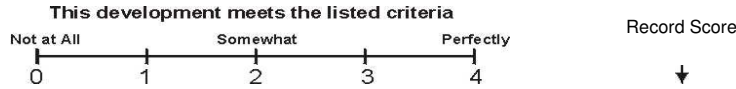


Commercial Development Scorecard Smart Growth



Rate each criteria on a scale of 0 to 4. Give the development in question a zero if it does not meet the criteria in any way and a four if it meets the criteria perfectly.

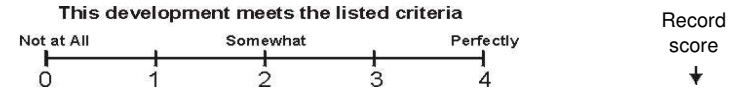


Land Use Criteria		Score
1	The project involves redevelopment, rehabilitation, or infill in a previously developed area.	
2	The project is integrated with existing and planned surrounding uses, not disconnected from them.	
3	The site is located in an area designated for commercial or mixed uses in the city's comprehensive plan (max. pts.) or is part of a master planned development.	
4	There is more than one use in the project. More uses in project (or within ¼ mile of project) = higher score; e.g. retail, service, office, civic, residential.	
5	The ratio in height of buildings and trees to street width creates an "outdoor room" or sense of enclosure.	
6	Signs are in the field of vision of pedestrians, typically at window or awning height.	
7	The project creates or contributes to a compact center or district, rather than a commercial strip.	
8	The project includes ground floor windows across more than 50% of building frontages.	
9	Building heights transition or step down where mixed use or commercial buildings are next to or across the street from single family residential.	
10	Physical features and layout promote natural surveillance, maximizing the ability to see throughout the site.	
11	On street parking is used where possible. 10% of surface area devoted to off street parking for 10 or more cars is landscaped and includes canopy trees, (5% of parking areas for less than 10 cars)	
12	At least 10% of the site area is devoted to usable open space, such as plazas, small parks, and outdoor dining areas (not including landscaping)	
13	Buildings facades include human-scale details and modulation for aesthetic appeal, pedestrian comfort & compatibility with the design of the surrounding area.	
14	The project retains existing natural amenities, including trees, or includes constructed natural amenities, and they are accessible to pedestrians.	
15	The project approximates pre-development drainage conditions and reduce water pollution potential by using measures such as on-site biofiltration.	
16	The buildings use sustainable, energy efficient materials, appliances and design.	
17	Outdoor lighting is shielded to minimize light pollution. Lighting in walkable areas is at human scale.	
Land Use Criteria Subtotal		

Carry this subtotal to the other side
(over)



Commercial Development Scorecard continued



Transportation Criteria		Score
18	There are attractive sidewalks and/or pathways leading to and through the site to promote comfortable safe walking between all destinations within the project.	
19	Streets are well connected within the project and to existing and planned adjacent streets. Blocks are short (<400'). Streets integrate all modes of transportation.	
20	The site is currently served by transit or is planned to be served by transit. Protected transit waiting areas are provided and are dignified, dry and conveniently located.	
21	There is on-street parking on both sides of streets. Surface parking lots are shared by multiple uses.	
22	Parking and vehicle drives are located away from building entrances and not between entrances and the street, and don't inhibit direct pedestrian access to entrances.	
23	Off-street parking is located behind or to the side of buildings and never at corners and is generally buffered by landscaping or walls with little street visibility.	
24	Streets have a 5-10' planter strip with shade trees planted an average of 30' on center, or sidewalks are >10' wide and have shade trees in tree wells.	
25	Driveway consolidation reduces vehicle-pedestrian conflicts and reduces impacts on roadway access.	
Transportation Criteria Subtotal		
Land Use Criteria Subtotal from front		
Grand Total (Land Use + Transportation Criteria)		

Now add up all of the scores and then add the subtotals to get a grand total. The highest possible score of 100 means the development meets smart growth principles 100%.

80-100 pts. — Congratulations. This is an excellent smart growth neighborhood.
50-79 pts. — Good effort, look for small modifications that might increase the score.
25-49 pts. — needs major improvements to meet smart growth principles.
0-24 pts. — This is not a smart growth development.

For more information on how to use the Idaho Smart Growth Scorecard please contact us at:
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