Youngsville
LOUISIANA

Where Life Is Sweeter…

Growth Guidance Plan

UNIVERSITY OF LOUISIANA Lafayette

January 31, 2015

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"A city is not gauged

by its length and width,

but by the broadness of its vision

and the height of its dreams."

Herb Caen

Acknowledgements

This Growth Guidance Plan was formulated to as a catalyst to promote planned growth initiatives for the community of Youngsville. This plan represents a compilation of information and data researched and written by the following individuals:

Steven Ancelet Troy Hebert

Monique Boulet Mark Romero

Cory Cole Jim Doré

Margaret H. Trahan

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Prepared by the University of Louisiana at Lafayette Executive MBA 2013-2015 cohort: Steven Ancelet, Monique Boulet, Cory Cole, Jim Doré, Troy Hebert, Mark Romero, and Margaret H. Trahan under the direction of Dr. Patricia Lanier.

Executive Summary

As the fastest growing city in Louisiana, Youngsville is at a crossroads in maintaining its rural character, strengthening its economy and maintaining a quality of life that residents expect. The pressure for development of the area is real and increasing. Thus, the need for a master plan is apparent and has prompted city leaders to request the assistance of the University of Louisiana at Lafayette's College of Business to recommend a path forward. How growth is managed now will undoubtedly affect the City for many generations hence. Many positive elements have already been implemented that regulate development. Thus, this Growth Guidance Plan organizes the next steps in the planning journey.

Settled in the early nineteenth century, Youngsville is currently a city that has attracted a young population and one that is relatively affluent and educated. The need for good schools, subdivisions, and recreation are driving growth. A survey of residents in late 2014 highlighted the city's appeal and identified their priority areas as police services, infrastructure, flood protection, traffic flow and job creation. These priorities underscore the challenges faced by the City to handle its growth. The strongest points of tension are its underdeveloped infrastructure supports and its vision as a sustainable, livable city. Growing with intentionality requires a partnership with its citizens, businesses and service organizations.

This report highlights several communities that successfully utilized the ten principles of Smart Growth. Smart Growth design is a perfect concept for today's Youngsville in addressing the following goals: support for the rural landscape, helping existing places to thrive, and creating great new places. Using the goals of Smart Growth as an organizing framework for a master plan, ten priorities are presented for consideration by Youngsville. Planning next steps are also identified. Finally, various tools are offered, including a Smart Scorecard that translates community objectives into measurable project-related criteria.

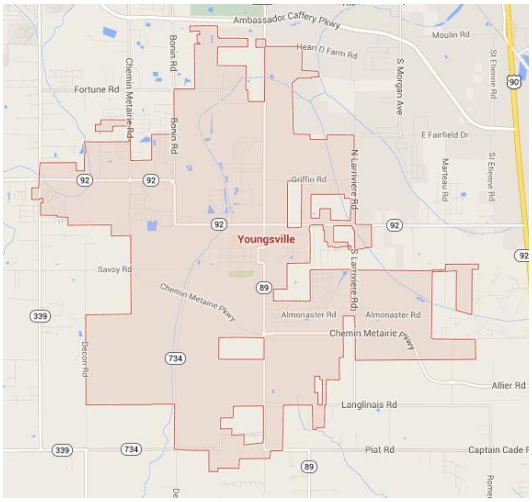
City Overview

City Overview

History

Youngsville was settled in the early 19th century by French Acadian farmers. Prior to 1839, George Roy and his son Desire laid out the area and named the community "Royville." Desire Roy donated 9 arpents of land to the Diocese in 1859 to establish St. Anne Catholic Church, one of the oldest Catholic Churches in Lafayette Parish, located on its oldest street, Church Street. In 1908 the Village of Youngsville was incorporated when the United States Postal Service asked village leaders to change the name because the town was being confused with the town of Rayville in north Louisiana. It chose a democratic government, an elected Mayor and three Aldermen to govern its people.

The Village continued to develop and Louisiana Governor David C. Treen declared the village a town on January 20, 1983. The town chose as its governing body, a Mayor and five Aldermen to accommodate its population. With continued growth, Youngsville was declared a city by Governor Kathleen Blanco in 2006.



Map of Youngsville

Although the City has extended its boundaries and expanded its services, Youngsville remains a rural city surrounded by sugarcane farms enjoying the unique atmosphere of an urban area of Lafayette.

At a glance, Youngsville compares favorably to many Louisiana state averages:

- Median household income <u>significantly above</u> state average.
- Median house value <u>above</u> state average.

- Unemployed percentage below state average.
- Median age below state average.
- Renting percentage significantly below state average.
- Length of stay since moving in significantly below state average.
- House age below state average.
- Percentage of population with a bachelor's degree or higher significantly above state average.

Population/Demographics

As of the census of 2010, there were 8,105 people and 2,769 households residing in the City. The 2013 estimated population is 9,944. Since 1990, the cities surrounding Lafayette had different growth patterns with some shrinking (St. Martinville), others remaining flat (Abbeville), and others growing significantly (Broussard, Youngsville). Compared to these cities, Youngsville shows much faster growth, increasing approximately 350% since 1990 while Lafayette only grew about 20% (Chart 1). Current estimate of the population as of July 2013 is 9,944 (Chart 2).

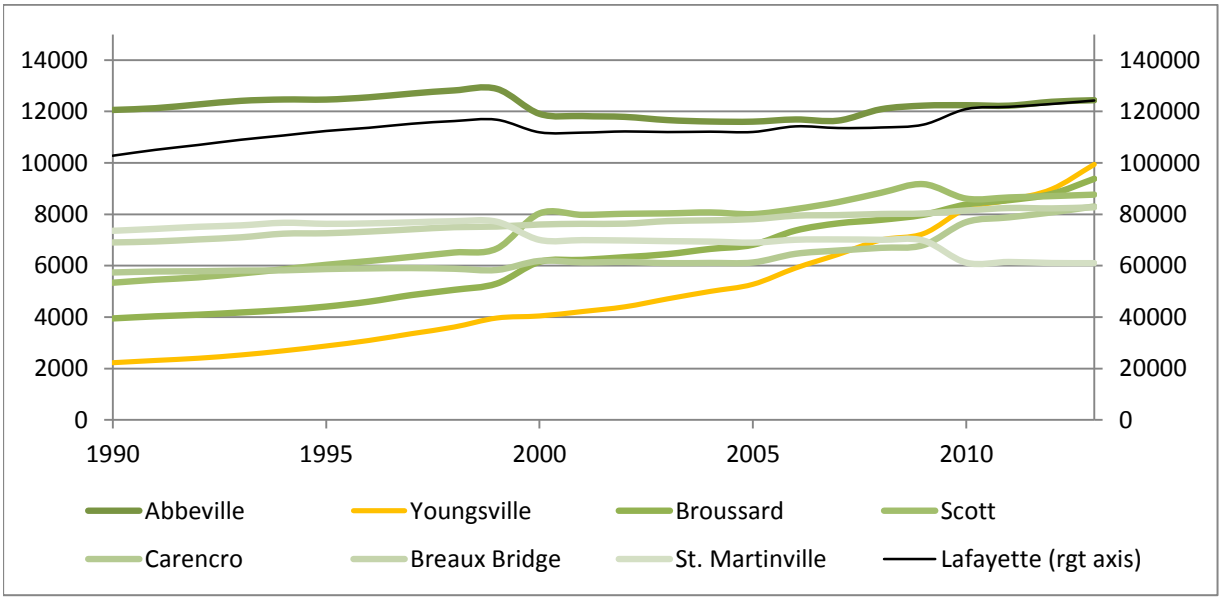


Chart 1: Population of Neighboring Cities (note Lafayette is on right axis due to its much larger population)

