

Land Use

Points: 10

56.) Community Smart Growth Incentives/Bonuses

Offer incentives/bonuses that support smart growth (such as incentives for development and redevelopment in existing downtown areas, transit oriented development, traditional neighborhood development, mixed use development and/or in-fill development).

DESCRIPTION OF MEASURE

The local government offers incentives/bonuses to developers to encourage smart growth in at least two of the following ways:

- development and redevelopment in existing downtown areas
- transit oriented development
- traditional neighborhood development
- mixed use development
- in-fill development
- or one of the many other policy options offered in the Smart Growth Initiative's *Getting to Smart Growth* publications

Smart growth is defined as development that benefits the economy, community, and the environment while incorporating the ten principles of smart growth. More information on the principles of smart growth can be found on the Smart Growth Initiative webpage at www.smartgrowth.org.

DOCUMENTATION REQUIRED FOR CREDIT

- ✓ A copy of the policy(s) or ordinance(s) that establish the smart growth incentive
- ✓ Documentation on how the incentive(s) will be implemented

Douglas County encourages mixed use development by offering developers increased density bonuses for projects that incorporate mixed used design principles as per Section 507, Article 5 of the Unified Development Code (UDC) which can be found on our website at: http://www.celebratedouglascounty.com/view/global/viewdownload/&docid=1519&file=/05_PLANNED%20DEV.Oct0504.DOC

Douglas County encourages traditional neighborhood development as per Highway 92 LCI Plan and the Highway 92 Village Overlay located in Section 208(h) Article 2 of the UDC. http://www.celebratedouglascounty.com/view/departments/view_dept/&cdept=266&department=Livable%20Centers%20Initiative
http://www.celebratedouglascounty.com/view/global/viewdownload/&docid=1332&file=/02_USES.Oct0504.DOC