (Book).
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Glen Arbor Township Supporting Resources (PDF, 1 page).

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Cannon Township Supporting Resources (PDF, 1 page).

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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

7.

Does your community have provisions within its Subdivision Regulations to identify and protect sensitive environmental features such as wetlands, steep slopes, high risk erosion areas, dunes, sensitive soils and wildlife habitat?

A. Yes

B. No

If you answered “yes,” your community has an important tool to help it grow smart. If you answered “no,” and your community has these natural features, it should consider adopting Subdivision Regulation provisions that provide protection for sensitive environmental features. Your community’s Subdivision Regulations should require an on-site inventory of sensitive environmental resources and that they are set aside as undevelopable space.

RESOURCES:

- * Michigan Department of Environmental Quality. Prepared by Ardizzone, K. & Wyckoff, M. (2003) Filling the Gaps: Environmental Protection Options for Local Governments. Part III. Local Planning and Zoning (PDF, 16 pages).
- * Northern Michigan Council of Governments: Vision 2020 : Planning for Growth in the Northern Middlesex Region. Chapter VIII. Where Not to Grow: Environmental Protection and Open Space (PDF, 3 pages).
- * Northeastern Illinois Planning Commission and Chicago Wilderness: Conservation Design Resource Manual: Language and Guidelines for Updating Local Ordinances (PDF Large, 18 pages).
- * Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).
- * Goldsteen (2003) ABCs of Environmental Regulation 2nd edition. Government Institutes.
 - o Available through: APA Bookstore (Book).
- * Daniels, K & Daniels, T. (2003) Environmental Planning Handbook. APA Planners Press.
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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

8.

Are any of the following types of local environmental, conservation or agricultural preservation organizations or commissions active within your community or region? (Check all that apply, if any)

- A. Land trust or land conservancy.
- B. Conservation commission or environmental commission.
- C. Agricultural commission or farmers association.
- D. Watershed councils or water conservancy groups.
- E. Lakefront homeowners association.
- F. Forest preservation groups.

If you checked most or all of the choices, then your community has organizations or commissions constituted to promote the preservation of agricultural or other natural resources, which is an important step towards growing smart. If you checked few or none of the choices, then your community is at a competitive disadvantage to other communities and should consider encouraging the formation of one or more of the above mentioned groups.

RESOURCES:

- * Michigan Land Conservancies, Land Trusts and Similar Organizations (Web-based resource).
- * Land Trust Alliance. (2004) Land Trust Standards and Practices (PDF, 24 pages).
- * Michigan Agricultural Organizations (Web-based resource).
- * Michigan Watershed Organizations (Web-based resource).
- * Environmental Protection Agency: Watershed Academy (Web link to free watershed online training).
- * Environmental Protection Agency. (2003) Getting in Step: A Guide to Effective Outreach in Your Watershed (PDF Large, 49 pages).
- * Environmental Protection Agency. Getting in Step: Engaging and Involving Stakeholders in Your Watershed (PDF Large, 80 pages).
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Peninsula Township Supporting Resources (PDF, 1 page).

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Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: A, B, C, D, E

9. Does your community have any public or quasi-public land (local, state, national, institutional, nonprofit, etc.) on which valuable natural resources are permanently preserved?

A. Yes

B. No

If you answered "yes," your community has an important Smart Growth asset. Open spaces and preserved natural resources contribute to a high quality of life and can make a community more competitive. If you answered "no," your community should consider natural spaces as part of its Master Plan.

RESOURCES:

* Michigan Department of Natural Resources: Project and Ownership Boundaries (Web links to county specific maps, PDF large).

* Michigan Department of Natural Resources: Land Acquisition Sources – Maps with Funding Codes (Web links to county specific maps and resources, PDF large).

* Federal Lands and Indian Reservations: Michigan (Web-based resource).

* Regional and local examples of public and quasi-public land acquisitions: Southeast Michigan Millennium Greenways Trail (Web-based article).

* Ann Arbor Approves Greenbelt (Web-based article).

* Stories of Donated Nature Preserves and Donated Conservation Easements (Web-based articles).

* Newaygo Community Recreation and Natural Resource Conservation Planning Project Community Center (Web-based resource)

* Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Cannon Township: Preserving Scenic Viewsheds Along Transportation Corridors Offers Environmental and Economic Benefits (PDF, 1 page).

o Cannon Township Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Hamburg Township: Cluster Development Promotes Greater Density and Open Space Preservation (PDF, 1 page).

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 - o Macomb Multi-jurisdictional Agribusiness Program Supporting Resources (PDF, 1 page).
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 - o City of Newberry HLNA Resolution (PDF, 2 pages).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Peninsula Township: Purchase of Development Rights (PDR) Program Saves Highly Productive Farmland in One of Michigan's Most Pristine and Sought After Environments (PDF, 1 page).
 - o Peninsula Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Saginaw Bay Greenway Collaborative: Tri-county Greenway Plan Protects Water Quality and Natural Habitat from Sprawling Residential Development (PDF, 1 page).
 - o Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

10.

Are there any eco-tourism or agri-tourism businesses in your community?

- A. Yes
- B. No

If you answered “yes,” your community has businesses that contribute to the support of open spaces and natural resources. Eco-tourism and agri-tourism businesses provide opportunities for members of your community to enjoy the outdoors and nature. If you answered “no,” and your community has agricultural lands, rivers, lakes, wetlands, forests or other natural resources, there may be opportunities to develop eco-tourism or agri-tourism.

RESOURCES:

- * Michigan.org. Outdoor Tourism (Web-based resource).
- * Michigan.org. Farm and Mills Attractions (Web-based resource).
- * Michigan Department of Natural Resources: Natural Resources Boost Michigan's Economy (Web-based article).
- * Michigan State University Extension: Tourism Area of Expertise (Web-based resource)
- * Michigan State University Extension Tourism Area of Expertise: County Tourism Profiles (Web-based resource)
- * Great Lakes Information Network: Tourism in the Great Lakes Region (Web-based resource).
- * Michigan Department of Agriculture: Michigan Agricultural Tourism (Web-based resource).
- * Michigan Department of Agriculture: Michigan Farmer Market, U-Pick and Ag Tourism Directory (Web-based resource).
- * Michigan Department of Agriculture: Michigan Wines (Web-based resource).
- * Michigan Department of Agriculture: Summer Wine festivals (Web-based resource).
- * Michigan State University: Michigan Tourism Strategic Plan (Web-based resource).
- *

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Glen Arbor Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

11.

Development rights agreements or conservation easements have been recorded with the register of deeds in your community for the permanent protection of which of the following? (Check all that apply).

- A. Agricultural lands
- B. Forest lands
- C. Sensitive environments such as wetlands or stream corridors, or important habitats
- D. Undeveloped open spaces (future parks or recreation areas)
- E. Greenway corridors
- F. Scenic lands or scenic corridors

If you checked several or all of the choices, your community already has in place important Smart Growth strategies to preserve agricultural lands, habitats and other natural resource lands. If you checked few or none, your community should consider development rights agreements or conservation easements to permanently preserve a variety of types of lands in an undeveloped state or protected for long term management of a particular resource such as farmland or forestland. Permanently protected agricultural and forest lands, as well as undeveloped sensitive environments, habitat lands, greenway corridors and scenic lands can provide economic, environmental and quality of life benefits and greatly enhance the value of developed lands.

RESOURCES:

* Michigan Association of Conservation Districts. Planning & Zoning News. (August 2001). Tools for Farmland Preservation (PDF Large, 4 pages).

* Michigan Department of Agriculture: Enrolling in the Farmland Preservation Program (Web-based resource).

* Michigan Department of Agriculture: Conservation Easement – Land Owner Questionnaire (PDF, 3 pages).

* Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (PA 116) Farmland Agreements: Transferring, Dividing and Releasing (PDF, 2 pages).

* Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (PA 116) Farmland Agreements: Enrollment, Eligibility and Benefits (PDF, 2 pages).

* Michigan Department of Agriculture: Michigan Agricultural Preservation Fund Board Request for Qualification: Local Purchase of Development Rights Program (PDF, 3 pages).

* Skjaerlund, D. & Sheridan, S. Planning & Zoning News. (February 2003). Counties Establish PDR Programs & Designing Farmland Preservation Programs to Compliment Planned Growth (PDF Large, 7 pages).

* Fisher, G. Planning & Zoning News. (March 2003). Maintaining the Equilibrium of Fairness by Transfer of Development Rights (PDF Large, 8 pages).

* Skjaerlund, D. & Sheridan, S. Planning & Zoning News. (February 2003). The Practical Implementation of Transfer of Development Rights (PDF Large, 4 pages)

* Michigan Department of Agriculture: Policies and Procedures for the Michigan Agricultural Preservation Fund (PDF, 17 pages).

* Michigan Department of Agriculture: Example of a basic conservation easement held by the state (PDF, 12 pages).

* Michigan Department of Agriculture: Example of a farmland development rights easement held by the state (PDF, 11 pages).

* Michigan Department of Agriculture: Conservation Easement Donation Brochure (Web-based resource).

* Bidwell, D., Westphal, J., Wunsch, J. & Berton, V. (1996) Forging New Protections: Purchasing Development Rights to Save Farmland. How Peninsula Township, Michigan Designed and Built Support for Farmland Protection (PDF Large, 89 pages).

* Model Conservation Easement (Web-based resource).

* Potter-Witter, K. & Leighton, L. (2001) Reduce Your Taxes with Conservation Easements. (Web-based article)

* Stories of Donated Nature Preserves and Donated Conservation Easements (Web-based articles).

* Byers, E. & Marchetti Ponte, K. (2005) Land Trust Alliance: The Conservation Easement Handbook. (Book).

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Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: A, B, C, D, F

12.

Does your community have a Parks and Recreation Plan or Green Infrastructure Plan or an element of the Master Plan that provides for future open space?

A. Yes

B. No

If you answered "yes," your community has already put in place an important Smart Growth strategy. If you answered "no," your community should consider providing for future open space in a Parks and Recreation or Green Infrastructure Plan. These plans provide a basis for the implementation of strategies to acquire open space for the future.

RESOURCES:

* Michigan Department of Natural Resources. (2004) Guidelines for the Development of Community Park, Recreation and Open Space and Greenway Plans (PDF, 44 pages).

* Michigan Department of Natural Resources: 2003 - 2007 Comprehensive Outdoor Recreation Plan (PDF, 28 pages).

* Grand Valley Metropolitan Council. (2005) West Michigan Tool Kit for Local Green Inventories. Land Conservancy of West Michigan. (PDF Large, 32 pages).

* Warbach, J. Planning & Zoning News. (July 2004). An Introduction to Green Development & Green Development Implications for Community Planning (PDF Large, 8 pages)

- * Raber, J. (June 2000) Michigan Township News: The Many Faces of Township Parks and Recreation: Parks and Recreation Program Improve Quality of Life and Improve Community Spirit (PDF, 6 pages).
- * Environmental Protection Agency: Tools and Techniques for Strategic Conservation of Greenspace (Web-based resource).
- * John Cleveland IRN Inc. (2003) The West Michigan Green Infrastructure Strategy (PDF, 83 pages).
- * The Trust for Public Land: Local Green Printing for Growth (Web link to PDF).
- * The Trust for Public Land: The Excellent City Park System, What Makes it Great and How to Get There (Web link to PDF).
- * Charter Township of Meridian. Prepared by the Greenways Collaborative (2004) Meridian Township Green Space Plan (PDF, 59 pages).
- * Garvin, A. (2001) Parks, Recreation, and Open Space (PAS 497/498) American Planning Association.
 - o Available through: APA Bookstore (Book).
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Newaygo Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

13.

If yes, do any of the Plans cited in question 12 incorporate any opportunities to engage the public and local school system in environmental education and/or environmental protection?

A. Yes

B. No

If you answered “yes,” your community is planning to enrich the public’s understanding (both young and old) of the role of the environment in their community and its role in Smart Growth. If you answered “no,” your community, in cooperation with local schools, should consider the development of a Parks and Recreation Plan or Green Infrastructure Plan that provides for future open space, and for environmental outreach and education opportunities.

RESOURCES:

- * Green, G., Haines, A. & Haelbsky, S. Building Our Future: A Guide to Community Visioning (PDF Large, 276 pages).
- * Michigan Environmental Education (Web-based resource).
- * Michigan Environmental Education: Lesson Plans, Activities, Publications and Curriculum Material (Web-based resource).
- * MSU Extension: Junior Citizen Planner Program (Web-based resource)
- * MSU Extension: 4-H Youth Development Environmental and Outdoor Education (Web-based resource).
- * Michigan Department of Environmental Quality: Michigan Environmental Education Curriculum Support (Web-based resource).
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Village of Newberry HLNA Resolution (PDF, 2 pages).

Correct Answer: A

Your Response: A

14.

Are developers implementing projects which contain public open spaces (such as parks or natural areas) that connect to adjacent open spaces and/or preserve sensitive natural features?

- A. Yes
- B. No

If you answered “yes,” your community is already growing smart. Public natural spaces, such as parks and preserves are essential to the quality of life of a community and to attract new development. Open spaces of a particular development are substantially more valuable if they connect with open spaces of adjoining developments. The primary benefit is to give the entire community an image of substantial naturalness. Additional benefits are to provide for wildlife corridors and the potential for greenway connections for recreation. If you answered “no,” your community should encourage developers to design their projects to connect open spaces and protect sensitive natural features. The community should provide inventory maps to show where open space connections can be made.

RESOURCES:

- * Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).
- * Northeastern Illinois Planning Commission and Chicago Wilderness: Conservation Design Resource Manual: Language and Guidelines for Updating Local Ordinances (PDF Large, 18 pages).
- * Planning and Zoning Center. (2003) Cluster Development and Planned Unit Development Ordinance Examples (PDF, 29 pages).
- * Environmental Protection Agency. Model Open Space Ordinance (Web-based resource).
- * Warbach, J. Planning & Zoning News. (July 2004). An Introduction to Green Development & Green Development Implications for Community Planning (PDF Large, 8 pages).
- * Urban Land Institute. Prepared by McMahon, M. & Pawlukiewicz, M. (2002) The Practice of Conservation Development: Lessons in Success (PDF, 16 pages).
- * Hamburg Township, MI. Zoning Ordinance: Open Space Community (PDF, 13 pages).
- * Meyers, L. Planning & Zoning News. (October 2004). An examination of Open Space Zoning in Hamburg Township (PDF Large, 8 pages).
- * Austin, M. (2003) Resident Perspectives of the Open Space Conservation Subdivision in Hamburg Township, Michigan (PDF, 9 pages).
- * Kaplan, R. Austin, M., Kaplan, S. (2004) Open Space Communities: Residential Perceptions, Nature Benefits and Problems with Terminology (PDF Large, 14 pages).
- * Arendt, Randall. (1996) Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. Island Press.
 - o Available through www.amazon.com (Book).
- * Arendt, Randall. (1999) Growing Greener: Putting Conservation into Local Plans and Ordinances. Island Press.
 - o Available through www.amazon.com (Book).
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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

15.