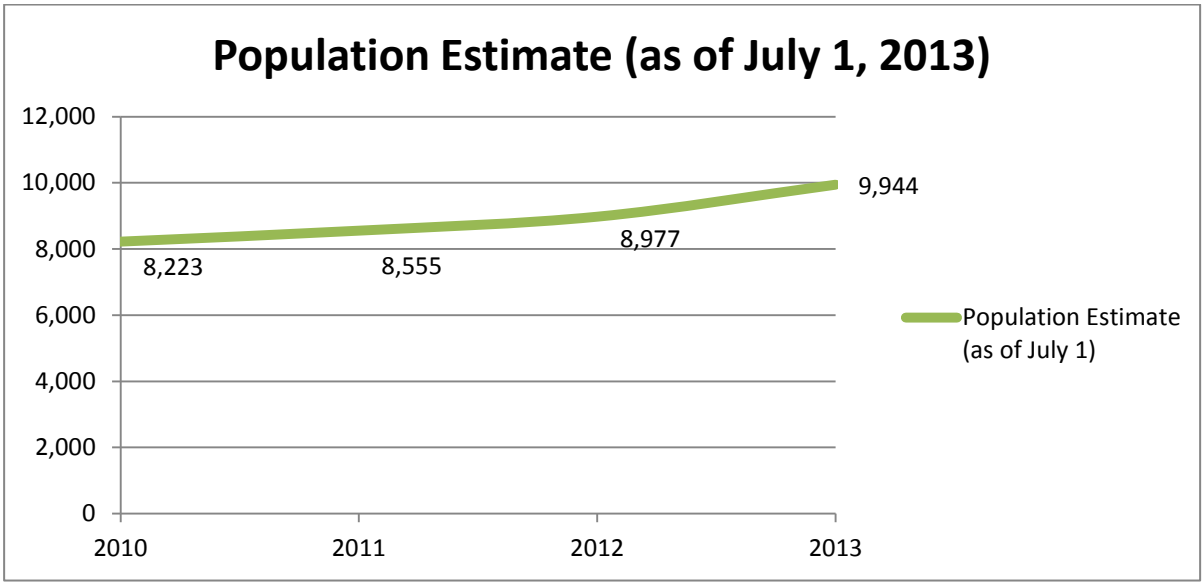


Chart 2: Recent Population Estimates for Youngsville

Population distribution by age shows that Youngsville is a city with a young population (Chart 3). The current median age is 32 years.

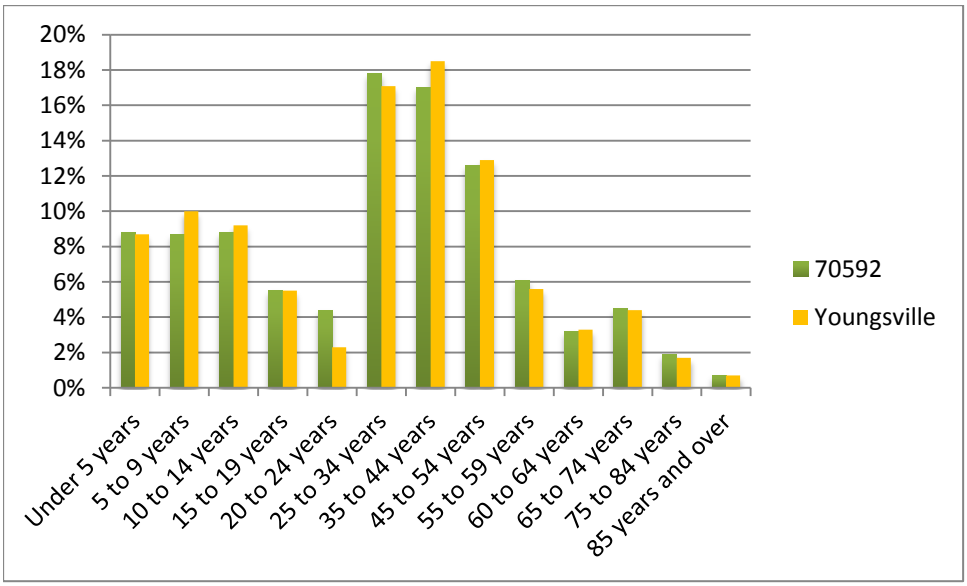


Chart 3: Breakdown by Age for Youngsville and 70592

Males slightly outnumber females in Youngsville and for the 70592 zip code (Chart 4 and 5).

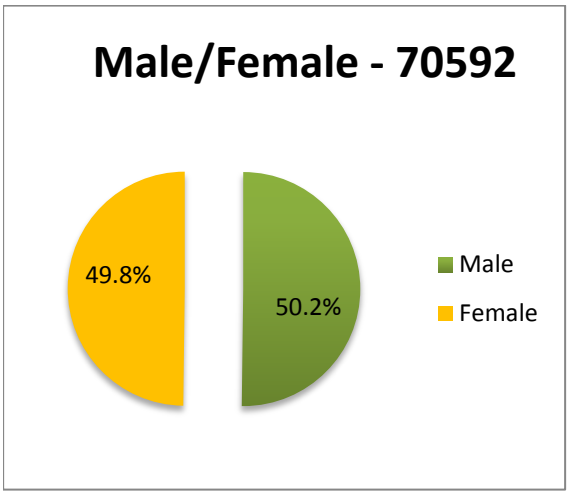


Chart 4: Male/Female population

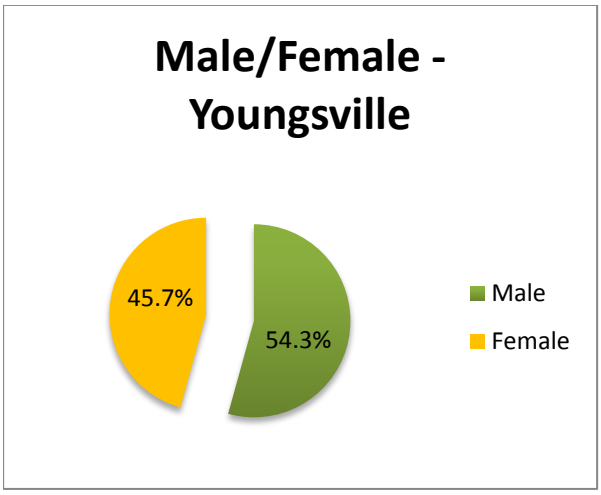


Chart 5: Male/Female population

The median household income in the city is $67,147, where males have a median income of $41,700 versus $30,710 for females. The per capita income for the town is $31,257. About 4.5% of the population was below the poverty line (Chart 6).

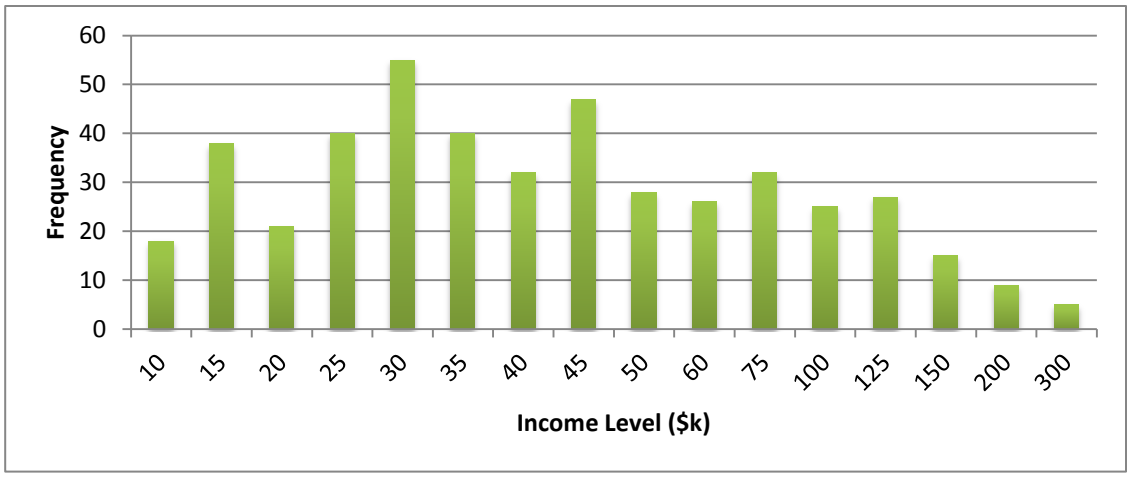


Chart 6: Income Distribution

Youngsville has the highest per capita income in Lafayette Parish and in Louisiana, which makes it greater than larger cities like New Orleans and Baton Rouge. Estimated household income is $99,960 for 2012 versus $42,944 for the state of Louisiana (Chart 7). Unemployment rate for Youngsville is shown below and compares favorably with state and national averages (Chart 8).

