

Smart Growth Strategies

The following is a smart growth “checklist” adapted from a “Smart Growth Scorecard” prepared by New Jersey Future to evaluate the degree to which new development projects incorporate and address smart growth principles and strategies. It is intended as a resource as the Gunnison Valley continues to consider and plan for future growth and new development.

1. Near Existing Development and Infrastructure

- a. Project is located adjacent to and can be served by existing infrastructure – roads, transit, water, sewer, etc.
- b. Project is located in a designated area for growth or redevelopment in comprehensive plans.
- c. Project is near at least three of the following: housing, retail, commercial, employment, office, educational, or recreational uses.

2. Provides Range of Housing Options

- a. Project offers mix of housing types and sizes: single family, condos, apartments, townhomes, etc.; one bedroom, two bedrooms, etc.
- b. Housing prices appeal to a broad range of incomes for sale or lease.
- c. Project helps address local affordable housing objectives.

3. Protects Open Space, Environmental Lands, and Wildlife Habitat

- a. Project avoids critical environmental areas, open space, and habitat.
- b. Project lands are physically suitable for development.
- c. Project remediates a brownfield site.
- d. Project is energy efficient and uses recycled and “green” building materials.

4. Creates a Vibrant Community

- a. Project contains complementary mixed land uses in walkable vicinity: residential, retail, office, etc.
- b. Project adds new and needed land uses to an existing neighborhood, such as schools, parks, employment, housing diversity, civic spaces, cultural uses, neighborhood-scale retail, etc.

5. Promotes balanced Travel Choices and Personal Mobility

- a. Project is easily accessible by multiple travel modes – driving, transit, walking, and biking.
- b. Project increases travel demand for and viability of various travel modes and helps complete gaps in existing transportation network (streets, bus routes, sidewalks, and bike lanes/trails).
- c. Project reduces the number, distance, and duration of drive-alone trips.
- d. Project contains a highly-connected street grid network with small block sizes and narrow streets (two lanes, no more than four lanes) that connects seamlessly with existing streets.

6. Respectful of Community Design and Character

- a. Project re-uses or rehabilitates existing and/or historic structures.
- b. Building design follows existing or desired architectural style.
- c. Project creates lively, attractive, and pedestrian-friendly streetscapes.
- d. Project creates or enhances community and civic spaces – parks, squares, plazas, etc.

