

SMART GROWTH CRITERIA MATRIX

City of Mobile Planning Department

REVIEWER: _____

- MARK ONE: SELF SCORE
 PRELIMINARY SCORE
 FORMAL SCORE

DEVELOPMENT: _____ DATE OF REVIEW: _____

CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE		
			WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible
	Desired Development Zone							
		1. Located in Urban Core	5	4	20			
		2. Other DDZ within City Limits	5	5	25			
		3. Untested Market in an area of economic need	5	4	20			
	Focused Public Improvement Area							
		1. Located in area defined as FPIA	5	4	20			
		A. Makes allowances for FPIA plan proposals	5	2	10			
		B. Provides improvements per FPIA plan	5	3	15			
	Existing Community							
		1. In-fill Development (located within an existing community)	5	4	20			
		2. Brownfield/Greyfield Redevelopment	5	5	25			
		3. Adequate Existing Infrastructure	5	4	20			

CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE		
			WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible
LAND USE	Mixed Use (min. 20% for each use - residential, retail, office)	1. Provides a Mixture of Commercial and Residential Uses That Are Compatible in Scale and Design	5	3	15			
		A. Includes Residential above 1st Floor	5	4	20			
		B. Street Level Pedestrian Friendly Uses	5	3	15			
		C. Includes 2 Uses	5	3	15			
		D. Includes 3 Uses	5	5	25			
	Residential Use	1. Provides Mixed Residential Uses						
		A. Provides a Mixture Housing Types (Apartments, Rowhouses, SF)	3	3	9			
		B. Provides Granny Flats / Garage Apartments	2	3	6			
		C. Provides Reasonably Priced housing						
		1) 20% Of Units for 80% (4 person) AMFI Household	3	3	9			
		1) 20% Of Units for 60% (4 person) AMFI Household	3	5	15			
	Commercial Use	1. Incorporates Traditional Neighborhood Retail/Service Uses	5	3	15			
		2. Proximate to Neighborhood Supported Retail/Service Uses	4	3	12			
		3. Compatible Scale/Mass with Surrounding Neighborhood	2	2	4			

CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE		
			WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible
ALTERNATIVE DESIGN	Street	1. Provides / Maintains Grid Pattern and Connectivity	3	3	9			
		2. Provides / Maintains Alleyway Network	3	3	9			
		3. Provides Reduced Street Widths (where allowed)	5	3	15			
		4. Provides On-Street Parking (where allowed)	3	3	9			
		5. Provides Traffic Calming Devices (bump-outs, etc)	3	2	6			
		6. Provides / Maintains Streetside Sidewalk Network	3	2	6			
		7. Provides Street Trees (min. 3" caliper, 30' o.c.)	3	4	12			
		8. Provides Crossing Treatment at Street Corners	3	2	6			
		9. Provides Pedestrian Oriented Amenities (lighting, shelters, seating, etc.)	3	2	6			
		10. Provides Gateway / Identification Signage	3	2	6			
	Site	1. Reduced Lot Sizes (less than 7,200 ft. ² with Open Space)	5	5	25			
		2. Increased Density (where allowed)	5	5	25			
		4. Rear Access via Alleyway Network	3	2	6			
		5. Minimizes Curb Cuts with Shared Driveways/Access	2	3	6			
		6. Alternative Parking (Shared or off-site - where allowed)	4	5	20			
		7. Parking Located In Rear of Site (behind building)	3	2	6			
		8. Alternative Surface for Drives and Walkways	4	5	20			
		9. Alternative Surface for Parking in Excess of COM Required Ratio	5	5	25			
		10. Sidewalks Provided (linking buildings on site to streetside sidewalk network)	4	2	8			
		Building	1. Reduced Building Setbacks / Build To Lines (compatible with surrounding area if in-fill)	5	5	25		
	2. Building Oriented to Pedestrian Network		3	2	6			
	3. Architectural Compatibility		2	2	4			
	4. Screening of Equipment		2	2	4			

CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE		
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ALTERNATIVE TRANSPORTATION	Transit	1. Contains Transit Stop	3	4	12			
		2. Proximate to Transit Stop	3	3	9			
		3. Encourages Use of Alternative Transportation (biking, walking, trolley, light rail, etc.)	3	4	12			
	Pedestrian / Bicycle	1. Provides / Maintains Network of Walking Trails	3	2	6			
		2. Provides / Maintains Network of Biking Lanes / Paths	3	2	6			
ENVIRONMENTAL / OPEN SPACE	Open Space	Residential						
		1. A minimum of 25% of the site area preserved as open space with a sliding scale.	5	5	25			
		Commercial						
		2. A minimum of 15% of the site area preserved as open space with a sliding scale.	5	5	25			
		3. Complies with COM Green Spaces Master Plan	3	2	6			
		4. Connects to Existing Green Space/Open Space/Park/Trail	2	2	4			
	Environmental	5. Improvements to Existing Neighboring Park/Greenspace	3	2	6			
		1. Site Clearing Restricted Only to Areas Where Absolutely Necessary for Construction Access, Buildings, Roads and Utilities	4	4	16			
		2. Reforestation of Cleared Forest Areas	3	2	6			
		3. Total impervious coverage no greater than 75% of the total land area.	5	5	25			
		4. Individual Storm Water Treatment (eg rain gardens, grassed swale, filter strip, etc)	2	2	4			
		5. Provision of Stream Buffer (for both perennial and intermittent streams). The minimum buffer will be 25' from the stream shore line.	4	4	16			
		6. Provisions for Protection of Adjacent Floodplains/Waterways	5	3	15			
		7. Provision of Gray Water Cisterns/Facilities	2	3	6			
		8. Flood Plain consideration of slope and soil	5	3	15			
9. Shared Driveways	2	2	4					
10. Other Category	2	3	6					
TOTAL				823			The project must score a minimum 40% of the total points to be considered a Smart Growth Development.	