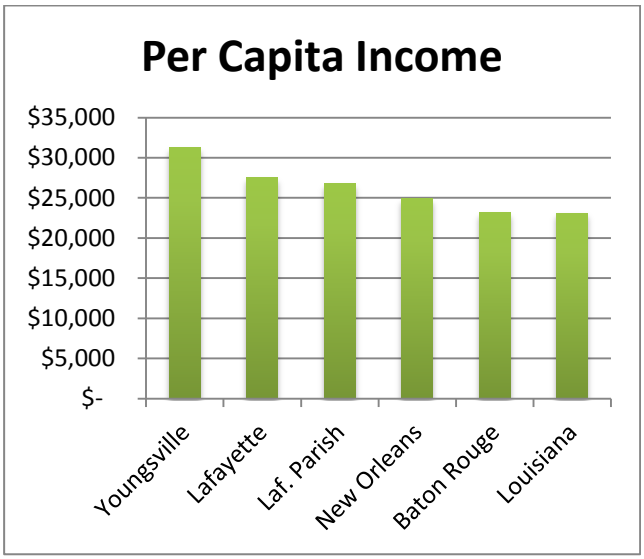


Chart 7: Per Capita Income

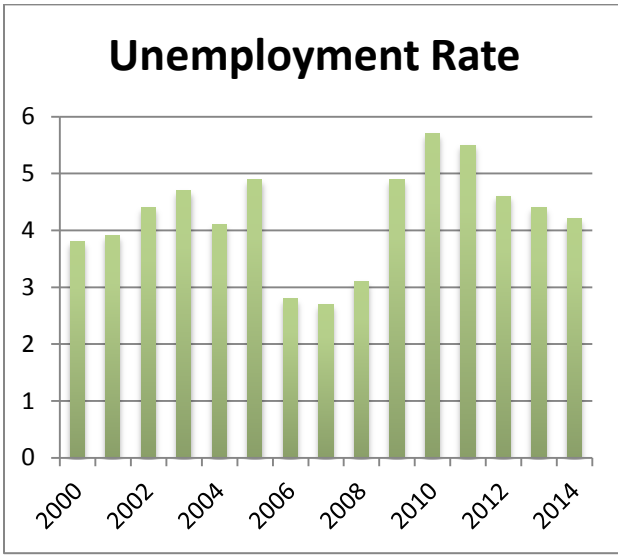
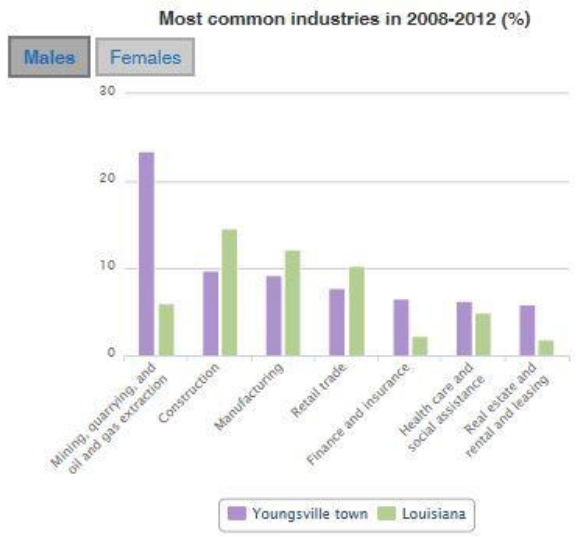


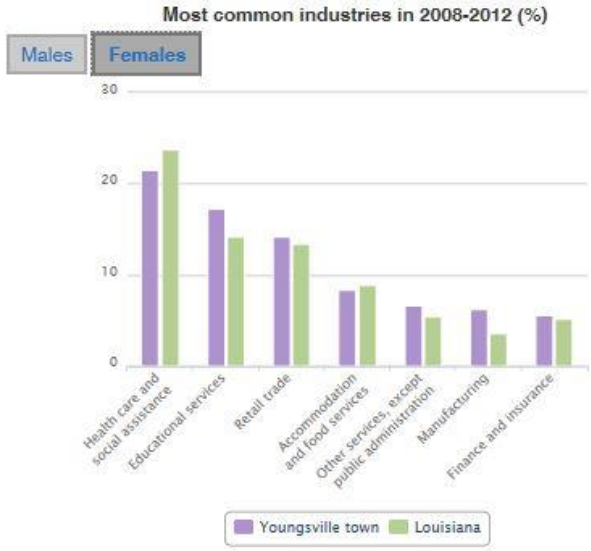
Chart 8: Unemployment Rate

Males in Youngsville have a high level of employment in support of the oil and gas industry (Chart 9) and females are employed primarily in the health care and education industries (Chart 10).



- Mining, quarrying, and oil and gas extraction (23%)
- Construction (10%)
- Manufacturing (9%)
- Retail trade (8%)
- Finance and insurance (7%)
- Health care and social assistance (6%)
- Real estate and rental and leasing (6%)

Chart 9: Male Employment by Industry



- Health care and social assistance (22%)
- Educational services (17%)
- Retail trade (14%)
- Accommodation and food services (8%)
- Other services, except public administration (7%)
- Manufacturing (6%)
- Finance and insurance (6%)

Chart 10: Female Employment by Industry

There are 2,769 households in Youngsville with an average household size of 2.92 and average family size of 3.24 (Chart 11).

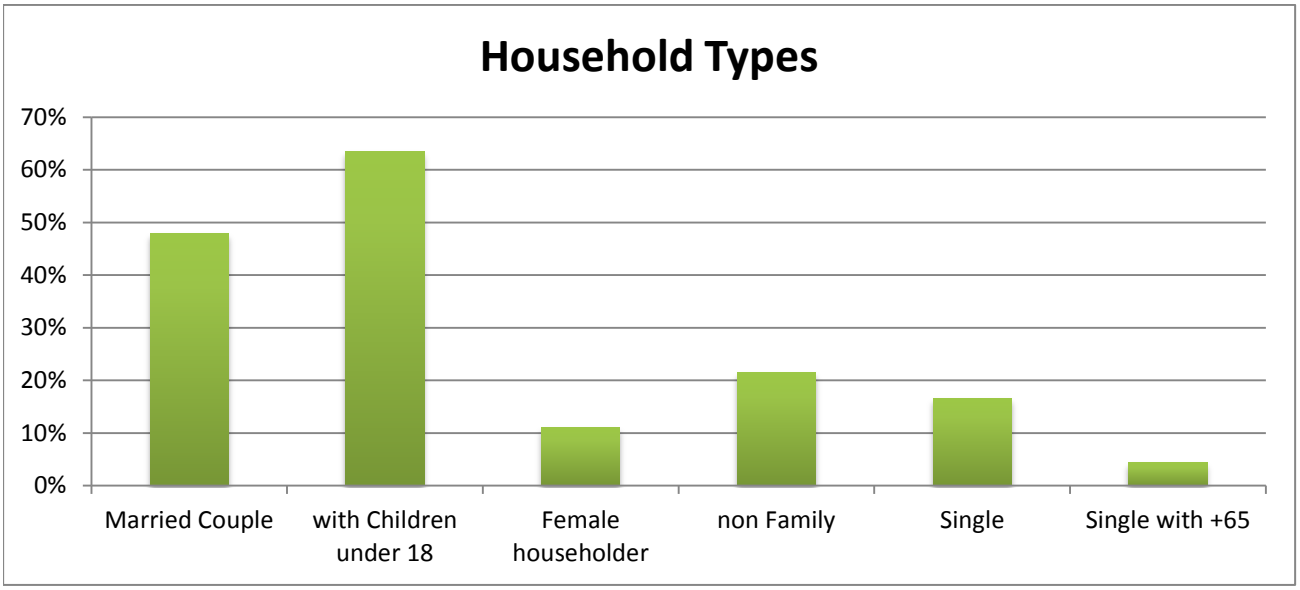


Chart 11: Households by Type

The racial makeup of Youngsville and 70592 is predominately white (Chart 12 and 13).