Does your Zoning Ordinance provide a by right residential development option that permits a developer to cluster all permitted dwelling units on a portion of a site, provided there remains a minimum percentage (50% in townships and counties and 20% in cities and villages) of all the developable portion of a parcel be preserved as undeveloped open space? (As required by Section 125.3506, MICHIGAN ZONING ENABLING ACT, Act 110 of 2006 for areas residentially zoned at a density of 2 units per acre or 3 units per acre if served by public sewer, unless the requirement is met by ordinance existing prior to December 15, 2001, or the population of the unit of government is under 1,800.)

- A. Yes
- B. No

If you answered “yes,” your community has in place a zoning tool that can help it grow smart if used properly. If you answered “no,” your community should consider adopting such an ordinance. If your community is not exempt, according to PA 110 of 2006, your community is required to pass such an ordinance. It is important to note that by itself, an ordinance requiring a percentage of open space within each development does not ensure Smart Growth. Scattered development, even with substantial areas of preserved open space is not Smart Growth. Concentrated new development should occur close to existing development in order for a community to grow smart.

RESOURCES:

- * Michigan Zoning Enabling Act. See Section 125.3506, page 28. Open Space Preservation (PDF, 48 pages).
- * Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).
- * Northeastern Illinois Planning Commission and Chicago Wilderness: Conservation Design Resource Manual: Language and Guidelines for Updating Local Ordinances (PDF Large, 18 pages).
- * Planning and Zoning Center. (2003) Cluster Development and Planned Unit Development Ordinance Examples (PDF, 29 pages).
- * Environmental Protection Agency: Model Open Space Ordinance (Web-based resource)
- * Warbach, J. Planning & Zoning News. (July 2004) An Introduction to Green Development & Green Development Implications for Community Planning (PDF Large, 8 pages).
- * Urban Land Institute. Prepared by McMahon, M. & Pawlukiewicz, M. (2002) The Practice of Conservation Development: Lessons in Success (PDF, 16 pages).
- * Hamburg Township, MI. Zoning Ordinance: Open Space Community (PDF, 13 pages)
- * Meyers, L. Planning & Zoning News. (October 2004). An examination of Open Space Zoning in Hamburg Township (PDF Large, 8 pages).
- * Austin, M. (2003) Resident Perspectives of the Open Space Conservation Subdivision in Hamburg Township, Michigan (PDF, 9 pages).
- * Kaplan, R. Austin, M., Kaplan, S. (2004) Open Space Communities: Residential Perceptions, Nature Benefits and Problems with Terminology (PDF Large, 14 pages).
- * Arendt, Randall. (1996) Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. Island Press.
 - o Available through www.amazon.com (Book).
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 - o Available through www.amazon.com (Book).
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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

16.

In public and private meetings, do community leaders and elected officials:

- A. Promote cluster housing development as an approach to preserve open space in the community?
- B. Oppose the development of cluster housing development?

If you answered, “A,” your community leaders support growing smart. Clustering is one important approach to preserving open space. If you answered, “B,” your community leaders are not ready to grow smart using this tenet, and need to learn how clustering can help sustain the community in the future.

Resources:

- * Austin, M. (2003) Resident Perspectives of the Open Space Conservation Subdivision in Hamburg Township, Michigan (PDF, 9 pages).
- * Kaplan, R. Austin, M., Kaplan, S. (2004) Open Space Communities: Residential Perceptions, Nature Benefits and Problems with Terminology (PDF Large, 14 pages).
- * Arendt, R. (August 1992) Planning Commissioners Journal. Open Space Zoning: What it is and Why it Works (Web-based article).

- * National Association of Home Builders: Environmental Policies (Web-based resources).
- * National Association of Home Builders: Open Space/Cluster Design (Web-based resources).
- * National Association of Realtors: Some Benefits of Conservation Design (Web-based resource).

Correct Answer: A

Your Response: A

17.

Does your community's Zoning Ordinance encourage cluster development and conservation subdivisions such as clustering 1-3 acre lots in areas zoned for much less density (5-20 or greater acre lots) in order to protect open space?

- A. Yes
- B. No

If you answered "yes," your community has in place a regulatory tool to help preserve open space and possibly agricultural and/or forest land. If you answered "no," your community should consider adopting clustering and conservation subdivisions. The purpose of clustering is to place all of the dwelling units that zoning permits for a parcel on a portion of the parcel, leaving the remaining as open space.

Resources:

- * Planning and Zoning Center. (2003) Cluster Development and Planned Unit Development Ordinance Examples (PDF, 29 pages).
- * Michigan State University Extension. Prepared by Cortright, R. and Arendt, R. (2003) Better Designs for Development in Michigan: Putting Conservation into Local Land Use Regulations (PDF, 11 pages).
- * Northeastern Illinois Planning Commission and Chicago Wilderness: Conservation Design Resource Manual: Language and Guidelines for Updating Local Ordinances (PDF Large, 18 pages).
- * Environmental Protection Agency. Model Open Space Ordinance (Web-based resource)
- * Warbach, J. Planning & Zoning News. (July 2004). An Introduction to Green Development & Green Development Implications for Community Planning (PDF Large, 8 pages).
- * Urban Land Institute. Prepared by McMahon, M. & Pawlukiewicz, M. (2002) The Practice of Conservation Development: Lessons in Success (PDF, 16 pages).
- * Hamburg Township, MI. Zoning Ordinance: Open Space Community (PDF, 13 pages).
- * Meyers, L. Planning & Zoning News. (October 2004) An examination of Open Space Zoning in Hamburg Township (PDF Large, 8 pages).
- * University of Minnesota Extension: Residential Cluster Development Fact Sheet Series (Web-based resource).
- * The St. Croix County Development Design Study: Rural Cluster Development (Web-based resource).
- *

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Cannon Township: Preserve Scenic Viewsheds and Rural Character Along Transportation Corridors (PDF, 1 page).

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Cannon Township Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Hamburg Township: Cluster Development Promotes Greater Density and Open Space Preservation (PDF, 1 page).

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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

18.

Does your community have compact development policies, or an urban service area or similar tool such as an urban limit line that directs the use of public funds for roads, sewer and/or water to areas within the boundary and not beyond into agricultural, forest or open space lands?

- A. Yes
- B. No

If you answered "yes," your community has in place a potentially effective tool to grow smart. If you answered "no," your community should consider establishing an urban services boundary, possibly in conjunction with adjoining units of government. An urban services boundary serves to establish a location for growth that can be efficiently served by local units of government, thereby consolidating both development and undeveloped space. See also Tenet 9.

Resources:

- * Institute for Public Policy and Social Research (2000) Urban Growth Boundaries: A Brief for the Michigan Legislature (PDF, 10 pages).
- * City of Frankenmuth & Frankenmuth Township (2005) City-Township Growth Management Plan. Chapter 9. Growth Management Strategy (PDF, 14 pages).

Correct Answer: A

Your Response: B

19. Which of the following natural resource protection ordinances (or sections of the existing ordinance) has your community adopted? (Check all that apply, if any).

- A. Natural Features Protection Ordinance
- B. Wetland Protection Ordinance
- C. Floodplain Ordinance
- D. Woodland/Tree Protection Ordinance
- E. Steep Slope Protection Ordinance
- F. Natural Rivers Ordinance (where there is a designated Natural River)
- G. Wellhead Protection Ordinance
- H. Farmland Protection Development Rights Ordinance
- I. Forestland Protection Development Rights Ordinance
- J. Sand Dune Protection Ordinance
- K. High Risk Erosion Ordinance
- L. Soil Erosion/Sedimentation Ordinance
- M. Transfer of Development Rights Ordinance with identified sending and receiving zones
- N. Other

If you checked most or all of the choices, your community has tools with the potential to help preserve important natural resources. If you answered “no,” your community should consider adopting the appropriate ordinances. Natural resource protection ordinances can help a community grow smart. If you checked few or none of the choices, your community should consider adopting the appropriate tools listed above.

Resources:

- * Michigan Department of Environmental Quality. Prepared by Ardizzone, K. & Wyckoff, M. (2003) Filling the Gaps: Environmental Protection Options for Local Governments. Part II Law of the Land. The Appendices include sample ordinances. (PDF Large, 57 pages).
- * Michigan Department of Environmental Quality & Huron River Watershed Initiative. (2003) Sample Wetlands Ordinance (PDF, 26 pages).
- * Partnerships for Change: Floodplain Management Standards (Web-based resource).
- * Partnerships for Change: Tree Preservation Standards (Web-based resource).
- * Michigan Society of American Foresters: Forest Management Guidelines for Michigan (Web-based resource).
- * Michigan Department of Environmental Quality. (1994) Sample High Risk Erosion Areas Ordinance (PDF, 38 pages).
- * Michigan Department of Natural Resources. (1990) Sample Natural Rivers Ordinance (PDF, 23 pages).
- * Michigan Department of Environmental Quality: Contingency Plans: Guidance for Developing a Wellhead Protection Program Plan (PDF, 2 pages).
- * Michigan Department of Environmental Quality: Checklist for Local Wellhead Protection Plan Approval (PDF, 2 pages).
- * Michigan Association of Conservation Districts. Planning & Zoning News. (August 2001). Tools for Farmland Preservation (PDF Large, 4 pages).
- * Michigan Department of Agriculture: Enrolling in the Farmland Preservation Program (Web-based resource).
- * Michigan Department of Agriculture: Conservation Easement – Land Owner Questionnaire (PDF, 3 pages).
- * Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (PA 116) Farmland Agreements: Transferring, Dividing and Releasing (PDF, 2 pages).
- * Michigan Department of Agriculture: The Farmland and Open Space Preservation Program (PA 116) Farmland Agreements: Enrollment, Eligibility and Benefits (PDF, 2 pages).
- * Michigan Department of Agriculture: Michigan Agricultural Preservation Fund Board Request for Qualification: Local Purchase of Development Rights Program (PDF, 3 pages).
- * Peninsula Township, MI. Purchase of Development Rights Ordinance (PDF, 16 pages).
- * Department of Natural Resources, Coastal Management Program. (1990) Sample Critical Dune Overlay District (PDF 13 pages).
- * Chocoy Township. Prepared by Riley, D. (2003) Lake Superior Shoreline/Dune Protection Overlay District (PDF, 2 pages).
- * Hope Crosky of Spicer Group Inc. & Michigan Department of Environmental Quality. (2003) Sample Soil Erosion & Sedimentation Control Ordinance (PDF, 19 pages).
- * American Planning Association: Model Transfer of Development Rights Ordinance (PDF, 11 pages).
- * Fisher, G. Planning & Zoning News. (March 2003). Maintaining the Equilibrium of Fairness by Transfer of Development Rights (PDF Large, 8 pages).

- * Skjaerlund, D. & Sheridan, S. Planning & Zoning News. (February 2003). The Practical Implementation of Transfer of Development Rights(PDF Large, 4 pages).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Cannon Township: Preserving Scenic Viewsheds Along Transportation Corridors Offers Environmental and Economic Benefits (PDF, 1 page).
 - o Cannon Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Hamburg Township: Cluster Development Promotes Greater Density and Open Space Preservation (PDF, 1 page).
 - o Hamburg Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Glen Arbor Township: Coordination Between Planning and Zoning Proves Key to Environmental Preservation in a Lakeshore Community (PDF, 1 page).
 - o Glen Arbor Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Macomb Multi-jurisdictional Agribusiness Program: Multi-jurisdictional Effort Preserves Agribusiness Opportunities in a Growing County (PDF, 1 page).
 - o Macomb Multi-jurisdictional Agribusiness Program Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Peninsula Township: Purchase of Development Rights (PDR) Program Saves Highly Productive Farmland in One of Michigan's Most Pristine and Sought After Environments (PDF, 1 page).
 - o Peninsula Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Saginaw Bay Greenway Collaborative: Tri-county Greenway Plan Protects Water Quality and Natural Habitat from Sprawling Residential Development (PDF, 1 page).
 - o Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G, H, I, J, K, L, M, N

Your Response: B, C, E, L

20.

Which of the following techniques does your community utilize to preserve water quality? (Check all that apply, if any).

- A. Deep setbacks for structures and septic systems
- B. Large minimum lot width and depth along shorelines
- C. Soil erosion and sedimentation ordinance
- D. Participation in the National Flood Insurance Program?
- E. Prohibition of filling or building within the floodplain
- F. Fertilizer ordinance (where permitted by state statute)
- G. Pet waste ordinance
- H. Wetland treatment of stormwater
- I. Rain gardens
- J. Septic tank maintenance or certification at transfer
- K. Well-head protection ordinance

If you checked most or all of the choices, your community has many tools already in place for protecting water quality. Protecting water quality is essential to quality of life and a community's sustainability. If you checked few or none of the choices, your community should consider adopting a comprehensive suite of water quality protection regulations and non-regulatory approaches.

Resources:

- * Environmental Protection Agency: Protecting Water Resources with Smart Growth (PDF Large, 120 pages).
- * Environmental Protection Agency: Making the Connection: Smart Growth and Water Resource Protection (Training Module, PDF Large, 29 pages).
- * National Association for Local Government Environmental Officials, Public Trust for Land, EGR. (2003) Smart Growth for Clean Water: Helping Communities Address the Water Quality Impacts of Sprawl (PDF Large, 66 pages).
- * Environmental Protection Agency: Watershed Academy (Web link to free watershed online training).
- * Environmental Protection Agency: Getting in Step: A Guide to Effective Outreach in your Watershed (PDF Large, 49 pages).
- * Environmental Protection Agency: Getting in Step: Engaging and Involving Stakeholders in your Watershed (PDF Large, 80 pages).
- * Warbach, J. Planning & Zoning News. (September 1999). Watershed Planning Efforts in Michigan (PDF Large, 12 pages).
- * Michigan Department of Environmental Quality. Prepared by Brown, E., Peterson, A., Kline-Robach, R. Smith, K. & Wolfson, L. (2000) Developing a Watershed Management Plan for Water Quality: An Introductory Guide (PDF Large, 56 pages).
- * Institute for Water Research (Web-based resource).

* Michigan Department of Environmental Quality & Huron River Watershed Initiative. (2003) Sample Wetlands Ordinance (PDF, 26 pages).
* Hope Crosky of Spicer Group Inc. & Michigan Department of Environmental Quality. (2003) Sample Soil Erosion & Sedimentation Control Ordinance (PDF, 19 pages).

*

Crawford, R. Planning & Zoning News. (February 1992). Parking Construction Deferral (PDF, 4 pages)

* Tipp of the Mitt Watershed Council. (1997) Sample Stormwater Ordinance (PDF, 2 pages).

* Michigan Department of Environmental Quality: Septage Program

* Michigan Department of Environmental Quality: Contingency Plans: Guidance for Developing a Wellhead Protection Program Plan (PDF, 2 pages).

* Michigan Department of Environmental Quality: Checklist for Local Wellhead Protection Plan Approval (PDF, 2 pages).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) City of Grand Rapids: Environmentally Efficient Design Offers Economic, Environmental and Social Benefits for Michigan Cities (PDF, 1 page).