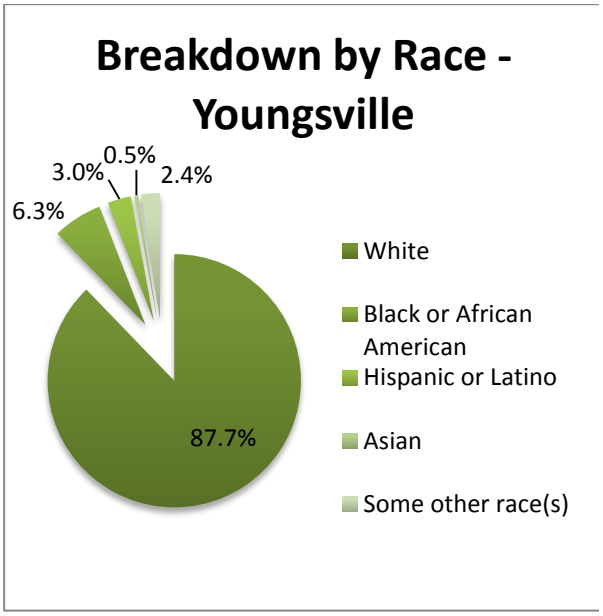


Chart 12: Population breakdown by Race - Youngsville

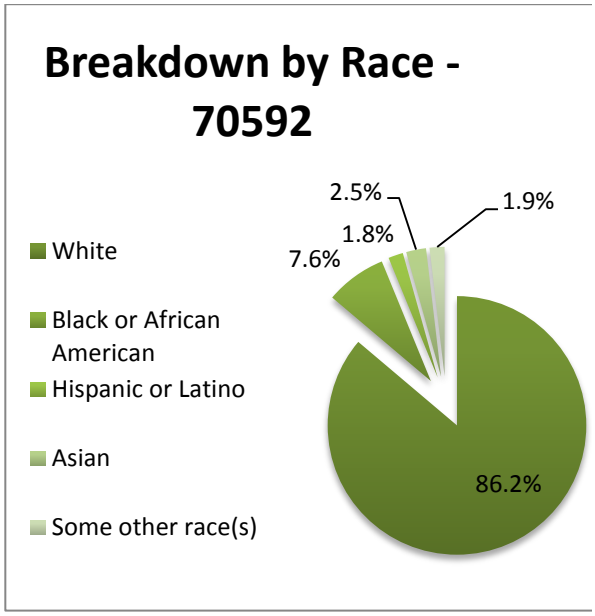


Chart 13: Population breakdown by Race - 70582

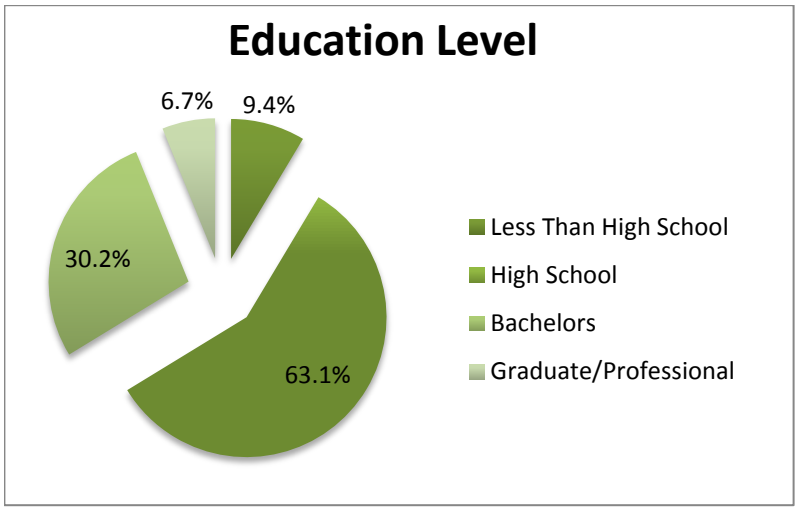


Chart 14: Education Level of Population

The population of Youngsville is more educated than the population of Louisiana with over 90% of the population having graduated high school with another 37% graduating from college (Chart 14).

Schools

Youngsville is a member of District 9 of the Lafayette Parish School System represented by Jeremy Hildago. The strength of the schools within Youngsville plays a significant part in the overall success of the city and its inhabitants. The schools in Youngsville are Green T. Lindon Elementary School (PK-4), Ernest Gallet Elementary School (PK-5), and Youngsville Middle School (5-8). All public school students from Youngsville attend Ovey Comeaux High School in Lafayette.

Subdivisions

Starting in the early 1990s, development has reduced the number of sugarcane and soybean fields that once completely surrounded Youngsville. The success of the original Copperfield subdivision along Highway 89 started an ongoing cycle of continuous development. The Copperfield subdivisions (Copperfield, Copperfield South, Copper Ridge, and Copper Meadows)

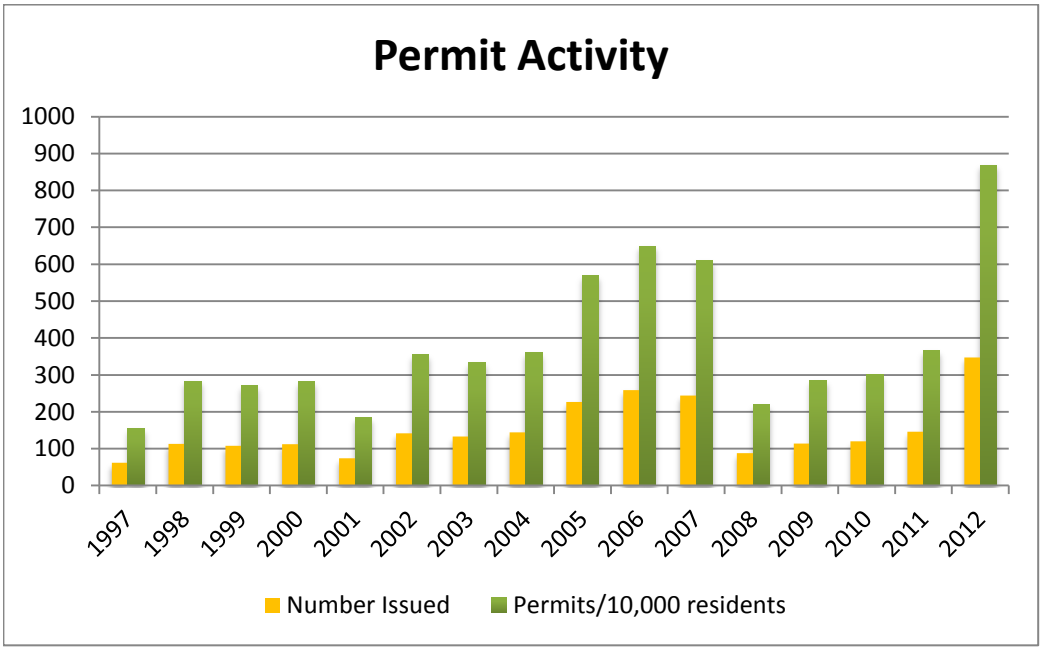


Chart 15: Permit Activity

grew such that they now abut the original, old town of Youngsville along Iberia Street. Many other subdivisions were built in the former farmlands of Youngsville, including Field Crest, Oakthorn, and Sugar Mill Pond. Sugar Mill Pond is a mixed-use planned community that will have over 2,000 housing units, a school, and a town center with commercial establishments. The volume of activity is shown in the number of permits issued (Chart 15) and the total cost of building activity since 1997 (Chart 16).

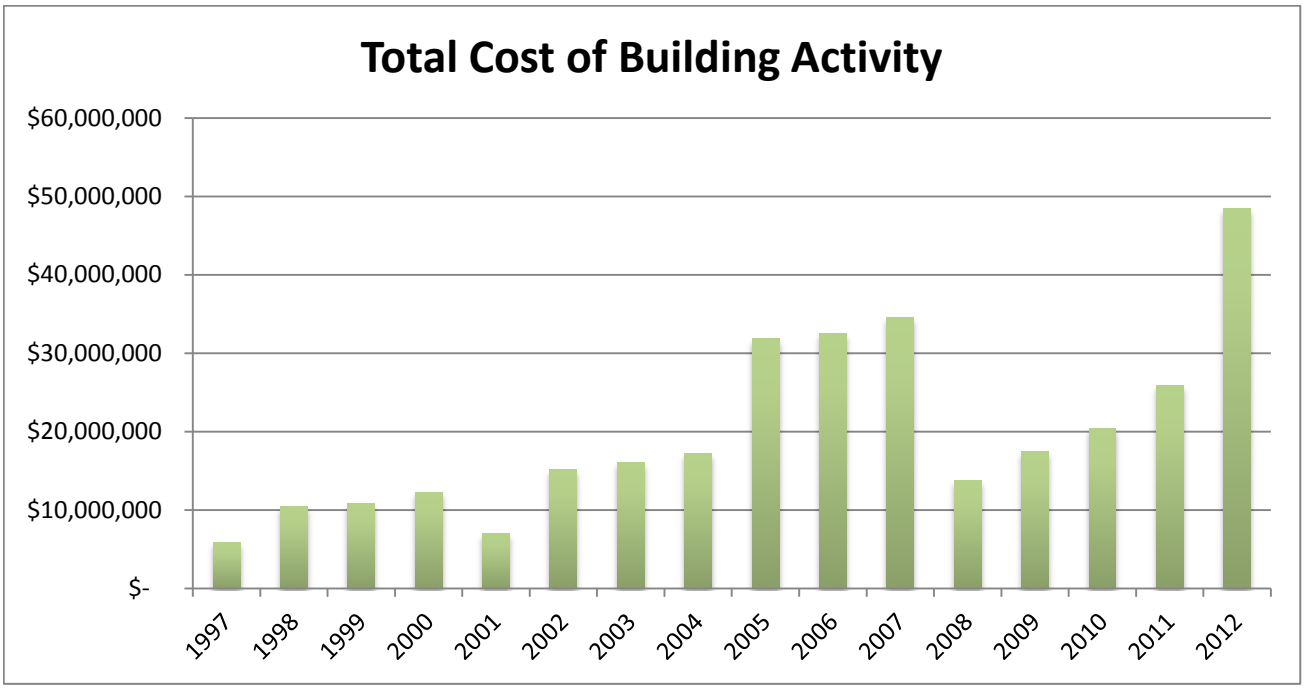


Chart 16: Cost of Building Activity

Infrastructure

The City of Youngsville began construction of the Chemin Metairie Parkway Project in the spring of 2007 to improve the roads in and around Youngsville. The first segment of the Parkway from Highway 92 to central Youngsville opened in early 2009. The second phase was completed in August 2013 and joins Highway 90 near the Baker Hughes Complex in Broussard. The parkway passes through the Sugar Mill Pond development and a new shopping complex anchored by Rouse's grocery store.