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Green Building Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Glen Arbor Township: Coordination Between Planning and Zoning Proves Key to Environmental Preservation in a Lakeshore Community (PDF, 1 page).

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Glen Arbor Township Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Saginaw Bay Greenway Collaborative: Tri-county Greenway Plan Protects Water Quality and Natural Habitat from Sprawling Residential Development (PDF, 1 page).

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Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A, B, E, F, G, J, K

Your Response: B, C, D, E, G, H

21.

Has your community implemented a stormwater management ordinance or stormwater management provisions within your Zoning Ordinance which uses the following regulatory or non-regulatory mechanisms? (Check all that apply, if any).

- A. Onsite stormwater retention and treatment requirements
- B. Require the use of natural systems such as vegetated buffers and drains, rain gardens, or “natural” retention systems
- C. Land banking for parking lots
- D. Limitations on the percentage of lot coverage by impervious surfaces
- E. Require or encourage porous pavement in new developments
- F. Encourage green roofs and low impact design

If you checked several or all of the stormwater regulatory mechanisms, your community has in place tools to help grow smart by protecting water quality. If you checked few or none, your community should consider adopting many or all of the provisions. Stormwater management is essential to growing smart, and the regulatory and non-regulatory mechanisms listed will go a long way to protecting or improving water quality.

Resources:

* Tip of the Mitt Watershed Council. (1997) Sample Stormwater Ordinance (PDF, 2 pages).

* Environmental Protection Agency: Protecting Water Resources with Smart Growth (PDF Large, 120 pages).

* Environmental Protection Agency: Making the Connection: Smart Growth and Water Resource Protection (Training Module, PDF Large, 29 pages).

* National Association for Local Government Environmental Officials, Public Trust for Land, EGR. (2003) Smart Growth for Clean Water: Helping Communities Address the Water Quality Impacts of Sprawl (PDF Large, 66 pages).

* Environmental Protection Agency: Watershed Academy (Web link to free watershed online training).

* Environmental Protection Agency: Getting in Step: A Guide to Effective Outreach in your Watershed (PDF Large, 49 pages).

* Environmental Protection Agency: Getting in Step: Engaging and Involving Stakeholders in your Watershed (PDF Large, 80 pages).

* Warbach, J. Planning & Zoning News. (September 1999). Watershed Planning Efforts in Michigan (PDF Large, 12 pages).

* Michigan Department of Environmental Quality. Prepared by Brown, E., Peterson, A., Kline-Robach, R. Smith, K. & Wolfson, L. (2000) Developing a Watershed Management Plan for Water Quality: An Introductory Guide (PDF Large, 56 pages).

* Institute for Water Research (Web-based resource).

* Michigan Department of Environmental Quality & Huron River Watershed Initiative. (2003) Sample Wetlands Ordinance (PDF, 26 pages).

* Hope Crosky of Spicer Group Inc. & Michigan Department of Environmental Quality. (2003) Sample Soil Erosion & Sedimentation Control Ordinance (PDF, 19 pages).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) City of Grand Rapids: Environmentally Efficient Design Offers Economic, Environmental and Social Benefits for Michigan Cities (PDF, 1 page).

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Green Building Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Glen Arbor Township: Coordination Between Planning and Zoning Proves Key to Environmental Preservation in a Lakeshore Community (PDF, 1 page).

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Glen Arbor Township Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Saginaw Bay Greenway Collaborative: Tri-county Greenway Plan Protects Water Quality and Natural Habitat from Sprawling Residential Development (PDF, 1 page).

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Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response: D, E

22.

Does your community have or has it participated in the creation of a watershed management plan?

A. Yes

B. No

If you answered “yes,” your community is employing an important Smart Growth strategy. Watershed management planning can help ensure that as a community grows, water quality is protected. If you answered “no,” your community should consider participating in planning for the watershed in which it is located.

Resources:

* Warbach, J. Planning & Zoning News. (September 1999). Watershed Planning Efforts in Michigan (PDF Large, 12 pages).

* Michigan Department of Environmental Quality. Prepared by Brown, E., Peterson, A., Kline-Robach, R. Smith, K. & Wolfson, L. (2000) Developing a Watershed Management Plan for Water Quality: An Introductory Guide (PDF Large, 56 pages).

* Institute for Water Research (Web-based resource).

* Michigan Watershed Organizations (Web- based resource).

* Environmental Protection Agency: Getting in Step: A Guide to Effective Outreach in your Watershed (PDF Large, 49 pages).

* Environmental Protection Agency: Getting in Step: Engaging and Involving Stakeholders in your Watershed (PDF Large, 80 pages).

* Environmental Protection Agency: Protecting Water Resources with Smart Growth (PDF Large, 120 pages).

* Environmental Protection Agency: Making the Connection: Smart Growth and Water Resource Protection (Training Module, PDF Large, 29 pages).

* National Association for Local Government Environmental Officials, Public Trust for Land, EGR. (2003) Smart Growth for Clean Water: Helping Communities Address the Water Quality Impacts of Sprawl (PDF Large, 66 pages).

* Environmental Protection Agency: Watershed Academy (Web link to free watershed online training).

* Hope Crosky of Spicer Group Inc. & Michigan Department of Environmental Quality. (2003) Sample Soil Erosion & Sedimentation Control Ordinance (PDF, 19 pages).

* Tipp of the Mitt Watershed Council. (1997) Sample Stormwater Ordinance (PDF, 2 pages).

* Michigan Department of Environmental Quality & Huron River Watershed Initiative. (2003) Sample Wetlands Ordinance (PDF, 26 pages).

* Warbach, J. Planning & Zoning News. (June 1998). Imperviousness Regulations (PDF Large, 12 pages).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Glen Arbor Township: Coordination Between Planning and Zoning Proves Key to Environmental Preservation in a Lakeshore Community (PDF, 1 page).

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Glen Arbor Township Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Saginaw Bay Greenway Collaborative: Tri-county Greenway Plan Protects Water Quality and Natural Habitat from Sprawling Residential Development (PDF, 1 page).

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Saginaw Bay Greenway Collaborative Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

23.

Which of the following does your community have in place to help encourage a positive relationship between farmers and local residents?(Check all that apply, if any).

- A. A local right-to-farm ordinance or provisions in the Zoning Ordinance that tie to right-to-farm.
- B. An education program for new and existing non-farm residents on right-to-farm issues.
- C. Adequate buffering between working farms and adjacent non-farm residential developments.
- D. Zoning Ordinance requirements that limit the number of non-farm residential units that can be built in agriculturally zoned areas.

If you checked most or all of the choices, your community already has tools to help sustain an agricultural economy. If you checked few or none of the choices, your community should consider employing a full set of tools available to help maintain a positive relationship between working farms and non-farm residents. Non-farm residents often seek to move to agricultural areas for amenity values, but do not understand the generally accepted agricultural practices needed to sustain agricultural production, and the local agricultural economy. Your community can do a lot to foster an understanding among non-farm residents about essential farming practices and by doing so help the community to grow smart.

Resources:

* State of Michigan: Michigan Right to Farm Act (Web-based resource with link to act).

* Michigan State University Extension: Legal Issues Involved in Rural Planning and Zoning (PDF, 9 pages).

* Michigan State University Extension: Sample Zoning Language for Animal Feeding Operations in Michigan (PDF, 13 pages).

*

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Macomb Multi-jurisdictional Agribusiness Program: Multi-jurisdictional Effort Preserves Agribusiness Opportunities in a Growing County (PDF, 1 page).

o

Macomb Multi-jurisdictional Agribusiness Program Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Peninsula Township: Purchase of Development Rights (PDR) Program Saves Highly Productive Farmland in One of Michigan's Most Pristine and Sought After Environments (PDF, 1 page).

o

Peninsula Township Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D

Your Response: C

24.

Does new development occur in or adjacent to previously developed areas and avoid undeveloped farmland, sensitive natural features or forestland?

- A. Yes
- B. No.

If you answered “yes,” your community is growing smart. If you answered “no,” your community should update its Master Plan and Zoning Ordinance in order to direct development away from lands that serve to sustain the community’s environment, quality of life and competitiveness.

Resources:

* Michigan Department of Environmental Quality. Prepared by Ardizone, K. & Wyckoff, M. (2003) Filling the Gaps: Environmental Protection Options for Local Governments (Web link to report).

Correct Answer: A

Your Response: B

25.

Which of the following does your community have in place to preserve natural beauty? (Check all that apply, if any).

- A. Design guidelines that show how to use vegetation to protect or enhance natural beauty along roads and other areas of the community
- B. Woodlands protection ordinance.
- C. Site Plan Review landscaping standards that encourage the use of native plants, including along roadways.
- D. Heritage tree protection ordinance.
- E. Natural beauty roads program

If you checked several or all of the natural beauty preservation tools listed above, your community is well-equipped to grow smart. If you checked few or none of the choices, your community should consider developing the full suite of tools. The preservation of natural beauty greatly increases quality of life and a community’s competitiveness. In many communities, natural beauty depends largely on the presence of extensive stands of native or naturally-occurring vegetation. Retaining existing vegetation during the construction process is easier than replanting, but cleared sites will need new plantings. Design guidelines and clear, adequate standards in the Zoning Ordinance can provide for substantial plantings.

Resources:

- * Scenic Heritage Route. M-22 Leelanau County: Guidebook: Design Principles, Signage, Buffering, Access, Lighting (PDF, 6 pages). S
- * State of Michigan: Guidelines for Designation of Natural Beauty Roads (PDF, 4 pages).
- * Land Information Access Association. Prepared by the US-2 Visual Enhancement Planning Project Partnership. (2003) US-2 Corridor Visual Enhancement Plan, Escanaba/Gladstone (PDF Large, 55 pages).
- * Scenic America (Web-based resource).
- *

Michigan Smart Growth Case Study: Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas. Prepared by Forsyth, M. (2006) Cannon Township: Preserve Scenic Viewsheds and Rural Charcter Along Transportation Corridors (PDF, 1 page).

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Cannon Township Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: C, E

Tenet 8: Provide a variety of transportation choices

Points Awarded 371
Points Missed 445
Percentage 45%

1.

Does your community have a Transportation Plan (or a transportation element within your Master Plan) that does any of the following? (Check all that apply, if any).

- A. Establishes consistent policies that reflect and support the Master Plan, Zoning Ordinance, capital improvement program, access management plan and new development on a regional basis?
- B. Coordinates and supports multi-jurisdictional land use and transportation planning along regional transportation corridors?
- C. Provides goals, objectives and strategies to enhance an interconnected pedestrian network which serves the entire community?
- D. Provides goals, objectives and strategies to implement infrastructure and initiatives to promote bicycling and other non-motorized transportation options?
- E. Provides goals, objectives and strategies to implement public transit systems that are appropriate to the size, scale and need of your community?
- F. Provides goals, policies and objectives that prioritize improvements and maintenance of existing roads rather than the construction of new roads?
- G. Identifies where and when public funding will be necessary to implement context sensitive solutions to transportation issues?

If you checked most or all of the choices, your community has an important Smart Growth readiness tool. A transportation plan that is consistent with land use policies and regulations will create a harmonious strategy to guide where, when and how your community grows. In this regard, regional coordination and a dedication to diversifying and maintaining your existing transportation network are critical practices inherent in effective regional transportation planning and decision making. If you checked few or none of the choices, your community should determine if current transportation policies accurately reflect the vision of your community and region. Identify inconsistencies between your Master Plan, Zoning Ordinance and CIP and opportunities for multi-jurisdictional coordination.

Resources:

- *
 - Ewing, R. (1997) Transportation & Land Use Innovations: When You Can't Pave Your Way Out Of Congestion. American Planning Association.
 - o Available through: APA Bookstore (Book).
- *
 - US Department of Transportation Federal Highway Administration: Planning for Transportation in Rural Areas (Web-based resource).
- *
 - US Department of Transportation Federal Highway Administration: A Citizens Guide to Transportation Decision Making (Web-based resource).
- *
 - Edwards, John D. (1999) Transportation Planning Handbook. 2nd edition. Institute of Transportation Engineers.
 - o Available through: Amazon.com.
- *
 - Michigan Department of Transportation: Session Ten: Context Sensitive Solutions In Transportation Planning. (PDF).
- *
 - Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) Eight Mile Boulevard Association: Innovative Public and Private Partnership Initiates Economic Development Program to Revitalize Corridor (PDF, 1 page).
 - o Eight Mile Supporting Resources (PDF, 1 page).
- *

Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) City of Ann Arbor: Alternative Transportation Initiative Creates One of the Nation's Best Places for Commuters (PDF, 1 page).

- o City of Ann Arbor Supporting Resources (PDF, 1 page).
- o City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

*

Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) City of Grand Rapids, Grand Rapids Township, Plainfield Township: Coordination was the Key to Encourage Smart Growth Instead of Sprawl Along a Heavily Traveled Metropolitan Corridor (PDF, 1 page).

- o North East Beltline Joint Development Plan (PDF, 46 pages).

*

Michigan Smart Growth Case Study: Provide a Variety of Transportation Choices. Prepared by Forsyth, M. (2006) City of Alpena: Extensive Pathway and Sidewalk System Makes Connections Between Community Health, History and Growth (PDF, 1 page).

- o City of Alpena Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Provide a Variety of Transportation Choices. Prepared by Forsyth, M. (2006) City of Marquette: Dedication to Creating a Walkable, Healthy Environment Receives State and National Recognition (PDF, 1 page).

- o City of Marquette Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Create Walkable Neighborhoods. Prepared by Forsyth, M. (2006) City of Holland: The Vision for Creating a Walkable Community Becomes Reality Through Consistency Between Planning and Investment Strategies (PDF, 1 page).

- o City of Holland Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G

Your Response:

2. In regard to identifying, financing and managing transportation improvement projects, does your Capital Improvement Program (CIP) do any of the following? (Check all that apply, if any).

- A. Establishes a Fix-it-first policy for existing transportation infrastructure?
- B. Prioritizes funding for transportation improvements that diversifies and accommodates different transportation options?
- C. Complements the goals, policies and regulations established in your transportation and Master Plan?
- D. Establishes level of service (LOS) standards and classifications based on a comprehensive assessment of existing service capacity and need in relation to fiscal expenditures, the transportation plan and regional impact?
- E. Coordinates assessment, development and execution of transportation improvements with neighboring jurisdictions and/or the county?

If you checked most or all of the choices, you have a sound Smart Growth strategy in place to improve your transportation system. The needs and services associated with transportation systems are difficult to quantify and finance for a single local jurisdiction. However, maintaining a "fix it first" policy within your CIP which is consistent and coordinated on a multi-jurisdictional basis can be one of the best ways to properly evaluate and implement long term, context sensitive solutions to transportation issues. If you checked few or none of the choices, your community is not properly using a key Smart Growth readiness tool that can determine the relative success of community transportation investment.

Resources:

- * Williams, K. Planning and Zoning News. (February 1992) Strategies for Managing Capital Improvements (PDF Large, 4 pages).
- * Michigan Department of Transportation: Session Ten: Context Sensitive Solutions In Transportation Planning. (PDF Presentation format, 11 pages).
- * Michigan Department of Transportation: Context Sensitive Solution Case Studies (Web-based resource).