In recent years, Youngsville has embraced the traffic circle to ease the traffic congestion and has become known for its roundabouts. Youngsville currently has 9 roundabouts at the following intersections:

1. Highway 92 and Verot School Road
2. Highway 92 and Chemin Metairie Parkway
3. Highway 92 and Bonin Road
4. Highway 92 and Highway 89
5. Highway 89 and Chemin Metairie Parkway
6. Fortune Road and Bonin Road
7. Copper Meadow Boulevard and Fountain View Drive
8. Prescott Boulevard and Broyles Lane
9. Desbrook Lane and Annaberg Drive

The citizens of Youngsville voted in favor of a multi-million dollar, 70-acre sports complex along Chemin Metairie Parkway near Savoy Road. The facility opened in the summer of 2014 providing a new venue for multiple sports and entertainment events.

Survey Results

Survey Results

Citizens from the City of Youngsville were asked to participate in a survey to better understand the resident's needs and concerns. The results highlighted services and city appeal that reinforces their decision to live in the community while addressing areas of needed improvement. The survey was advertised on the City's website, Mayor Ken Ritter's Facebook page and in local newspapers. Four hundred eighty-three (483) residents responded.

The survey consisted of thirty four (34) questions that will prove beneficial to city leadership as they consider priorities for future growth in Youngsville. A few of the higher ranking needs of the community have been identified in this summary, but a copy of the entire survey results is included in this report for review.

Respondent Demographics:

The gender make-up of the survey participants were 50.72% female and 49.28% male. Over 50% of the total households' income was more than $100,000 per year. In relationship to race, 97.41% of the participants listed they were White/Caucasian. When asked if they owned or rented a home, 95.76% stated they own a home in Youngsville.

Community Point of View:

Survey participants were asked how satisfied or dissatisfied they are with services provided by the city of Youngsville. The participants' overall response was positive; however, a high percentage of the participants were dissatisfied with the "condition of the City streets" showing a combined dissatisfaction of 53.92% of responses (See Table 1). "City storm water runoff/maintenance" combined for a 34.74% dissatisfaction rating (See Table 1). These two areas show the need for continued infrastructure improvements as Youngsville grows.

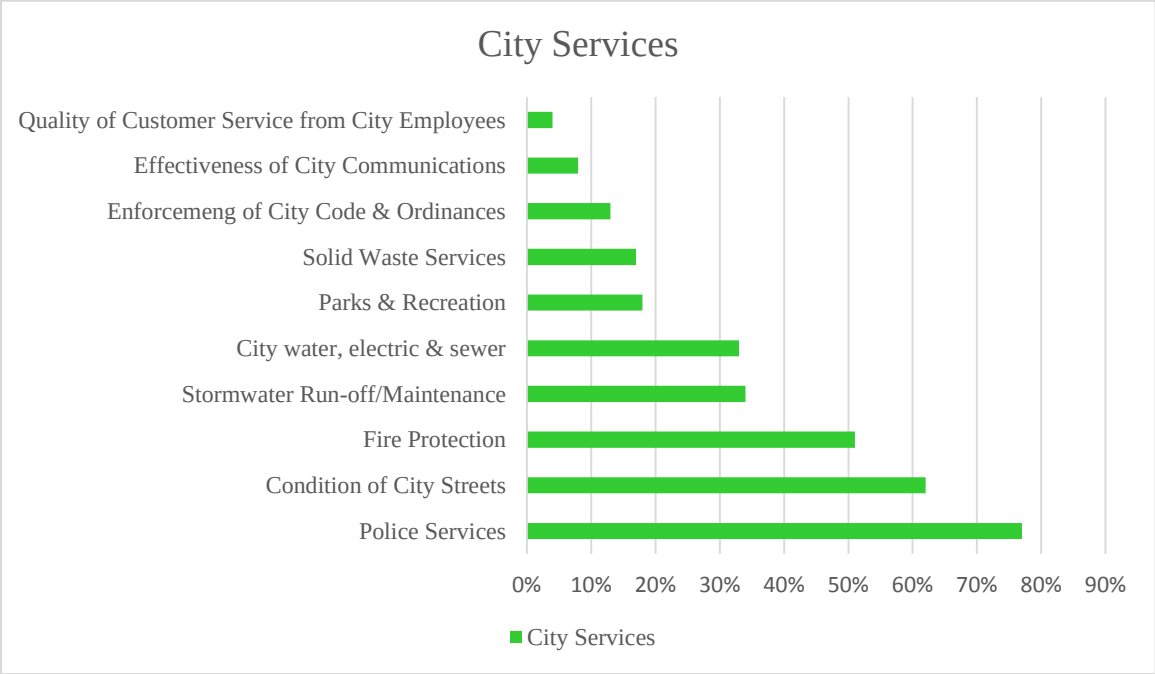
Table 1:

Major categories of services provided by the City of Youngsville are listed below. Please rate each item on a scale from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		Don't Know		Response Count
A. Police services	78	16.32%	194	40.59%	92	19.25%	61	12.76%	35	7.32%	18	3.77%	478
B. Fire protection and prevention services	127	26.62%	210	44.03%	86	18.03%	6	1.26%	9	1.89%	39	8.18%	477
C. Parks and recreation programs and facilities	169	35.65%	169	35.65%	77	16.24%	38	8.02%	16	3.38%	5	1.05%	474
D. Condition of City streets	23	4.83%	97	20.38%	96	20.17%	161	33.82%	96	20.17%	3	0.63%	476
E. Enforcement of City codes and ordinances	30	6.33%	160	33.76%	163	34.39%	60	12.66%	34	7.17%	27	5.70%	474
F. Quality of customer service you receive from City	126	26.53%	175	36.84%	104	21.89%	28	5.89%	14	2.95%	28	5.89%	475
G. Effectiveness of City communication with the	78	16.46%	163	34.39%	139	29.32%	56	11.81%	29	6.12%	9	1.90%	474
H. The City's stormwater runoff/stormwater	24	5.08%	138	29.24%	120	25.42%	77	16.31%	87	18.43%	26	5.51%	472
I. Public heath services within the City	42	8.94%	141	30.00%	176	37.45%	41	8.72%	10	2.13%	60	12.77%	470
J. Solid waste services (trash, recycling, etc.)	90	18.95%	238	50.11%	92	19.37%	34	7.16%	19	4.00%	2	0.42%	475
K. City water, electric, and sewer services	87	18.39%	220	46.51%	99	20.93%	28	5.92%	26	5.50%	13	2.75%	473

Regarding city services listed above, participants were asked which of the major services were the most important for the City to provide. The responses were ranked as follows:

Table 2:



When reviewing responses regarding the City's perception, "overall quality of life" had the highest satisfaction numbers with 80.46% of responses. "Safety in Youngsville" had the second highest ranking

with 76.75%. However 31.23% showed dissatisfaction in how well the City is planning for growth (See Table 3). During a meeting with local business owners at City Hall, there were concerns expressed about the unknown direction of Youngsville's growth. Business owners expressed a concern over store-front visibility and exposure. A few comments mentioned that Pat's Grocery closed due to the direction of growth within the City. This may or may not be an accurate asessment, but small business did seem concerned and survey participants also expressed some concern in this area.