Correct Answer: A, B, C, D, E

Your Response: A, B

3.

Do Subdivision Regulations provide the planning commission or local governing body with the flexibility to do any of the following: (Check all that apply, if any).

- A. Require new streets to connect to existing ones?

- B. Allow for stub-streets to interconnect with future streets?
- C. Require sidewalks in new development?

If you checked most or all of the choices, you have a Smart Growth readiness tool in place that can greatly reduce the impact of new development on your transportation network. This tool provides a measure of discretion on integrative transportation concerns and serves as a complimentary tool to the Master Plan and Zoning Ordinance. The Master Plan should also be used to evaluate if connecting or building new roads and sidewalks is consistent with the vision of the community in particular locations. If you checked few or none of the choices, your community should consider amending your Subdivision Regulations so that you can use these tools to better support the policies of your Master Plan and your decision making process.

Resources:

- * Michigan Department of Community and Economic Growth: Subdivision Control Manual (Web link to PDF, 45 pages).
- * Wyckoff, M. (1988) Site Plan Review: A Guidebook for Planning and Zoning Commissioners. Michigan Society of Planning
 - o Available through: www.planningmi.org.
- * Freilich, R. & Shultz, M. (1995) Model Subdivision Regulations. American Planning Association.
 - o Available through: APA Bookstore.

Correct Answer: A, B, C

Your Response: A, B, C

4. Does your community have an access management plan (or an access management element within your transportation or Master Plan) that does the following? (Check all that apply, if any).

- A. Provides safe and efficient internal circulation between adjacent parcels with connected parking lots, front and/or rear access drives that link to local streets and main thoroughfares?
- B. Reduces congestion through implementation of medians, turn lanes, turning restrictions (such as right-turn only) and proper spacing of driveways and intersections?
- C. Establishes sight distance requirements that are consistent with MDOT requirements?
- D. Regulate the number, location, size and design of driveways and encourage shared driveways?
- E. Locates driveways away from intersections, other driveways, railroads and freeway entrances/exits?
- F. Provides a mechanism for intergovernmental cooperation between adjoining governmental units and road authorities that are involved in the driveway permit, review and approval process?
- G. Is consistent and representative within Master Plan and transportation plans, Zoning Ordinance and Site Plan Review standards?

If you checked most or all of the choices, you have a key Smart Growth transportation tool in place. Appropriate access management planning can mean the difference between a congested, dangerous roadway or an attractive, free flowing thoroughfare. Sound access management improves safety and emergency response times and also supports efficient commerce and economic opportunity for local businesses. If you checked few or none of the choices, identify problem areas in your community and develop an access management plan to address those issues. Often these plans must be inter-jurisdictional to be effective.

Resources:

- * Federal Highway Administration: Improving Driveway and Access Management in Michigan (PDF Large, 43 pages).
- * Planning & Zoning Center, Inc. under contract to the Michigan Department of Transportation. (2001) Reducing Traffic Congestion and Improving Traffic Safety in Michigan Communities: The Access Management Guidebook. Michigan Association of Planning.
 - o Available through: Michigan Association of Planning.
- * Michigan Association of Planning. Prepared by Planning & Zoning Center Inc. (1992) Community Planning Handbook: Tools and Techniques for Guiding Community Change.
 - o Available through: Michigan Association of Planning (Book).
- * Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) Dickinson County Communities: Intergovernmental Cooperation Leads to the Implementation of a Regional Access Management Plan (PDF, 1 page).
 - o

Central Upper Peninsula Planning and Development Region. Prepared by the Planning and Zoning Center, Inc. (2005) US-2/US-141/M-95 Access Management Action Plan (Web link to report).

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Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) City of Grand Rapids, Grand Rapids Township, Plainfield Township: Coordination was the Key to Encourage Smart Growth Instead of Sprawl Along a Heavily Traveled Metropolitan Corridor (PDF, 1 page).

o

North East Beltline Joint Development Plan (PDF, 46 pages).

Correct Answer: A, B, C, D, E, F, G

Your Response: A, D, E

5.

Does your transportation plan support and your Zoning Ordinance allow different street widths, depending on the functional classification of the roadway, character of the area, the projected volume of traffic, and/or the desired speed of traffic?

A. Yes

B. No

If you answered “yes,” you have an important Smart Growth readiness tool in place to encourage traditional neighborhood development (TND) and pedestrian-oriented transportation systems. This tool helps calm and slow traffic in residential areas while improving safety and encouraging walkability. In commercial and industrial areas, it helps ensure safe, efficient traffic flows. This tool can also help create alleyways or shared drives which accommodate rear parking and traditional housing façades. If you answered “no,” developing flexible street width standards must consider emergency access concerns. Involve local fire and police departments early in the process when developing new street width regulations.

Resources:

- * Division of Highways North Carolina Department of Transportation: TND Guidelines (PDF, 24 pages).
- * Dane County, WI: Model TND Ordinance Version 1.0, Section 5.2 Street Standards (PDF, 7 pages).
- * Urban Land Institute. Prepared by Chellman, C (2000) The Design of New Urbanist Streets(PDF, 20 pages).
- * City of Colorado Springs, CO: Mixed-Use Design Manual, Street Standards. (PDF, 28 pages).

Correct Answer: A

Your Response: A

6. Does your community offer public transit that achieves the following? (Check all that apply, if any).

- A. Provides an efficient means of travel between regional business, employment centers, schools, parks and residential areas.
- B. Coordinated and financed on a multi-jurisdictional basis.
- C. Maintained and financed to ensure optimal performance.
- D. Offers attractive and well-maintained transit stops and transit centers.
- E. Used by regional residents of different income levels, lifestyles and cultures.

If you answered “yes,” your community and region have reached a major Smart Growth achievement. Effective multi-jurisdictional transit planning requires sound regional coordination in land use planning, fiscal agreements and shared responsibilities to maintain and support the continued use of a regional transit system. Multi-jurisdictional transit provides equity, opportunity and convenience to regional residents and is an incentive that can attract new business if done right. If you answered “yes” but your transit system is not used by many persons then maintenance, marketing and coordination between jurisdictions are critical. If you answered “no,” identify opportunities for regional coordination and development of a public transit system that is appropriate for the size and scale of your region. The following resources will help determine if transit can be supported by your regional community.

Resources:

- * Morris, M. (1996) Creating Transit-Supportive Land-Use Regulations: a Compendium of Codes, Standards and Guidelines. American Planning Association.
 - o Available through: APA Bookstore.
- * Local Government Commission. Prepared by Rood, T. (1998).
 - o The Local Index of Transit Availability: An Implementation Manual (PDF, 40 pages).
 - o Local Index of Transit Availability: Supplementary Spreadsheet (XLS).
- *

Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) City of Ann Arbor: Alternative Transportation Initiative Creates One of the Nation’s Best Places for Commuters (PDF, 1 page).

- o City of Ann Arbor Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: A, B, C, D, E

7.

Does your community provide infrastructure to promote bicycling as a viable, healthy transportation option by any of the following? (Check all that apply, if any).

- A. Providing well-maintained bike lanes, five feet in width along or between local transportation corridors.
- B. Providing non-motorized paths that connect recreation facilities and other community destinations.
- C. Implementing access management strategies that improve safety and efficiency of both bicycle and vehicular travel.
- D. Providing appropriate signage and bike racks in common community destinations such as schools, public buildings, work places and shopping centers.

If you checked most or all of the choices, your community is already bikeable. Bicycling provides a healthy, cost-effective alternative to driving and will continue to develop into a more attractive transportation option as gas prices increase. If you checked few or none of the choices, consider cost-effective options that will accommodate bikers, expand transportation choices and promote healthy living in your community.

Resources:

- * League of Michigan Bicyclists (Web-based resource).
- * Michigan Department of Community Health: What Every Michigan Bicyclist Must Know (PDF Large, 38 pages).
- * Pedestrian and Bicycle Information Center: Bikeability Checklist (PDF, 6 pages).
- *

Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) City of Ann Arbor: Alternative Transportation Initiative Creates One of the Nation's Best Places for Commuters (PDF, 1 page).

- o City of Ann Arbor Supporting Resources (PDF, 1 page).
- o City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

Correct Answer: A, B, C, D

Your Response: B, D

8.

Does your community encourage bicycling through any of the following? (Check all that apply, if any).

- A. Inventorying existing conditions and developing a strategy or plan to improve biking conditions.
- B. Programs that promote bicycling to work, school or for recreational purposes.
- C. Accommodating advanced or experienced riders, basic or less confident riders and children.

If you checked most or all of the choices, your community is taking important steps to promoting active lifestyles and cost-effective transportation options. Implementing a non-motorized transportation plan that analyzes the current state of bikeability in your community is an important step in providing bicycling as a viable transportation option. People of all ages ride bicycles for many different reasons, therefore it is essential to accommodate bicyclists of all ages and expertise. If you checked few or none of the choices, your community is not effectively encouraging bicycling as a viable recreation or transportation option.

Resources:

- * City of Ann Arbor. (2006). City of Ann Arbor Comprehensive Non-motorized Transportation Plan (PDF Large, 210 pages).
- * City of Holland. (2006) City of Holland Bicycle and Pedestrian Transportation Plan (PDF Large, 28 pages).

Correct Answer: A, B, C

Your Response:

9.

Does your community have transportation policies or programs that increase mobility options for residents who face financial or physical impediments to driving an automobile?

- A. Yes
- B. No

If you answered "yes," your community has an important Smart Growth readiness tool in place to support socioeconomic equity for all residents in your community. While mobility is a major concern for those who face financial or physical impediments to driving an automobile, there are many transportation programming options (diverse in terms of size and scale) that serve communities of all shapes and sizes. If you answered "no," picking the right options for your community is often based on the specific needs of specific populations and should be carefully planned in coordination with potential users and stakeholders.

Resources:

* Southeast Michigan Council of Government. (1999) Elderly Mobility and Safety – The Michigan Approach. Final Action Plan (PDF Large, 94 pages).

* The Beverly Foundation and AAA Foundation for Traffic Safety (2004) Supplemental Transportation Programs for Seniors (PDF Large, 92 pages).

Correct Answer: A

Your Response: B

10.

Does your community reduce the impact of parking on the community through any of the following? (Check all that apply, if any).

- A. Assessment of parking lot utilization for different land uses which serves as the basis for establishing parking requirements for those land uses?
- B. Zoning Ordinance requirements for shared parking facilities in mixed-use developments?
- C. Zoning Ordinance flexibility for reduced parking if supported by transportation studies or location within a 1/2 mile of transit?
- D. Land banking or deferred parking to meet changing parking needs?
- E. Redevelopment of underused or abandoned parking lots?
- F. Zoning Ordinance requirements for minimum size and number of landscaped islands?
- G. Zoning Ordinance requirements that limit the amount of impervious surface or lot coverage?
- H. Zoning Ordinance requirements for parking to be located behind or to the rear of new development?
- I. Zoning Ordinance and site plan review standards that establish minimum and maximum standards for number, size and orientation of parking spaces?

If you checked most or all of the choices, your community has key Smart Growth readiness tools in place to regulate parking, community image and safety. Parking needs should support interests of business but should not compromise the vision and goals of the community. Many communities face this challenge with large retail stores, however flexible parking standards can offer a win-win solution. If you checked few or none of the choices, excessive parking may be causing detrimental environmental and safety impacts within your community. It may also contribute to automobile dependency. Communities that face parking problems can use a combination of the tools above to improve current and future conditions.

Resources:

* American Planning Association: 4.8.2. On-site Access, Parking and Circulation Ordinance and 4.8.3 Model Shared Parking Ordinance (PDF, 34 pages).

Correct Answer: A, B, C, D, E, F, G, H, I

Your Response: B, F, G, H, I

11. Does your community provide Park-n-Ride lots and promote, encourage or organize “ride share” services such as car or van pooling services?

A. Yes

B. No

If you answered “yes,” your community has important programs in place that diversify transportation options. Park-n-Ride lots can be used to support carpooling, transit and flexible parking options for large employers or commerce centers. Rideshare programs can be supported and organized by local government, schools businesses, private entities and many programs already exist at the regional levels through the Michigan RideShare Program. If you answered “no,” examine what opportunities exist within your community to establish a rideshare program. If you answered “no,” identify potential uses and location of a Park-n-Ride facility in your community.

Resources:

* Southeast Michigan Council of Governments. (2002) Transportation Demand Management in Southeast Michigan. (PDF, 37 pages).

* Michigan Department of Transportation: MDOT Completes Park-and-Ride Lot in Southern Kent County. (Web-based article).

* Michigan Department of Transportation: What is RideShare? (PDF, 2 pages).

* Michigan Smart Growth Case Study: Provide a Variety of Transportation Options. Prepared by Forsyth, M. (2006) Michigan Department of Transportation: Regional Rideshare Programs Established Across the State (PDF, 1 page).

Correct Answer: A

Your Response: B

12.

Does your community use any of the following techniques to calm traffic and retrofit existing infrastructure to embrace pedestrian-oriented transportation design? (Check all that apply, if any).

- A. Speed humps or speed tables
- B. Road narrowing
- C. Bulbouts or curb extensions
- D. Roundabouts
- E. Pedestrian refuge islands

If you checked most or all of the choices, your community has taken important steps to create a transportation system that is designed to the human scale and is safe for automobiles and people. Establishing policies within transportation plans for integrative traffic calming projects in coordination with public funding strategies is a good way to continually move your community towards a transportation system that embraces walking, biking, the automobile and transit. If you checked few or none of the choices, identify areas where traffic calming measures would be a cost-effective solution to traffic safety concerns.

Resources:

- * TrafficCalming.org: www.trafficcalming.org/.
- * Manning, M. Planning & Zoning News. (February 2000) Traffic Calming Techniques (PDF Large, 9 pages)
- * Local Government Commission: Traffic Calming and Emergency Response (PDF, 4 pages).
- * Institute of Traffic Engineers and the Federal Highway Administration. (1999) Traffic Calming: State of Practice (Web link to PDF Large).
- * Michigan Smart Growth Case Study: Provide a Variety of Transportation Choices. Prepared by Forsyth, M. (2006) City of Ann Arbor: Traffic Calming Measures Improve Safety for Pedestrians and Automobiles (PDF, 1 page).
 - o City of Ann Arbor Supporting Resources (PDF, 1 page).
 - o City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

Correct Answer: A, B, C, D, E

Your Response: A

13. Does your community apply the principles of context sensitive solutions (CSS) when planning and executing transportation projects in your community?

- A. Yes
- B. No

If you answered “yes,” your community utilizes a coordinated and interdisciplinary approach to achieve effective, community-oriented transportation projects. CSS principles and methods are national standards adopted by the Federal Highway Administration and the Michigan Department of Transportation that can be used at the local government level to develop sound transportation plans and policies that are sensitive to social, environmental and economic assets. If you answered “no,” your community should begin by learning the principles of context sensitive solutions while considering how such an approach might benefit your community.

Resources:

- * Michigan Department of Transportation: Context Sensitive Solutions (Web-based resource).
- * Michigan Association of Planning: Smart Growth Tactics: Context Sensitive Solutions (PDF Large, 8 pages).
- * Michigan Department of Transportation: Context Sensitive Solution Case Studies (Web-based resource).
- * Michigan Smart Growth Case Study: Provide a Variety of Transportation Choices. Prepared by Forsyth, M. (2006) City of Ann Arbor: Traffic Calming Measures Improve Safety for Pedestrians and Automobiles (PDF, 1 page).
 - o City of Ann Arbor Supporting Resources (PDF, 1 page).
 - o City of Ann Arbor Traffic Calming Guidebook (PDF, 12 pages).

Correct Answer: A

Your Response: B

14. Does your region provide an airport that is supported by efficient multi-modal access to your community, regional distribution centers, public transit, highways and emergency response?

- A. Yes
- B. No

If you answered “yes,” your community has transportation infrastructure in place to support a wide variety of local commerce and residential travel. The effectiveness of an airport can be impacted by local land use and transportation decisions. A well functioning and accessible airport can give your region a competitive edge in the global market. If you answered “no,” your region may need to reexamine the various modes of travel that connect to the airport and to surrounding communities.

Resources:

- * Michigan Aeronautics Commission: Michigan Aviation Magazine (Web-based resource).
- * Michigan Department of Transportation: Aeronautics Land Program (Web-based resource).
- * Michigan Department of Transportation: Airport Zoning Manual: Better Neighbors by Design (PDF Large, 50 pages).

Correct Answer: A

Your Response: A

15. Does your region provide a rail system that is well integrated with your community's truck, vehicular and related modes of transportation?

- A. Integrates your community's truck, vehicular and related modes of transportation.
- B. Provides efficient and cost-effective travel for your community's residents.
- C. Provides efficient and cost-effective shipping for local businesses.

If you answered "yes," your community provides an alternative transportation option that can attract businesses and tourism. Rail systems that interconnect local businesses, industrial complexes and shipping centers to other transportation modes like truck, railroad and bicycle can be vitally important to regional economies. Rail systems can also provide cost-effective transportation options to tourist or employment destinations. If you answered "no," consider how your community might be able to benefit from improving accessibility and connectivity to state rail systems.

Resources:

- * Michigan Land Use Institute. Issue 13. (2001) Great Lakes Bulletin. Congested Cities are Taking the Train out of Gridlock and on to Prosperity. Will Michigan Get on Board? (PDF Large, 28 pages).
- * Michigan Department of Transportation: Rail and Public Transit Division (Web-based resource).
- * Rail Revolution: 2006 Presentations (Web-based resource).
- * US Department of Transportation Federal Highway Administration: Freight Infrastructure (Web-based resource).
- * US Department of Transportation Federal Highway Administration: Planning Capacity Building Workshop (Web-based resource).

Correct Answer: A, B

Your Response:

Tenet 9: Strengthen and direct development toward existing communities

Points Awarded	184
Points Missed	586
Percentage	24%

1. Does your community know the capacity of its infrastructure and natural environment to accept new development, by location, type and amount of new development?

- A. Yes
- B. No

If you answered “yes” your community has taken an important first step towards achieving two fundamental purposes: “(1) to promote compact and contiguous development patterns that can be efficiently served by public services and (2) to preserve open space, agricultural land, and environmentally sensitive areas that are not currently suitable for urban development (Nelson and Duncan, 1995).” To achieve these purposes the community must first understand the capacity of existing infrastructure and what constitutes sustainable development. Information gathered during the process of preparing or updating a Master Plan should help a community understand its capacity for growth now and over the next 20 years.

RESOURCES:

- * Wyckoff, M. Planning & Zoning News. (April 2004) A Review of Current Research on the Fiscal Impacts of Growth (PDF, 5 pages).
- * Growth Management Institute. Prepared by Hollis, L., Porter, D. & Stallworth, H. (1997) Assessing the Impact of Development Choices (Web-based article).
- * Colorado Sprawl Action Center. Prepared by Livingston, A. & Kramer, M. (2001) Growth Management Toolkit (Web-based resource).
- * Staley, S. (2001) Land Use and Growth Management (PDF, 7 pages).
- * National Association of Realtors. Growth Management Fact Book (PDF, 111 pages).
- * The Brookings Institute: Growth Management Resources (Web-based resource).
- * Knapp, G. & Moore, T. (2000) Land Supply and Infrastructure Capacity Monitoring for Smart Urban Growth (Web link to PDF).
- * Delaware Valley Regional Planning Commission: Municipal Implementation Tools (Web-based resource).
- * Nelson, Arthur C. and James B. Duncan. (1995) Growth Management Principles and Practices. American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Nelson, Arthur C. and Casey J. Dawkins. (2004) Urban Containment in the United States: History, Models, and Techniques for Regional and Metropolitan Growth Management. (PAS 520) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Frankenmuth Community: Joint Master Plan and Urban Limit Line Directs Development Towards the City Center (PDF, 1 page).
 - o Frankenmuth Community Supporting Resources. (PDF, 1 page).

Correct Answer: A
Your Response: B

2.

If your community provides public sewer and/or water (or is included in a public sewer/water district), does the public sewer and water service area include:

- A. Only developed areas with streets or areas immediately adjacent to the developed areas planned for urban growth?
- B. Undeveloped areas outside the urban service area not immediately adjacent to the developed area and not planned for urban growth?

If you picked “A” your community is well on its way to promoting smart growth. The placement of infrastructure is one of the surest ways to predict the pattern of future growth. Improperly placed infrastructure will create unintended sprawl adding costs to the community and disinvestment over time in the urbanized area. Sewer, water, and transportation planning is done most effectively in cooperation with adjacent communities.

RESOURCES:

* Public Sector Consultants Inc. & Environmental Consulting and Technology Inc. (2000) Managing the Cost of Clean Water: An Assessment of Michigan's Sewer Infrastructure Needs (Web link to PDF, 52 pages).

* Bagi, F. Rural America (Winter 2002) Economic Impact of Water/Sewer Facilities on Urban and Rural Communities (PDF, 6 pages).

* City of Frankenmuth & Frankenmuth Township (2005) City Township Growth Management Plan. Chapter 9. Growth Management Strategy (PDF, 14 pages).

* Williams, K. Planning and Zoning News. (February 1992) Strategies for Managing Capital Improvements (PDF Large, 4 pages).

* Southeast Michigan Council of Government. (2001) Investing in Southeast Michigan's Quality of Life: Sewer Infrastructure Needs (PDF, 77 pages).

* Wade, M. Rehabilitating Your Sanitary Sewer System. What's at Stake? (Web-based article).

* Canada National Research Council. (2000) Water and Sewer Infrastructure Systems: Challenges and Solutions – Seminar Series (Web-based resource).

* Michigan

Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Frankenmuth Community: Joint Master Plan and Urban Limit Line Directs Development Towards the City Center (PDF, 1 page).

o Frankenmuth Community Supporting Resources. (PDF, 1 page).

Correct Answer: A

Your Response: A

3. Does your community have in place an urban growth boundary or urban service areas within which urban development is encouraged and outside of which development can occur only if it is not urban in nature (i.e. at a very low density)?

A. Yes

B. No

If you answered "yes" your community has taken a major step to identify and separate land that is to be used for urban development from rural land. The concept allows for urban development to be concentrated inside the boundary where the necessary public services can be most efficiently provided. Intensive development can occur outside the existing urban service area but within an urban growth boundary in which future development and extension of services are planned, provided it is concurrent with the provision of urban services. Development outside the boundary is restricted through exclusive farming or forestry districts, low density, conservation development and other mechanisms.

RESOURCES:

* Institute for Public Policy and Social Research (2000) Urban Growth Boundaries: A Brief for the Michigan Legislature (PDF, 10 pages).

* Easley, G. (1992) Staying Inside the Lines: Urban Growth Boundaries. (PAS 440) American Planning Association.

o Available through: APA Bookstore (Book).

* Rendall, R., Martin, J. & Fulton, W. (2002) Holding the Line: Urban Containment in the United States (PDF, 51 pages).

* State of Maryland Department of Planning (1995) Maryland's Models and Guidelines Vol. 12 Urban Growth Boundaries (PDF, 39 pages).

* Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Frankenmuth Community: Joint Master Plan and Urban Limit Line Directs Development Towards the City Center (PDF, 1 page).

o Frankenmuth Community Supporting Resources. (PDF, 1 page).

* City of Frankenmuth & Frankenmuth Township (2005) City Township Growth Management Plan. Chapter 9. Growth Management Strategy (PDF, 14 pages).

Correct Answer: A

Your Response: B

4. Has your community adopted a "fix-it-first" policy as part of the Capital Improvement Program process that sets priorities for upgrading existing facilities and infrastructure before new facilities or infrastructure are built?

A. Yes

B. No

C. No, the community is all built out with no opportunity for new facilities in new locations

If you answered "yes" your community has adopted an important policy to support the maintenance and upgrading of existing structures and facilities. By not fixing existing infrastructure the value of the infrastructure and supported investments are diminished, developed areas lose their financial competitiveness, and new development prematurely takes place in rural areas. Properly maintaining infrastructure helps enhance and attract private investment in new construction and rehabilitation within developed areas of the community.

RESOURCES:

* Redevelopment Ready Communities (Web-based resource).

* Redevelopment Ready Communities: (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).

- * Williams, K. Planning and Zoning News. (February 1992) Strategies for Managing Capital Improvements (PDF Large, 4 pages).
- * Michigan Department of Transportation: Session Ten: Context Sensitive Solutions In Transportation Planning. (PDF Presentation format, 11 pages).
- * Michigan Land Use Institute. (2003) A Civic Gift: Historic Preservation, Community Reinvestment and Smart Growth in Michigan. (PDF Large, 20 pages).
- * Michigan Land Use Leadership Council. Prepared by Conway, B. & Arnold, A. (2003) Historic Preservation and Land Use (PDF Large, 13 pages).
- * Spector, S. Creating Schools and Strengthening Communities Through Adaptive Reuse. (PDF, 12 pages).
- * Wade, M. Rehabilitating Your Sanitary Sewer System. What's at Stake? (Web-based article).
- * Canada National Research Council. (2000) Water and Sewer Infrastructure Systems: Challenges and Solutions – Seminar Series (Web-based resource).

Correct Answer: A, C

Your Response: B

5.

Are all of your public buildings (schools, post offices, library, police station, municipal buildings, etc.) located or planned within the area in which public services (water and sewer) are provided or planned?

- A. Yes
- B. No

If you answered “yes” your community has successfully drawn attention to the key economic and social drivers of growth and new investment. Public buildings serve as anchors for existing and future development and send an important message about where future development can take place. Locating schools and municipal buildings in greenfields rather in established urban service areas creates development pressure in areas that are not ready for intense residential and commercial development.

RESOURCES:

- * Grogan, P. & Proscio, T. (2000) Comeback Cities: A Blueprint for Urban Revival. Westview Press.
 - o Available through: Amazon.com (Book).
- * City of Frankenmuth & Frankenmuth Township (2005) City Township Growth Management Plan. Chapter 9. Growth Management Strategy (PDF, 14 pages).
- * Council of Educational Facility Planners International & United States Environmental Protection Agency. (2004) Schools for Successful Communities: An Element of Smart Growth (PDF, 52 pages).
- * California State Architect: Excellence in Public Buildings: A Guide for Stakeholders (PDF, 10 pages).

Correct Answer: A

Your Response: A

6.

Has your community ever accessed state and/or federal brownfield redevelopment assistance related to any of the following? (Check all that apply, if any).

- A. Establishing a Brownfield Authority
- B. Financing incentives
- C. Tax incentives
- D. Technical assistance
- E. Grants

If you checked most of the tools your community is taking advantage of the extensive resources available to Michigan communities to redevelop and reuse dilapidated or abandoned sites. According to the Michigan Department of Environmental Protection (DEQ), “Michigan has developed several incentives for redevelopment, including cost-effective cleanup options, causation-based liability, liability protection for new owners, and grants and loans available to local units of government.” Innovative use of available federal, state, and local resources can be incorporated into redevelopment incentives to support expansion and to encourage new businesses to locate in urban areas.

RESOURCES:

- * Michigan Department of Environmental Quality: Brownfield Redevelopment Resources (Web-based resource).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Grants and Loan Fact Sheet and Contact List (PDF, 2 pages).
- * Michigan Department of Environmental Quality: Brownfield Grants and Loans (Web-based resource).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Authorities (Web-based resource).
- * Michigan Economic Development Corporation: Brownfield Redevelopment Authority (Web-based resource).

- * Michigan Economic Development Corporation: Brownfield Single Business Tax Credit (Web-based resource).
- * Michigan Economic Development Corporation. Brownfield Tax Increment Financing (Web-based resource).
- * Szymecko, L. Planning & Zoning News. (March 2000) Financial Tools for Brownfield Redevelopment in Michigan (PDF, 3 pages).
- * Environmental Protection Agency: Brownfield Cleanup and Redevelopment – Grants and Funding (Web-based resource).
- *

Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

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Genesee County Supporting Resources (PDF, 1 page)

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Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page).

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City of Jackson Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-use Development (PDF, 1 page).

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Traverse City Supporting Resources (PDF, 1 page).

- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E

Your Response: D

7. Has a brownfield redevelopment project been completed in your community within the past two years?

- A. Yes
- B. No

If you checked “yes” your community is taking advantage of an innovative technique to spur economic development in areas that already have urban services. According to the International City/County Management Association and Smart Growth Network, as many as 500,000 brownfields exist nationwide. Michigan has one the most comprehensive set of laws to authorize brownfield redevelopment in the nation. In urban and rural communities alike, brownfields represent tremendous redevelopment opportunities, yet they are often perceived as barriers to community revitalization.

RESOURCES:

- * Environmental Protection Agency: Brownfield Cleanup and Redevelopment (Web-based resource).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Resources (Web-based resource).
- * Hula, R. Planning & Zoning News. (April 2000) An Assessment of Brownfield Redevelopment Policies: The Michigan Experience (PDF, 9 pages).
- * Szymecko, L. Planning & Zoning News. (March 2000) Financial Tools for Brownfield Redevelopment in Michigan (PDF, 3 pages).
- * Environmental Assistance Center & Department of Environmental Quality. Planning & Zoning News. (August 2000) Brownfield Package Legislative Summary (PDF, 2 pages).
- * Eckenstahler, C. Planning & Zoning News. (July 1997) Brownfield Development Using Michigan’s Brownfield Redevelopment Financing Act (PDF, 2 pages).
- * Genesee County Land Bank Authority (Web-based resource).
- * Michigan Association of Planning: Smart Growth Tactics: Land Banks and Smart Growth (PDF Large, 8 pages).
- * Redevelopment Ready Communities (Web-based resource). (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- *

Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

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* Genesee County Supporting Resources (PDF, 1 page)

Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

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* City of Jackson Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-use Development (PDF, 1 page).

o Traverse City Supporting Resources (PDF, 1 page).

* Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).

o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

8. Which of the following tools does your community have in place to direct development towards established business centers? (Check all that apply, if any).

- A. Downtown Development Authority (DDA)
- B. Business Improvement District (BID)
- C. Principal Shopping District (PSD)
- D. Business Improvement Zone (BIZ)
- E. Tax Increment Financing Authority (TIFA)
- F. Renaissance Zones

If your community has in place most of the tools above, that means it has placed a high priority to directing development towards existing business centers. The purpose of these districts is to enhance the business climate of the designated area(s) and expand and attract business. Through financial incentives, physical improvements, design guidelines, and business liaison functions, these districts provide a valuable resource to promote Smart Growth.

RESOURCES:

- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Downtown Development Authorities (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Business Improvement Districts (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Tax Increment Financing Authority (Web-based resource).
- * Michigan Economic Development Corporation: Business Improvement District/Principal Shopping District/Business Improvement Zone (BID/PSD/BIZ) (Web-based resource).
- * Michigan Economic Development Corporation: Michigan tax free renaissance zones (Web-based resource).
- * Walawender, R. Planning and Zoning News. (May 1994). Redeveloping Principal Shopping Areas with Special Assessments (PDF Large, 2 pages).
- * Michigan Renaissance Zone Act. Act 376 of 1996 (PDF, 13 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City. (PDF 1 page).
 - o City of Detroit Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page).
 - o City of Jackson Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).

o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F

Your Response:

9.

Has your community used any of the following tools to create economic incentives for businesses and home owners to locate in areas with existing infrastructure? (Check all that apply, if any).

- A. Community Development Block Grant (CDBG)
- B. Neighborhood Enterprise Zone
- C. Obsolete Property Rehabilitation Tax Credits
- D. Historic District Tax Credits
- E. Cool Cities (Neighborhoods, Downtowns, Gateways)
- F. Main Street Program
- G. State Infrastructure Revolving loan fund

If your community has used most of the tools above, a climate has been created for strengthening existing neighborhoods and business areas. Creating priority funding areas, along with directed tools and incentives for homeowners and businesses, is an effective way to encourage development in areas with existing services and infrastructure. Stabilizing neighborhoods and businesses, preserving historic resources, and rehabilitating older homes and buildings is a key ingredient to Smart Growth.

RESOURCES:

- * Michigan Economic Development Corporation: Community Development Block Grant (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Neighborhood Enterprise Zone (Web-based resource).
- * Michigan Economic Development Corporation: Neighborhood Enterprise Zone (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Obsolete Property and Rehabilitation Tax Credit (Web-based resource).
- * Michigan Economic Development Corporation: Obsolete Property and Rehabilitation Act (Web-based resource).
- * Michigan State Historic Preservation Office: Michigan Historic Preservation Incentive Programs (Web-based resource).
- * Michigan State Historic Preservation Office: Economic Benefit of Michigan State Historic Preservation Tax Credit (PDF, 4 pages).
- * State of Michigan: Cool Cities (Web-based resource).
- * Michigan Economic Development Corporation: Cool Cities – Michigan Main Street (Web-based resource).
- * Michigan Main Street Program (Web-based resource).
- * Michigan Department of Environmental Quality: Michigan Brownfield Cleanup Revolving Loan Fund (Web-based resource).
- * The Conservation Fund: Great Lakes Revolving Loan Fund (Web-based resource).
- * Grogan, P. & Proscio, T. (2000) Comeback Cities: A Blueprint for Urban Revival. Westview Press.
 - o Available through: Amazon.com (Book).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City.
 - o City of Detroit Supporting Resources (PDF, 1 page).
- *

Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

o

City of Jackson Supporting Resources (PDF, 1 page).

- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D, E, F, G

Your Response: G

10. Does your Zoning Ordinance and Master Plan provide strategies and incentives for infill development in existing urban areas?

- A. Yes
- B. No

If you checked “yes” your community has embraced policies that bolster the competitive attractiveness of established areas. If older areas are perceived to be uncompetitive for new investment then development will continue to take place on the urban fringe and negatively impact

existing neighborhoods, business areas, and facilities. Communities can take steps to insure that their redevelopment process is efficient and that priority has been given to developed areas therefore encouraging new investment within the urbanized area.

RESOURCES:

- * Redevelopment Ready Communities (Web-based resource).
- * Michigan Suburbs Alliance: Redevelopment Ready Communities. (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * City of Detroit. Prepared by Rice, S. (2004) Detroit's Neighborhood Cluster Developments (PDF Large, 21 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Strips (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-use Can Save Commercial Districts (Web-based article).
- * ULI Land Use Policy Forum Report. Prepared by Tarnay, S. (2004) Barriers and Solutions to Land Assembly for Infill Development (PDF, 36 pages).
- * Urban Land Institute. Prepared by Haughey, R. (2001) Urban Infill Housing: Myth and Fact (PDF, 26 pages).
- * Michigan Smart Growth Case Study Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Meridian Charter Township: Zoning Ordinance Amendments Implement Incentives and Flexibility to Encourage Mixed-use Development (PDF, 1 page).
 - o Meridian Charter Township Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City. (PDF, 1 page).
 - o City of Detroit Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 page).
 - o City of Jackson Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

11.

Are developers in your community actively redeveloping vacant, under-utilized, and/or brownfield properties?

A. Yes

B. No

If you checked "yes" this is a good indication that your community has created a climate for promoting redevelopment rather than exclusively building on the outer fringes of the community. Sites within the urban area are usually served by infrastructure and are considered a preferred alternative to continually extending services and infrastructure outward from the community center.

RESOURCES:

- * Redevelopment Ready Communities (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * City of Grand Rapids. (2006) Downtown Development New Projects - 2006 (PDF Large, 12 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Strips (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-use Can Save Commercial Districts (Web-based article).
- * ULI Land Use Policy Forum Report. Prepared by Tarnay, S. (2004) Barriers and Solutions to Land Assembly for Infill Development (PDF, 36 pages).
- * Urban Land Institute. Prepared by Haughey, R. (2001) Urban Infill Housing: Myth and Fact (PDF, 26 pages).

- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Downtown Development Authorities (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Business Improvement Districts (Web-based resource).
- * Michigan Economic Development Corporation: Business Improvement District/Principal Shopping District/Business Improvement Zone (BID/PSD/BIZ)(Web-based resource).
- * Walawender, R. Planning and Zoning News. (May 1994). Redeveloping Principal Shopping Areas with Special Assessments (PDF Large, 2 pages).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan. Tax Increment Financing Authority (Web-based resource).
- * Michigan Economic Development Corporation: Michigan Tax Free Renaissance Zones (Web-based resource).
- * Michigan Renaissance Zone Act. Act 376 of 1996 (PDF, 13 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Resources (Web-based resource).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Grants and Loan Fact Sheet and Contact List (PDF, 2 pages).
- * Michigan Department of Environmental Quality: Brownfield Grants and Loans (Web-based resource).
- * Michigan Department of Environmental Quality: Brownfield Redevelopment Authorities (Web-based resource).
- * Michigan Economic Development Corporation: Brownfield Redevelopment Authority (Web-based resource).
- * Michigan Economic Development Corporation: Brownfield Single Business Tax Credit (Web-based resource).
- * Michigan Economic Development Corporation. Brownfield Tax Increment Financing (Web-based resource).
- * Szymeczko, L. Planning & Zoning News. (March 2000) Financial Tools for Brownfield Redevelopment in Michigan (PDF, 3 pages).
- * Environmental Protection Agency: Brownfield Cleanup and Redevelopment – Grants and Funding (Web-based resource).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).
 - o Genesee County Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page).
 - o City of Jackson Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Traverse City: Urban Infill Project Transforms a Brownfield into a Riverfront, Mixed-use Development (PDF, 1 page).
 - o Traverse City Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

12. Does your Zoning Ordinance and Master Plan provide strategies and incentives for redeveloping existing urban areas?

- A. Yes
- B. No

If you checked “yes” your community has embraced policies that bolster the competitive attractiveness of established areas. If older areas are perceived to be uncompetitive for new investment then development will continue to take place on the urban fringe and negatively impact existing neighborhoods, business areas, and facilities. Communities can take steps to insure that their redevelopment process is efficient and that priority has been given to developed areas therefore encouraging new investment within the urbanized area.

RESOURCES:

- * Redevelopment Ready Communities (Web-based resource).
- * Michigan Suburbs Alliance: Redevelopment Ready Communities. (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * City of Detroit. Prepared by Rice, S. (2004) Detroit's Neighborhood Cluster Developments (PDF Large, 21 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Strips (PDF Large, 32 pages).

- * Surdyke, S. (2004) How Mixed-use Can Save Commercial Districts (Web-based article).
- * New Urbanism & Pricewaterhouse Coopers: Greyfields to Goldfields: From Failing Shopping Centers to Great Neighborhoods. (2001) (PDF Large, 6 pages).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City.
 - o City of Detroit Supporting Resources (PDF, 1 page).
- *

Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Jackson: Housing Rehabilitation Moves the Community Towards a Smart Growth Future (PDF, 1 Page)

- o

City of Jackson Supporting Resources (PDF, 1 page).

- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

13.

Has your community actively encouraged property owners to adapt existing vacant or underutilized structures to accommodate different uses and attract new businesses?

A. Yes

B. No

If you checked "yes" your community has implemented an important step towards leveling the playing field between existing and new development. Often barriers exist to refurbishing existing structures such as building codes, resident concerns, and financing. Developing a list of underutilized structures along with an appropriate level of technical assistance can insure priority consideration is given to these buildings. Example assistance can include information on rehabilitation grants, real estate and contractor guidance, demolition resources, permit/building code assistance and public relations between property owners and business owners.

RESOURCES:

- * Redevelopment Ready Communities (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * City of Grand Rapids. (2006) Downtown Development New Projects - 2006 (Web link to report).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Strips (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-Use Can Save Commercial Districts (Web-based article).
- * ULI Land Use Policy Forum Report. Prepared by Tarnay, S. (2004) Barriers and Solutions to Land Assembly for Infill Development (PDF, 36 pages).
- * Urban Land Institute. Prepared by Haughey, R. (2001) Urban Infill Housing: Myth and Fact (PDF, 26 pages).
- * New Urbanism & Pricewaterhouse Coopers: Greyfields to Goldfields: From Failing Shopping Centers to Great Neighborhoods. (2001) (PDF Large, 6 pages).
- * Australian Government Department of the Environment and Heritage. (2004). Adaptive Reuse: Preserving our Past, Building our Future (PDF, 26 pages).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Old Town, City of Lansing: A Community Revitalization Initiative Founded in the Arts and Culture Creates Economic Opportunity and a Vibrant Social Scene in our Capital City. (PDF, 1 page).
 - o Old Town Supporting Resources (PDF, 1 page).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Muskegon Community: Multi-faceted Smart Growth Strategy Creates Tremendous Redevelopment Opportunities (PDF, 1 page).
 - o Muskegon Community Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

14. Does your community have an active public entity, private entity or public-private partnership that provides technical assistance to business owners to expand existing businesses and attract new businesses?

A. Yes

B. No

If you answered “yes” your community has put in place an essential organizational tool to direct development towards existing communities. Downtowns convey to the community a sense of local pride and serve a vital economic and social function. The popular Main Street Program developed through the National Trust for Historic Preservation is a community-driven, comprehensive methodology used to revitalize older, traditional business districts throughout the United States. It is a common-sense way to address the variety of issues and problems that face traditional business districts. A key component of a Main Street Program is an organizational entity to provide leadership and resources to businesses and encourage new investment.

RESOURCES:

- * Michigan Economic Development Corporation: Local Development Organizations (Web-based resource).
- * Hamlin, R. Public-Private Partnerships for Inner-City Redevelopment (PDF, 4 pages).
- * National Council for Public-Private Partnerships
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).
 - o City of Portland Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

15.

Does your community provide financial incentives, expedited review, or give priority infrastructure funding for new development to locate in areas serviced by urban services and public infrastructure?

A. Yes

B. No

If you checked yes, your community has placed a priority on encouraging infill development and redevelopment over greenfield development. When communities offer incentives to build in already developed areas they help level the playing field with greenfield development. Assisting with and streamlining the development review process for redevelopment projects is an important way to let the business community know that reinvestment in existing infrastructure is valued over encouraging new infrastructure.

RESOURCES:

- * Redevelopment Ready Communities. (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).

Correct Answer: A

Your Response: B

16. Does the Zoning Ordinance in your community have provisions to transfer density into areas with infrastructure capacity or allow density bonuses for development in areas with already existing infrastructure?

A. Yes

B. No

If you checked “yes” your community has adopted a powerful economic incentive to encourage development in areas with existing infrastructure. Density bonuses allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Adopting provisions to allow for an increase in density or the transfer of development rights provides the means to direct development towards existing community centers.

RESOURCES:

- * Fisher, G. Planning & Zoning News. (March 2003). Maintaining the Equilibrium of Fairness by Transfer of Development Rights (PDF Large, 8 pages).
- * Skjaerlund, D. & Sheridan, S. Planning & Zoning News. (February 2003). The Practical Implementation of Transfer of Development Rights (PDF Large, 4 pages).
- * City of Glendale, CA. Downtown Specific Plan. Chapter 7. Incentives and Bonuses (PDF, 8 pages).

- * Napa County, CA. Zoning Ordinance. Chapter 18.107 Residential Density Bonus and Incentives (Web-based resource).
- * City of Salem, OR. Zoning Ordinance Chapter 122. Increased Residential Density (PDF, 4 pages).
- * County of Dane, WI. (1997) Residential Density in Agricultural Preservation Areas (PDF, 2 pages).
- * City of Seatac, WA. Zoning Ordinance. Chapter 15.24.040 Public Benefits and Density Incentives (Web-based resource).

Correct Answer: A

Your Response: B

17.

Does your Master Plan establish policies, goals, objectives and action steps for restoring historic buildings through façade and interior restoration?

- A. Yes
- B. No

If you checked “yes,” your community has stated its readiness to grow smart. Historic buildings are an important asset and often, façade and interior restoration can restore them to a highly successful economic and/or functional life. Façade restoration can greatly improve the beauty of an historic structure. Interior restoration or renovation may be needed in order to make the structure livable or to enable commercial activities, due to deterioration, code deficiencies or the interior arrangement of spaces. If you answered “no,” your community should consider learning how to promote the restoration of historic buildings.

RESOURCES:

- * Michigan Historic Preservation Office. (2002) Investing in Michigan’s Future: The Economic Benefit of Historic Preservation. (PDF Large, 24 pages).
- * Michigan Land Use Institute. (2003) A Civic Gift: Historic Preservation, Community Reinvestment and Smart Growth in Michigan. (PDF Large, 20 pages). Historic Preservation Design Guidelines from around the US (Web-based resource).
- * Michigan State Historic Preservation Program: The Local Historic District Ordinance (PDF, 2 pages).
- * National Trust for Historic Preservation.(2002) A Citizen’s Guide to Protecting Historic Places: Local Preservation Ordinances (PDF Large, 9 pages).
- * Conway, B. & Morris, M. (1992) Innovative Tools for Historic Preservation (PAS 438), American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Michigan State Historic Preservation Office, Michigan Historical Center, Michigan Department of History, Arts and Libraries: Michigan’s Certified Local Government Program: A Manual on How to Become Certified (DOC, 22 pages).
- * Michigan State Historic Preservation Office: Michigan Historic Preservation Incentive Programs (Web-based resource).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Portland: Innovative Techniques Revitalize Historic Downtown and Bring New Opportunities for a Growing Community. (PDF, 1 page).
 - o City of Portland Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

18.