Table 3:

PERCEPTIONS OF THE CITY. Several items that may influence your perception of the City of Youngsville are listed below. Please rate each item on a scale ranging from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		Don't Know		Response Count
A. Overall quality of services provided by the City	51	11.89%	251	58.51%	94	21.91%	22	5.13%	7	1.63%	4	0.93%	429
B. Overall value that you receive for your City tax	49	11.40%	186	43.26%	108	25.12%	61	14.19%	21	4.88%	5	1.16%	430
C. City efforts to pursue innovative programs and	61	14.25%	178	41.59%	118	27.57%	44	10.28%	16	3.74%	11	2.57%	428
D. City efforts to partner with organizations and	53	12.35%	159	37.06%	129	30.07%	50	11.66%	21	4.90%	17	3.96%	429
E. Transparency and accountability of City actions	34	7.98%	157	36.85%	136	31.92%	58	13.62%	21	4.93%	20	4.69%	426
F. How well the City is planning for growth	52	12.12%	140	32.63%	95	22.14%	75	17.48%	59	13.75%	8	1.86%	429
G. Overall quality of life in the City	141	32.79%	205	47.67%	62	14.42%	14	3.26%	8	1.86%	0	0.00%	430
H. Overall feeling of safety in the City	139	32.33%	191	44.42%	51	11.86%	31	7.21%	18	4.19%	0	0.00%	430

When asked to rank community priorities, five areas overwhelmingly scored high on the priority list. When combining the rankings of very high and high, respondents identified the following five as priorities (See Table 4): 1) protecting residents and businesses from crime; 2) maintaining City streets and infrastructure; 3) managing storm water runoff to prevent flooding; 4) minimizing congestion on City streets; and 5) promoting economic development/job creation. Three of the top five are directly related to previous concerns mentioned regarding infrastructure and planning city growth. These areas were also covered in the meeting with Youngsville business owners.

Table 4:

COMMUNITY PRIORITIES. Using a scale ranging from "very high priority" to "very low priority," rank the importance of the following issues.

Answer Options	Very High		High		Medium		Low		Very Low		Don't Know	Response Count
A. Ensuring that affordable housing is available	52	14.29%	77	21.15%	115	31.59%	56	15.38%	60	16.48%	4	364
B. Minimizing congestion on City streets	212	58.08%	119	32.60%	26	7.12%	6	1.64%	2	0.55%	0	365
C. Improving sidewalks	85	23.48%	118	32.60%	114	31.49%	34	9.39%	9	2.49%	2	362
D. Adding bike lanes and trails	107	29.40%	95	26.10%	84	23.08%	49	13.46%	28	7.69%	1	364
E. Maintaining City streets and infrastructure	250	68.68%	101	27.75%	8	2.20%	1	0.27%	3	0.82%	1	364
F. Managing stormwater runoff to prevent flooding	250	68.49%	85	23.29%	23	6.30%	4	1.10%	3	0.82%	0	365
G. Promoting economic development/job creation	175	48.21%	110	30.30%	65	17.91%	9	2.48%	4	1.10%	0	363
H. Preserving green space to ensure some areas of	161	44.35%	103	28.37%	67	18.46%	18	4.96%	14	3.86%	0	363
I. Protecting residents and businesses from crime	289	79.40%	67	18.41%	4	1.10%	2	0.55%	2	0.55%	0	364
J. Increasing the level of participation by residents in	104	28.73%	125	34.53%	102	28.18%	24	6.63%	6	1.66%	1	362
K. Protecting the environment	109	30.11%	131	36.19%	80	22.10%	21	5.80%	21	5.80%	0	362
L. Historic preservation efforts	116	31.96%	108	29.75%	100	27.55%	23	6.34%	13	3.58%	3	363
M. Improving cooperation between the City and	125	34.53%	130	35.91%	79	21.82%	17	4.70%	5	1.38%	6	362
N. Creating more community events	103	28.30%	139	38.19%	88	24.18%	19	5.22%	14	3.85%	1	364
O. Additional growth regulations	135	37.29%	113	31.22%	86	23.76%	11	3.04%	15	4.14%	2	362
P. Development of additional parks and green	126	34.71%	110	30.30%	85	23.42%	24	6.61%	18	4.96%	0	363

It has been mentioned that one of the most attractive reasons for living in Youngsville is the quality of the schools. So when residents were asked to gauge their level of satisfaction with the current system, it was a bit surprising to see a few of the categories rank higher in dissatisfaction than satisfaction. As stated in the question, the issues are ultimately Lafayette Parish's responsibility, but the concerns identified can have an impact on Youngsville's leadership conversations with their School Board Representative. The three questions that presented the highest percentage of dissatisfaction among participants were number of schools available (52.61%), classroom size (44.91%) and curriculum (33.89%).

Table 5

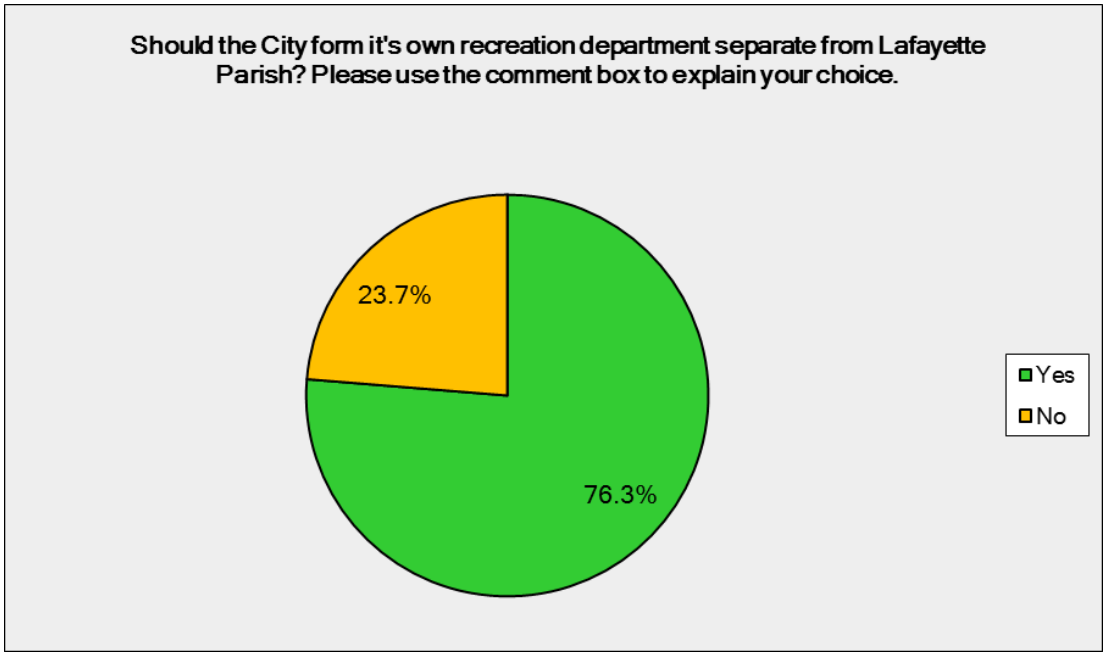
EDUCATION: Although education is ultimately a Lafayette Parish issue, we would still like to gauge your level of satisfaction with the current system and solicit any suggestions you might have for improvements. For each of the following, please rate your satisfaction with each item on a scale ranging from "very satisfied" to 'very dissatisfied."

Answer Options	Very Satisfied		Satisfied		Neutral		Dissatisfied		Very Dissatisfied		N/A		Response Count
Number of schools available	14	3.85%	50	13.74%	53	14.56%	124	34.07%	68	18.68%	55	15.11%	364
Classroom size	7	1.92%	32	8.79%	75	20.60%	99	27.20%	65	17.86%	86	23.63%	364
Curriculum	10	2.77%	57	15.79%	88	24.38%	71	19.67%	51	14.13%	84	23.27%	361
Preparation for state tests	14	3.87%	74	20.44%	110	30.39%	42	11.60%	23	6.35%	99	27.35%	362
Variety of programs and activities offered	11	3.05%	82	22.71%	104	28.81%	47	13.02%	24	6.65%	93	25.76%	361
Communication to parents	24	6.69%	92	25.63%	99	27.58%	26	7.24%	19	5.29%	99	27.58%	359

When asked what is the primary reason for choosing to reside in Youngsville, participants responded with a variety of reasons, however there were common responses and the following were repeated the most: small town feel, location and proximity to Lafayette, schools, Sugar Mill Pond, quality of life, born & raised there, safe community, growth and new construction development.

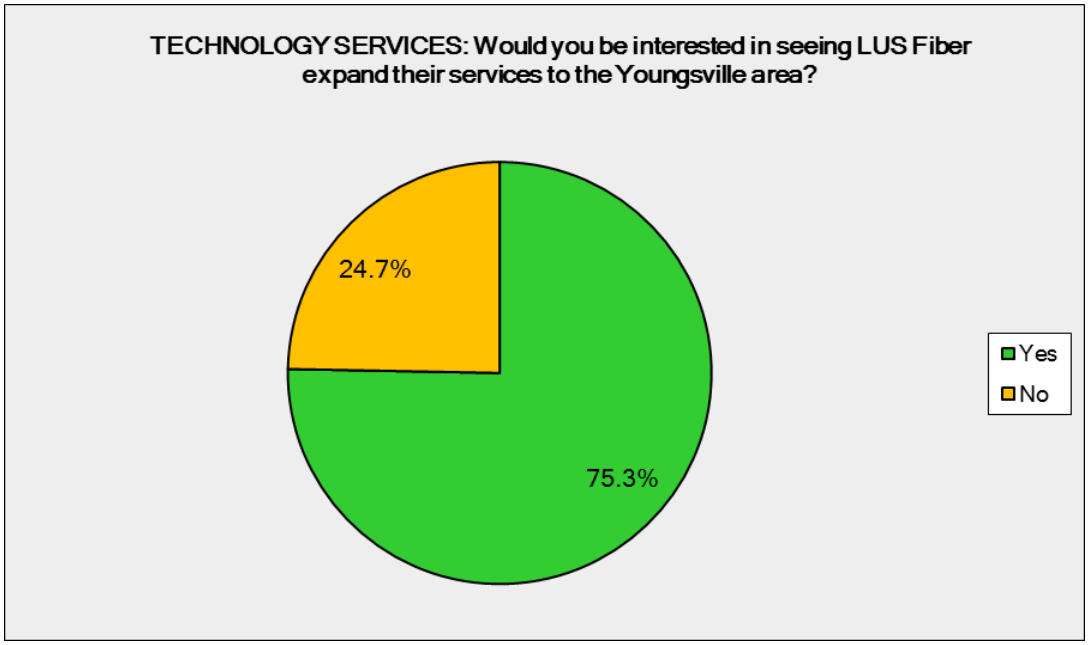
The new recreational complex in Youngsville has been a big success. When participants were asked if Youngsville should separate from Lafayette Parish Recreation and Parks, 76.3% responded yes (See Table 6). However, additional comments made by participants do express the community's ties to BYYA and feel it is a satisfactory program. This longstanding community tie to BYYA could make moving to a Youngsville only recreational program an issue, even with the high positive response.

Table 6



Although it is not currently a service provided to residents, when asked if they would be interested in LUS Fiber expanding their services to the Youngsville area, 75.3% answered yes (See Table 7). With such a high interest, it was necessary to include it in the high points of the survey.

Table 7



Overall one can see that participants continuously referenced infrastructure as a priority for the community. The need for continued road improvements, better drainage and city street maintenance are necessities. Without the proper infrastructure in place, growth will continue to be painful. Utilizing the survey information and the SWOT Analysis (Strengths, Weakness, Opportunities & Threats) provided in the next section of this report should aid in allowing a sharper focus on the true needs of the community. Building on strengths and understanding weaknesses while preparing for threats and pursuing the best opportunities will help Youngsville leadership move growth in the right direction.

SWOT Analysis

SWOT Analysis

A SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis was performed from various sources of information. These sources include a survey of residents of Youngsville, interviews with local business owners, interviews with city government officials, smart city growth references, and additional independent research. The Strengths and Weaknesses are internal to the City. These are things that can be controlled by the policies and decisions of city leaders. Opportunities and Threats are external to the City. These are things that city leaders have little to no control over that still impact the community. These strengths, weaknesses, opportunities and threats are grouped such that they are easy to compare in the graphic on the following page.

When strengths are paired with opportunities, a leverage point is created because the opportunity is there to match up with the strength. These are relatively easy items to capitalize upon to make gains in the City's growth plan. For each strength of the City, if an opportunity that matches it is available, then action must be taken to generate a benefit. When weaknesses are paired with threats, problems exist. The external threat is detrimental to the weaknesses creating a ripe environment for problems. Being aware of these potential problems can prepare the City for these issues. Strengthening the weaknesses will protect against the dictation of the City's direction by outside forces.

The illustration below segregates the major strengths, weaknesses, opportunities, and threats discovered during the research.

STRENGTHS

- New government officials bringing in a new wave of ideas and enthusiasm.
- Sports complex as a community asset.
- Majority of residents, business owners, and government officials in agreement for future.
- Highest per capita income in the state of Louisiana.
- Businesses want to set up shop in Youngsville because it is safe, personal, and growing.
- Strong Home Owners' Associations throughout the city providing grass-roots information.
- Strong financial standing.
- 1000 home building permits in the last two years.
- High degree of satisfaction and optimism in the residents' perception of the city.
- Good schools.
- Overall interest in proactive city planning.
- Proximity to Lafayette: amenities and economy.
- Public safety.
- Small town feel.
- Sugar Mill Pond: Traditional Neighborhood Development

OPPORTUNITIES

- High desire for developers to build in Youngsville indicated by strong demand for more building permits.
- At a point to define a vision and opportunity for the city.
- Federal grant money may be available for projects.
- Sufficient area for sidewalk connectivity throughout the city.
- Interested parties desire to add a high school in the area.
- Available support organizations: LEDA, One Acadiana, Acadiana Planning Commission, UL Small Business Development Center, Acadiana Economic Development Council.
- The residents have a desire to be independent and separate from other city/parish government rules and associations.
- Capitalize on sports complex through expansion of services.
- Open air pavilion for special events.

WEAKNESSES

- Loss of institutional knowledge with elected official turnover (93 years of combined experience lost).
- Public high school in the city.
- Clear defined identity, character, and vision.
- Coordination with other nearby communities.
- Infrastructure readiness and plan for growth – roads and drainage.
- Data from parish on sales tax, disposable income, and homes built, etc.
- Master plan for type of businesses, land use, economic development, sustainability, and natural resources.
- Recognition of supporting the rural landscape of Youngsville during expansion.
- Zoning / land use laws can be shored up to reduce interfering with the current growth patterns.
- Parks and greenspaces.
- Generational differences of residents in their values and goals.
- Overnight hospitality accommodations.

THREATS

- Declining oil field market which drives a large segment of the economy.
- Lack of other communities coordinating with Youngsville.
- Lack of funding for highway projects.
- By-pass highways diverting traffic from the business areas.
- Entrance of large 'box stores' in the area will affect the landscape and hurt local businesses.
- Unfavorable school board policies and lack of effective school board function.
- Lack of a public high school and construction plans present incomplete avenue for residents depending on public education for their children.
- Millennials desire for urban living.

Below are summaries of the top two major problems and leverages that have been identified in the SWOT analysis. Using the full SWOT analysis on the previous page, many more combinations that are important to the city can be produced. This is a powerful analysis tool that can be customized and changed as needed. This should be used as a basis to identify problems and strengths for the city growth plan.

PROBLEMS

	What is the current status?	What are the threats?
What is the biggest challenge the community faces today?	Infrastructure needs rehabilitation and renovation in several areas of the community. Roadways, drainage, and connecting walking paths and riding paths need to be assessed. [Weakness]	Federal and state grant money may not be available for these projects as well as others for the community. [Threat]
What diminishes attractiveness for families?	No public high school within or near the city. [Weakness]	Unfavorable school board policies and lack of effective function. [Threat]

LEVERAGES

	What is the current status?	What are the opportunities?
What assets does the community have to attract people?	The sports complex is new and effective in bringing people to the city. [Strength]	Capitalize on the sports complex through expansion of services and venues. [Opportunity]
What direction is provided for the future?	New government officials bringing in a new wave of ideas and enthusiasm. [Strength]	The city is at a point to define a vision and opportunity. [Opportunity]

Proposed Direction

Proposed Direction: Youngsville Vision and Mission

A residential survey and conversations with business and community leaders in January 2015 uncovered a dominant theme about Youngsville's hometown feel and the importance of preserving the best parts of its rural lifestyle. Multiple participants talked about "person-ability" which was meant to describe knowing most of the town's residents by name or just the general sense of connectedness that seemed to permeate most interactions. They commented on its small town atmosphere in the midst of a progressive business environment. They talked about the low crime rate and a preference for small, locally owned businesses in lieu of "big box" stores. There seemed to be wide-spread optimism when it came to the City's current and future direction. People indicated that things were basically on the right track and that they had confidence in the current leadership. They liked the family-oriented atmosphere of Youngsville. They did not want growth for growth's sake, but to grow with intentionality and purpose with businesses and neighborhoods that could stand the test of time. Recreation and schools were important ingredients for improving quality of life as was walk-ability and bike-ability. Rather than being known as the fastest growing city in Louisiana, they wanted to be known as the smartest growing city in Louisiana. There was a desire for arterials that would better handle daily commutes and would also support local businesses. When asked about the surrounding farm lands, the beauty of the sugarcane fields just before the harvest was stated. Focus group participants demonstrated pride in their community and a desire to make it the best it could be.

Growing with “intentionality” requires the answer to a key question for Youngsville: Who do you want to be? And more importantly, by how much do you want to grow? Choices include being a strong edge community to the city of Lafayette, a gateway community, a traditional main-street community or some combination thereof. This vision for a Youngsville 50 years in the future should

shape its choices today. Otherwise, development will take the path of least resistance with the potential to destroy the very things that residents value the most.