Has your community adopted any of the following procedures to expedite the reuse of tax delinquent property? (Check all that apply, if any)

- A. Establish a land bank authority
- B. Designate a vacant properties coordinator
- C. Purchase of land for use or resale
- D. Develop partnerships with neighborhood associations to address vacant properties

If you checked most of the resources your community has placed a high priority on removing dilapidated structures and redeveloping abandoned properties. In 2004, the State of Michigan passed land bank legislation which enhanced the ability of local units of government to assemble land for new housing and commercial development. Banked lands have been used for development of low and moderate income housing, expansion of parks, and development of industrial and commercial centers.

RESOURCES:

- * Genesee County Land Bank Authority (Web-based resource).
- * Michigan Association of Planning: Smart Growth Tactics: Land Banks and Smart Growth (PDF Large, 8 pages).
- * Bogdanm A. Planning & Zoning News. (October 1997) The Delinquent Property Tax Collection Process (PDF, 5 pages).
- * Michigan Department of Labor and Economic Growth: Michigan Land Bank Fast Track Authority (Web-based resource).
- * de Wit, J. Revitalizing Blighted Communities with Land Banks (Web-based article).
- * Michigan State University Extension: Summary of Michigan Land Bank and Community Development Authority (PDF, 3 pages).

* Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) Genesee County: Innovative Reinvestment Strategy Serves as a National Model for Urban Housing Revitalization (PDF, 1 page).

o
Genesee County Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D

Your Response: A

19.

Does your community's Master Plan include goals, objectives and strategies to encourage the improvement or maintenance of existing neighborhoods?

A. Yes.

B. No.

If you answered "yes," your community has stated a readiness to grow smart. If you answered "no," your community should consider amending its Master Plan to encourage neighborhood renovation and maintenance. Good quality, older neighborhoods help strengthen the economy of a community by providing a wide range of housing opportunities, improving visual character and taking the pressure off development in undeveloped areas outside of town.

RESOURCES:

- * City of Detroit, MI: Detroit's Neighborhood Cluster Developments (PDF Large, 21 pages).
- * ULI Land Use Policy Forum Report. Prepared by Tarnay, S. (2004) Barriers and Solutions to Land Assembly for Infill Development (PDF, 36 pages).
- * Urban Land Institute. Prepared by Haughey, R. (2001) Urban Infill Housing: Myth and Fact (PDF, 26 pages).
- * Genesee County Land Bank Authority (Web-based resource).
- * Michigan Association of Planning: Smart Growth Tactics: Land Banks and Smart Growth (PDF Large, 8 pages).
- * Redevelopment Ready Communities (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * Michigan Smart Growth Case Study: Direct Development Towards Existing Communities. Prepared by Forsyth, M. (2006) City of Detroit: Effective Zoning Code, Strategic Neighborhood Planning and Development Incentives Promote Investment in the Inner City. (PDF, 1 page).
- o City of Detroit Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: B

20. Please choose one submittal option before completing the Smart Growth Readiness Assessment for Tenet 9: "Direct development towards existing communities."

A.

This is my FINAL Answer. I attest that I have answered all questions to the best of my ability and I submit this assessment on the behalf of my community for recognition in the Smart Growth awards program.

B. This is NOT my Final Answer. I want to see my score on the portions of the survey I have completed, and I may either complete more questions, or change some answers after further research. I understand that within three months of starting the assessment I need to submit my final answers. I realize I will still have access to the tool for another nine months there after.

Correct Answer:

Your Response: A

Tenet 10: Take advantage of compact building design

Points Awarded 350
Points Missed 180
Percentage 66%

1. Does your community's Master Plan have goals, objectives and strategies to encourage town center designs that have the tallest, most closely arranged buildings in the center, stepping down in height and reducing density farther from the town center? The exception is in very large cities and suburbs that have several high density, multi-use centers (instead of one).

- A. Yes
- B. No

If you answered "yes," your community has taken an important step toward growing smart. If you answered "no," your community should consider revising its Master Plan to encourage a more compact design of its town center(s) with less compact design farther from the center(s).

RESOURCES:

* Duany Plater-Zyberk & Company. (2001) Smart Code: A Comprehensive Form-Based Planning Ordinance Version 6.5 (PDF Large, 24 pages).

* Pathway 2007. Transect Planning (PDF, 7 pages presentation format).

* Local Government Commission. Compact Development for More Livable Communities (PDF Large, 4 pages).

* Michigan Department of Labor and Economic Growth Community Assistance Team (2006) Downtown Revitalization Tools (Web-based resource).

* Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan (Web-based resource).

*

Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of Howell: Community Embraces Smart Growth Through Compact Mixed-use Development Strategies (PDF, 1 page).

o

City of Howell Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-use Buildings Attract People and Business Downtown (PDF, 1 page).

o

City of Petoskey Supporting Resources (PDF, 1 page).

*

Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of East Lansing: Compact Urban Infill Offers "Personable" Solutions to Social and Economic Development Concerns (PDF, 1 page).

o

City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

2. Does your community's Zoning Ordinance include Site Plan Review and related standards for town centers that encourage high density, reduced or eliminated setbacks, taller building heights, reduced parking requirements or shared parking, and other design approaches that will result in more compact development?

- A. Yes
- B. No

If you answered “yes,” your community already has in place an important Smart Growth strategy. If you answered “no,” your community should consider revising its zoning regulations to better encourage compact development in its town centers. Compact communities help achieve the density of population necessary for intense, pedestrian focused retail/commercial development.

RESOURCES:

- * American Planning Association: 4.3 Model Town Center Zoning Ordinance (PDF Large, 11 pages).
- * Duany Plater-Zyberk & Company. (2001) Smart Code: A Comprehensive Form-Based Planning Ordinance Version 6.5 (PDF Large, 24 pages).
- * City of West DeMoines, IA. (2003) Town Center Overlay District Guidelines (PDF, 22 pages).
- * Traverse City, MI. Zoning Ordinance, Chapter 1342, C.2: Neighborhood Center District. (PDF, 6 pages).
- *

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City of East Lansing Supporting Resources (PDF, 1 page).

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Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-use Buildings Attract People and Business Downtown (PDF, 1 page).

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City of Petoskey Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

3.

In public and private meetings, do community leaders and elected officials:

- A. Promote compact development in civic and commercial centers?
- B. Oppose compact town center development?

If you answered, “A,” your community leaders support growing smart. Important benefits of compact development include increased foot traffic for businesses, reduced traffic congestion, stronger community identity, more efficient provision of public services and greater potential for amenities. If you answered, “B,” your community leaders are not ready to grow smart using this tenet, and need to consider how compact development can help sustain the community in the future.

Resource:

- * Michigan Chamber of Commerce: Building Competitive Communities (PDF, 21 pages presentation format).
- * Michigan Association of Realtors: Why Mixed-Use and Density Work (Web-based article).
- * National Association of Home Builders: Mixed-Use and Compact Development Introduction (Web-based resource).
- * National Association of Home Builders: High Density Development and Mixed-Use Development (Web-based resource).
- * National Association of Home Builders: Talking Points on Compact Development (Web-based resource).
- * National Multi-Housing Council (2005) Re-Thinking Density to Create Stronger, Healthier Communities (Web-based resource).
- *

Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of Petoskey: Compact, Mixed-use Buildings Attract People and Business Downtown (PDF, 1 page).

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City of Petoskey Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

4. Does your community have smaller minimum lot size requirements in and adjacent to the town center or other major commercial areas compared to permitted minimum lot sizes elsewhere?

- A. Yes
- B. No

If you answered “yes,” your community has already provided part of the regulatory structure for compact development in and adjacent to its town center(s). By requiring large minimum lot sizes in areas intended for concentrated development, the community forces development into a sprawl pattern, diffusing community identity, requiring greater use of automobiles, reducing commercial foot traffic, and making public services more costly. If you answered “no,” your community should examine lot size requirements for areas intended for more intensive commercial and residential development. Lot size requirements are also tied to the provision of public sewer and water, soil characteristics and other factors.

RESOURCES:

* Michigan Environmental Council & Michigan Association of Realtors. (2004) Consuming Land, Losing Character: How Large Lot Residential Zoning is Reshaping Michigan’s Agricultural Communities (PDF, 52 pages).

Correct Answer: A

Your Response: A

5.

Does your community provide public sewer and water in its town center or other major commercial areas?

A. Yes

B. No

If you answered “yes,” your community is helping provide the opportunity to develop a compact town center or other major commercial areas. Public sewer and water can help reduce lot size by eliminating the need for commercial and residential establishments to provide on-site septic systems and wells, which can require a substantial land area and a greater distance between buildings. If you answered “no,” your community should investigate the potential for providing public sewer and water.

RESOURCES:

* Williams, K. Planning and Zoning News. (February 1992) Strategies for Managing Capital Improvements (PDF Large, 4 pages).

Correct Answer: A

Your Response: A

6. Does your community’s Zoning Ordinance permit mixed-use developments in designated areas, such as a business district?

A. Yes

B. No

If you answered “yes,” your community has already adopted an important Smart Growth strategy. Local ordinances that allow for mixed-use developments enable developers to build projects that facilitate Smart Growth. Two options that communities typically use are overlay districts and Planned Unit Development agreements. These two tools can allow for mixed-use without wholesale changes to the zoning ordinance. If you answered “no,” your community should consider adopting provisions to permit mixed-use development. See Tenet #6.

RESOURCES:

* American Planning Association: 4.1 Model Mixed-Use District Zoning Ordinance (PDF, 7 pages).

* Southern New Hampshire Planning Commission: Mixed-Use Development Ordinances (PDF Large, 217 pages).

* Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).

* City of Colorado Springs, Colorado: Mixed-Use Development Design Manual (Web-based resource).

* Atlanta Regional Commission: Quality Growth Tool Kit: Mixed-Use Development (PDF Large, 45 pages).

* Michigan Chamber of Commerce: Building Competitive Communities (PDF, 21 pages presentation format).

* Metropolitan Area Planning Council: Mixed-Use Zoning: A Citizen’s Guide (PDF, 5 pages).

* Metropolitan Area Planning Council: Mixed-Use Zoning: A Planner’s Guide (PDF, 12 pages).

* Congress for the New Urbanism (2004) Codifying New Urbanism: How to Reform Municipal Land Development Regulations. (PAS 526) American Planning Association.

o Available through: APA Bookstore (Book).

* City of Grand Rapids, MI. Master Plan, Section 4.0 Vital Business Districts (PDF Large, 16 pages).

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Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) City of Howell: Community Embraces Smart Growth Through Compact Mixed-use Development Strategies (PDF, 1 page).

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City of Howell Supporting Resources (PDF, 1 page).

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City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

7. Does your Zoning Ordinance provide for Traditional Neighborhood Development (TND), also known as New Urbanist or Neotraditional Town Development, as an option to conventional separated uses on separate zones?

A. Yes

B. No

If you answered "yes," your community is ready to apply this important Smart Growth strategy. The Traditional Neighborhood Development ordinance can provide an alternative to conventional ordinances and Planned Unit Developments (PUD). Communities may also need to adapt other applicable ordinances, to ensure they are consistent with principles of Traditional Neighborhood Development. Smart Growth defines traditional neighborhood development to mean: compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept that is based on traditional small town and city neighborhood development principles. Traditional Neighborhood Development is, in part, a reaction to the often inefficient use of land and infrastructure and lack of a sense of community in many newer developments. If you answered "no," your community should consider adopting a TND ordinance.

Resources:

* TND Homes (Web-based resources and publications).

* University of Wisconsin Extension. Prepared by Ohm, B., LaGro, J. & Strawser, C. (2001). A Model Ordinance for Traditional Neighborhood Development. (PDF, 33 pages).

* Canton Charter Township. Code of Ordinances, Appendix A Zoning Ordinance, 6.09. Site Development Standards for the Cherry Hill Overlay District (Web-based resource).

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City of Howell Supporting Resources (PDF, 1 page).

* Planning and Zoning News (June 2002) New Urbanism and Traditional Neighborhood Development Articles

o Wyckoff, M. Planning & Zoning News (June 2002) Introduction to New Urbanism and TNDS (PDF, 5 pages).

o Jukuri, M. Planning and Zoning News (June 2002) The Value of New Urbanism in Building Communities (PDF, 5 pages)

Correct Answer: A

Your Response: A

8.

Does your community encourage big-box retailers to locate in or near existing town centers or in major commercial nodes with a more compact design (than in suburban settings) and that fits the surrounding character?

A. Yes

B. No

If you answered "yes," your community is trying to grow smart. If you answered "no," your community should consider encouraging big-box retailers to locate in or near a downtown area or other urban center in order to provide access to the products of such retailers to persons living in the urban center. While some existing small downtown retailers and other citizens may not appreciate having major retailers in existing urban

centers, many residents appreciate access to such stores, and they can help increase the vitality of downtowns. However, it is important that such stores be designed to fit within the existing character of the downtown and that they be more compact versions of the chain's typical sprawling suburban stores.

RESOURCES:

- * Traverse City, MI. Zoning Ordinance, Chapter 1342, C.2: Neighborhood Center District(PDF, 6 pages).
- * City of Grand Rapids, MI. Master Plan, Section 4.0. Vital Business Districts(PDF Large, 16 pages).
- * Michigan Realtor: Retail Go Retro: Recreating the Main Street Atmosphere (Web-based article).
- * Fleming, R. (1994). Saving Face: How Contemporary Franchise Design Can Respect Community Identity. (PAS 452) American Planning Association.
 - o Available through: APA Bookstore (Book).
- * Oregon Transportation and Growth Management Program: Commercial and Mixed-Use Development Handbook (PDF Large, 74 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-Use Can Save Commercial Districts (Web-based article).
- * Form-based Code Institute (Web-based resources and publications).

Correct Answer: A

Your Response: A

9.

Does your community's Master Plan encourage a pattern of development that includes a downtown, or one or more compact commercial, office or mixed-use centers?

- A. Yes
- B. No

How and where development occurs in a community has a tremendous impact on traffic congestion, environmental quality and quality of life. If the Master Plan incorporates higher density in areas with proper infrastructure then farm and other open space lands will be under less pressure to accommodate them. Compact clusters are building blocks of vibrant and dynamic communities that can promote a mix of uses within accessible transportation hubs.

RESOURCES:

- * Oregon Transportation and Growth Management Program: Commercial and Mixed-Use Development Handbook (PDF Large, 74 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Business Districts (PDF Large, 33 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing America's Suburban Strips (PDF Large, 32 pages).
- * Urban Land Institute. Prepared by Booth, G., Leonard, B. & Pawlukiewicz, M. (2002) Ten Principles for Reinventing Neighborhood Retail (PDF Large, 32 pages).
- * Surdyke, S. (2004) How Mixed-Use Can Save Commercial Districts (Web-based article).
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City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

10.

Do your community's Master Plan and Zoning Ordinance provide for the highest densities of residential and commercial development closest to good transportation access or transit opportunities?

- A. Yes
- B. No

If you answered “yes,” your community has already applied an important Smart Growth strategy. If you answered “no,” your community should consider revision of its Master Plan, Future Land Use Plan and/or Zoning Ordinance so that the highest density residential and commercial growth is close to transit and other transportation options.

RESOURCES:

- * Ewing, R. Pedestrian and Transit-Friendly Design: A Primer for Smart Growth (PDF Large, 26 pages).
- * Morris, M. (1996) Creating Transit-Supportive Land-Use Regulations: a Compendium of Codes, Standards and Guidelines. American Planning Association.
 - o Available through: APA Bookstore.

Correct Answer: A

Your Response: A

11. Does your community employ Form-Based Zoning in its urban core to provide for compact, mixed-use developments that architecturally fits in well with existing development?

- A. Yes
- B. No

If you answered “yes,” your community has in place a valuable tool for growing smart in its urban centers. If you answered “no,” your community should consider Form-Based Zoning along with educational programs on how it could benefit the community. Form-Based Zoning is an approach that helps provide for compact, higher density, mixed-use urban core developments that visually fit with other existing development in the area. It can improved the vitality, efficiency and identify of core areas.

RESOURCES:

- * Form-Based Code Institute (Web-based resources and publications).
- * Grand Valley Metropolitan Council. Form-Based Code Study (Web link to PDF Large).
- * Duany Plater-Zyberk & Company. (2001) Smart Code: A Comprehensive Form-Based Planning Ordinance Version 6.5 (PDF Large, 24 pages).
- * Local Government Commission: Form-Based Codes: Implementing Smart Growth(PDF, 8 pages).
- * Congress for the New Urbanism (2004) Codifying New Urbanism: How to Reform Municipal Land Development Regulations. (PAS 526) American Planning Association.
 - o Available through: APA Bookstore (Book).

Correct Answer: A

Your Response: A

12.

Does your community have sidewalk, pathway and bike connections between the town center and nearby neighborhoods?

- A. Yes
- B. No

If you answered “yes,” your community is already growing smart. If you answered “no,” your community should plan for non-motorized connections between the higher density town center and surrounding neighborhoods. This can help reduce automobile traffic in the town center and a need for excessive downtown space devoted to parking. See Tenet #2.

RESOURCES:

- * American Planning Association: 4.8.4 Model Street Connectivity Ordinance & 4.8.1. Model Pedestrian Overlay District (POD) Ordinance (PDF, 34 pages).
- * US Department of Transportation Federal Highway Administration: Safety (Web-based resource).

Correct Answer: A

Your Response: A

13.

Does your community’s Zoning Ordinance allow for residential development in the town center of a small rural town at a density of 8 or more dwelling units per acre; in a larger small town at 16 or more dwelling units per acre; and in a large city at 32 or more dwelling units per acre?

- A. Yes
- B. No

If you answered “yes,” your community has in place an important Smart Growth strategy. If you answered “no,” your community should consider higher residential densities for its town center. High densities are necessary for efficient use of alternative transportation nodes such as buses. These densities will also facilitate vibrant commercial uses in a mixed-use environment. Higher densities also reduce infrastructure and maintenance costs to the community. Remember, not everyone wants to lawns to mow, many empty nesters and elderly want the benefits of high density living arrangements and many singles and young married couples cannot afford other housing alternatives.

RESOURCES:

- * Michigan Association of Planning. (Issue No. 3) Smart Growth Tactics. Density-Based Zoning: A Flexible and Innovative Solution (PDF Large, 8 pages).
- * Michigan Environmental Council & Michigan Association of Realtors. (2004) Consuming Land, Losing Character: How Large Lot Residential Zoning is Reshaping Michigan’s Agricultural Communities (PDF, 52 pages).
- * Beldon Russonello & Stewart Research and Communications. Conducted for the Michigan Environmental Council. (2003) Residential Housing Preferences in Michigan (PDF, 22 pages).
- * Government of Ireland (1999) Residential Density: Guidelines for Planning Authorities (PDF, 27 pages).
- * White, G. (December 1, 2005) Holland Sentinel. Higher Density Saves Land (Web-based article).

Correct Answer: A
Your Response: B
14.

Does your community provide educational opportunities, such as public forums or newsletters about the benefits of greater density and compact building options in town center areas?

- A. Yes
- B. No

If you answered “yes,” your community is already educating its citizens about Smart Growth. If you answered “no,” your community should consider providing educational opportunities about the benefits of density and compact building options in the town center areas. Local governments that propose compact development often face opposition from an uninformed public that is not familiar with high quality compact development. The public needs to see examples of high quality compact development and learn about its benefits, preferably before compact development project proposals are announced. Public forums regarding density and development patterns allows for discussion of privacy issues, crime, economic stimulation, appearance, traffic, health and recreation.

Resource:

- * Michigan Chamber of Commerce: Building Competitive Communities (PDF, 21 pages presentation format).
- * Michigan Association of Realtors: Why Mixed-use and Density Work (Web-based article).
- * National Association of Home Builders: Mixed-use and Compact Development Introduction (Web-based resource).
- * National Association of Home Builders: High Density Development and Mixed-Use Development (Web-based resource).
- * National Association of Home Builders: Talking Points on Compact Development (Web-based resource).
- * Lincoln Institute of Land Policy: Visualizing Density (Web-based resource).

Correct Answer: A
Your Response: B
15.

Does your community have parks or other natural spaces in or adjacent to the town center(s)?

- A. Yes
- B. No

If you answered “yes,” your community is already growing smart. If you answered “no,” your community should be planning for public open spaces or other natural areas close to the town center(s), and including the provision of public spaces and amenities in its Site Plan Review design standards. Urban green space enhances quality of life, improves the community’s image for economic purposes, improves the environment and contributes to the enjoyment of recreational activities. Park areas provide for active recreation activities, as well as reducing the need for private yards.

RESOURCES:

- * Project for Public Spaces (Web-based resource).
- * The Trust for Public Land: The Excellent City Park System, What Makes it Great and How to Get There (Web link to PDF).
- * Garvin, A. (2001) Parks, Recreation, and Open Space (PAS 497/498) American Planning Association.

o Available through: APA Bookstore (Book).

* Michigan Department of Natural Resources. (2004) Guidelines for the Development of Community Park, Recreation and Open Space and Greenway Plans (PDF, 44 pages).

* Warbach, J. Planning & Zoning News. (July 2004). An Introduction to Green Development & Green Development Implications for Community Planning (PDF Large, 8 pages).

* Raber, J. (June 2000) Michigan Township News. The Many Faces of Township Parks and Recreation: Parks and Recreation Program Improve Quality of Life and Improve Community Spirit (PDF, 6 pages).

* Environmental Protection Agency: Tools and Techniques for Strategic Conservation of Greenspace (Web-based resource).

* John Cleveland IRN Inc. (2003) The West Michigan Green Infrastructure Strategy (PDF, 83 pages).

* The Trust for Public Land: Local Greenprinting for Growth (Web link to PDF).

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City of Howell Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

16.

Which of the following alternatives to on-street parking does your community provide for the downtown and highest intensity use areas? (Check all that apply.)

- A. Above ground, stand-alone multi-level parking structures.
- B. Above or below-ground, mixed-use parking structures (structure also contains commercial and/or residential uses).
- C. Shared-use surface parking lots.
- D. Financial support for development of alternative parking structures.

If you checked any of the choices, your community is helping to grow smart. If you did not check any of the choices, your community should consider ways to reduce the amount of land devoted exclusively to parking. Compact development can reduce the need for large parking areas, as the compact arrangement favors walking from one destination in the town center to another and makes transit more feasible, and hence more regular with shorter headways.

RESOURCES:

* American Planning Association: 4.8.2. On-site Access, Parking and Circulation Ordinance and 4.8.3 Model Shared Parking Ordinance (PDF, 34 pages).

* Manville, M. & Shoup, D. People, Parking and Cities (PDF, 7 pages).

* Dane County, WI: Model TND Ordinance Version 1.0, Section 5.2 Street Standards (PDF, 7 pages).

* Urban Land Institute. Prepared by Chellman, C (2000) The Design of New Urbanist Streets (PDF, 20 pages).

* City of Colorado Springs, CO: Mixed Use Design Manual, Street Standards. (PDF, 28 pages).

Correct Answer: A, B, C, D

Your Response: C

17.

Which of the following does your community offer as incentives to developers for compact development? (Check all that apply, if any)

- A. Density bonuses
- B. Streamlined permit review process
- C. Financial assistance
- D. Other

If you checked any of the choices, your community is already applying an important Smart Growth strategy. If you answered “no,” your community should consider offering incentives to developers for compact development. Providing incentives for quality high density development can be sufficient motivation for developers to propose higher density projects. It is also critical that the Master Plan and Zoning Ordinances be crafted to support such projects.

RESOURCES:

* City of Glendale, CA. Downtown Specific Plan. Chapter 7. Incentives and Bonuses (PDF, 8 pages).

- * Napa County, CA. Zoning Ordinance. Chapter 18.107 Residential Density Bonus and Incentives (Web-based resource).
- * City of Salem, OR. Zoning Ordinance Chapter 122. Increased Residential Density (PDF, 4 pages).
- * County of Dane, WI. (1997) Residential Density in Agricultural Preservation Areas (PDF, 2 pages).
- * City of Seatac, WA. Zoning Ordinance. Chapter 15.24.040 Public Benefits and Density Incentives (Web-based resource).
- *

Michigan Smart Growth Case Study: Take Advantage of Compact Building Design. Prepared by Forsyth, M. (2006) Hamburg Township: Cluster Development Promotes Greater Density and Open Space Preservation (PDF, 1 page).

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Hamburg Township Supporting Resources (PDF, 1 page).

Correct Answer: A, B, C, D

Your Response:

18. Does urban infill development (new residential, commercial or industrial buildings created on vacant, abandoned or underutilized sites in or near the town center) occur in your community?

- A. Yes
- B. No

If you answered “yes,” your community is growing smart. If you answered “no,” your community should consider encouraging urban infill development. It can do so by educating citizens and local leaders on the benefits of urban infill, revising the Master Plan to include goals, objectives and strategies to do so, updating the Zoning Ordinance to permit such development if it does not do so already, and developing financial or other incentives as encouragement. Urban infill benefits include more efficient use of existing infrastructure and public services, helping to stimulate the local economy through an increase in downtown activity, and improving quality of life.

RESOURCES:

- * Leinberger, C. & Cunningham, E. Planning & Zoning News. (May 2005) Turning Around Downtown: Twelve Steps to Revitalization (PDF, 1 page).
- * Redevelopment Ready Communities (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * Eckenstahler, C. Planning & Zoning News. (July 1997) Brownfield Development Using Michigan’s Brownfield Redevelopment Financing Act (PDF, 2 pages).
- * Bogdanm A. Planning & Zoning News. (October 1997) The Delinquent Property Tax Collection Process (PDF, 5 pages).
- * Novoselich, C. Planning & Zoning News. (July 1998) Renaissance Zones See Progress (PDF, 3 pages).
- * Michigan Department of Labor and Economic Growth: Renaissance Zones (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan (Web-based resource).
- * Szymecko, L. Planning & Zoning News. (March 2000) Financial Tools for Brownfield Redevelopment in Michigan (PDF, 3 pages).
- * Hula, R. Planning & Zoning News. (April 2000) An Assessment of Brownfield Redevelopment Policies: The Michigan Experience (PDF, 9 pages).
- * Environmental Assistance Center & Department of Environmental Quality. Planning & Zoning News. (August 2000) Brownfield Package Legislative Summary (PDF, 2 pages).
- * Cool Cities: Blueprints for Michigan’s downtowns (Web-based resource).
- *

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City of East Lansing Supporting Resources (PDF, 1 page).

Correct Answer: A

Your Response: A

19.

Do developers in your community convert vacant warehouse space into residential units?

- A. Yes
- B. No

If you answered “yes,” your community is already growing smart. The conversion of vacant warehouse space in or near town centers provides the benefits of a more efficient use of existing public infrastructure and services, putting underutilized structures to productive use, adding walking traffic close to town center businesses, creating an added vibrancy to the town center and many other benefits. If developers in your community are not converting vacant warehouse space in or near the town center to residential use, your community should consider taking steps to encourage them to do so.

RESOURCES:

- * ULI Land Use Policy Forum Report. Prepared by Tarnay, S. (2004) Barriers and Solutions to Land Assembly for Infill Development (PDF, 36 pages).
- * Urban Land Institute. Prepared by Haughey, R. (2001) Urban Infill Housing: Myth and Fact (PDF, 26 pages).
- * Redevelopment Ready Communities (Web-based resource).
- * Redevelopment Ready Communities (2006) 2006 Best Practices and Scoring Systems (PDF, 30 pages).
- * Redevelopment Ready Communities (2005) Redevelopment Ready Model Ordinance for Land Use and Development Procedures (PDF, 30 pages).
- * Eckenstahler, C. Planning & Zoning News. (July 1997) Brownfield Development Using Michigan’s Brownfield Redevelopment Financing Act (PDF, 2 pages).
- * Bogdanm A. Planning & Zoning News. (October 1997) The Delinquent Property Tax Collection Process (PDF, 5 pages).
- * Novoselich, C. Planning & Zoning News. (July 1998) Renaissance Zones See Progress (PDF, 3 pages).
- * National Agricultural Library Rural Information Center: Downtown Revitalization
- * Leinberger, C. & Cunningham, E. Planning & Zoning News. (May 2005) Turning Around Downtown: Twelve Steps to Revitalization (PDF, 1 page).
- * Michigan Department of Labor and Economic Growth: Renaissance Zones (Web-based resource).
- * Citizen Research Council of Michigan. (2001) Survey of Economic Development Programs in Michigan (Web-based resource).
- * Szymecko, L. Planning & Zoning News. (March 2000) Financial Tools for Brownfield Redevelopment in Michigan (PDF, 3 pages).
- * Hula, R. Planning & Zoning News. (April 2000) An Assessment of Brownfield Redevelopment Policies: The Michigan Experience (PDF, 9 pages).
- * Environmental Assistance Center & Department of Environmental Quality. Planning & Zoning News. (August 2000) Brownfield Package Legislative Summary (PDF, 2 pages).
- * Cool Cities: Blueprints for Michigan’s downtowns (Web-based resource).
- * Prepared by Northcountry Cooperative Foundation and Jeff Allman, P.E., Principal, Allman & Associates. Too Good to Throw Away: The Adaptive Reuse of Underused Buildings (PDF, 17 pages).

Correct Answer: A
Your Response: B

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