Youngsville is a community on the move, and there is pride in its growth and abundant hope for its future. This belief in what is possible should form a compelling vision by which all future plans should be tested. With an ultimate vision regularly validated by the Youngsville business and residential communities, decision-makers will be able to move forward with authenticity and accountability. They will be better able to resist external pressures to dilute the policies required to support Smart Growth and livability inherent to the Youngsville vision. And with a supporting mission statement for that vision, decision-makers will have a much clearer framework for action.

Vision and mission are mutually reinforcing components in a community's identity, and in ensuring that everyone in the community is on the same page. The mission statement is where the vision is grounded in action. Still at the big-picture level, the mission statement should describe what will be done to achieve the vision and why it will be done. A carefully crafted mission statement and its accompanying vision will bind people together in a common purpose. Potential funders will better understand Youngsville's proposed path. A clear mission and vision can additionally be seen by potential funders as proof of a community that is worthy of their financial support. With this understanding, the following vision and mission statements for the City of Youngsville is proposed:

Draft Vision:

"We aspire to a sustainable, livable city that is worthy of passing on to future generations. We have a welcoming identity at all of our boundaries. We protect small-town life and our rural landscapes while supporting economic growth and residential development through Smart Growth. There is synergy between the land, its farms and its businesses, all of which support a thriving economy and our home-town character and values. Our vision for Youngsville is a family-friendly, safe, walk-able

community with top-rated schools, diverse recreational options, and convenient access to good jobs, health care and cultural amenities. The roadways that connect us are efficient, attractive and meet the daily and long-term needs of residents and the business community. We have a diverse range of affordable housing choices set within vibrant neighborhoods that can stand the test of time. We expect exceptional educational experiences for people of all ages, including exemplary child care centers and excellent public schools where our future leaders are nurtured. We are a magnet for talented, educated and engaged citizens who demonstrate an equal emphasis on achievement and giving back. Our people work together for the common good and celebrate our mutual success. We have ample green space that supports the active lifestyles of our residents. We live, work, play and pray in a community that is healthy, connected and innovative. We readily embrace the future while honoring our past and respecting the sugarcane fields that surround us."

Draft Mission Statement for the City of Youngsville

"In partnership with citizens, businesses and service organizations, we protect, preserve and promote a livable community by providing leadership and excellent services that reflect the pride and values of Youngsville, and that facilitate a forward-looking, people-friendly city of opportunity."

Tagline

Where life is sweeter…

The above tagline connects to the heritage of Youngsville and the sugar cane farming that built the area. It also reflects the pride of local residents in their community with its exciting growth and its opportunities for the future. Its hometown feel, rural character and livability create a sweet life in Youngsville.

Once the mission, vision, and tagline are finalized, these can be publicized, posted online, and used in a variety of ways. For the purpose of this report, their primary function will be as guideposts for

the development of a master plan for the City of Youngsville. With the principles and goals of Smart Growth design in mind, the vision, mission and tagline can come to life in a way that will secure a vibrant future for the City.

"The great thing in the world is not so much where we stand, as in what direction we are moving."

Oliver Wendell Holmes

Smart Growth Design

Smart Growth Design

Closely associated with the vision and mission of the Youngsville is the assimilation of goals that complement and assist in development of the community. The following section of this report identifies goals and sub-goals to be incorporated into the overall Smart Growth Plan.

An Explanation of Smart Goals:

When considering strategy for the development of livable rural communities, it is essential to consider creating goals that can help the community attain its vision of strategic growth while keeping its rural character and quality of life intact. Three important goals to consider in creating the framework for rural growth communities are:

1. **Support the rural landscape** by creating an economic climate that enhances the viability of working lands and conserves natural lands
2. **Help existing places thrive** by taking care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that the community values
3. **Create great new places** by building vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave

In areas facing fast growth, like Youngsville, the three goals for new development provide a framework for safeguarding the rural quality of life. Decision makers and planners can use this framework to ensure that proposed developments align with the public's vision for growth and the benefits they want to receive.

The three goals can assist Youngsville apply a Smart Growth strategy within the community and help Youngsville use a regional approach by partnering with surrounding communities to achieve better results in, around and across the area. Community leaders can use these goals as a framework to guide

planners, developers, and businesses in support of the community's vision, and to shape a vision of controlled growth.

Each Smart Growth goal has a description of strategies and policy components that support it. In many cases rural municipalities have polices established and, in some cases, it may be better to simply identify and remove regulatory obstacles that hinder construction of compact, mixed-use developments or hold back investment in commercial developments. In some communities the biggest challenge may be activating the policies due to a lack of resources and technical experience. Youngsville has begun initiatives to evaluate core zoning and ordinance requirements and has taken action to address resource constraints.

Creating the Youngsville vision for the future involves identifying the greatest priorities, most valuable assets, important aspects of its identity, greatest strengths and other aspects the city may possess. One method of Smart Growth framework development is to use the Smart Growth goals.

Goals Strategies & Policy Tools for Rural Smart Growth		
Goal #1 **Support the Rural Landscape** *Create an economic climate that enhances the viability of working lands and conserves natural lands.*	**Goal #2** **Help Existing Places Thrive** *Take care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that the community values*	**Goal #3** **Create Great New Places** *Build vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave.*

1.a. Ensure the viability of the resource economy in the region	2.a. Invest public and private funds in existing places	3.a. Update strategic and policy documents to accommodate new growth through compact and contiguous development
1.b. Cultivate economic development strategies that rely on traditional rural landscapes	2.b. Encourage private sector investment	3.b. Reform policies to make it easy for developers to build compact, walkable, mixed-use places
1.c. Promote rural products in urban areas and support other urban-rural links	2.c. Build on past community investments	3.c. Recognize and reward developers that build great places using Smart Growth and green building approaches
1.d. Link rural land preservation strategies to great neighborhoods	2.d. Foster economic development in existing downtowns	

The following paragraphs discuss each goal and associated sub-goals in the proposed framework.

Goal # 1: Support the Rural Landscape

Smart Growth in rural cities requires the preservation of landscapes such as farm and agricultural land that the community believes is important and valuable. The natural areas and long standing cultural developments are part of the identity of the community.

Often, developments of land and population growth are signs of economic progress, but these signs can come into conflict with working farms, agriculture, and scenic landscapes that comprise the community. For example, in recent years, Youngsville has been faced with the removal of historic oak trees to make room for development. In one instance, an oak tree survived because of public outcry and the project was modified to save the tree. On a second instance, a tree was uprooted to make way for a new business. In both cases, residents have asked for an ordinance to protect oak trees to challenge developers to only uproot if there was no other option. With a strategy, vision, and goals, the community and leaders can prioritize the areas of greatest importance. There may, however, need to be trade-offs to complete the strategy and corresponding goals. Preserving the elements of the rural community such as landscapes and farmlands requires communities to be supportive in order to protect them. This can be accomplished is several ways.

Strategy 1.a. Ensure the viability of the resource economy in the region

Various forms of taxation, tax credits, farming policies, and other assistance makes the resources in the community more available and viable.

Use of value taxation might be a prudent consideration. It allows land to be assessed at its current use value (for example as agriculture or forest land), rather than at its highest market value, which may

include the value of the land based on its current use plus the underlying development rights that have not been exercised by the property owner.

Tax credits for conservation are tax incentives for donating conservation easements that can motivate a landowner to remain on the land. Federal, state, and local governments can grant tax credits for land donation or conservation easements.

Right to farm policies protect against nuisance lawsuits based on complaints from neighbors or strict local policies, that seek to curtail normal agricultural activities. Right to farm ordinances and laws protect farmers, ranchers, and foresters by preventing these lawsuits from succeeding in court. State and parish laws can protect the rights of farmers, stating that as long as farms and ranches are operating within regulations, they cannot be considered nuisances.

Renewable energy development on rural lands provides an opportunity for farmers, ranchers, and foresters to increase the profits from their land, giving them an additional economic incentive to keep working lands working. Here are some of the approaches being utilized:

1. Some lands may be suitable for wind energy development and eligible for Federal investment tax credits (i.e., Production Tax Credit) and can provide an economic incentive to landowners.
2. Biomass production from trees, crops, or livestock manure can be processed to generate electricity for the farm or for sale.
3. Production of solar energy on solar farms has potential for rural use in many parts of the country as well. Oregon has established Rural Renewable Energy Development (RRED) zones to encourage the development of renewable energy resources in non-metropolitan areas.

Renewable energy development can provide farmers and ranchers with an additional source of profits or can protect working lands and prevent energy sprawl.

Value-added farm and forest products processing can increase farmer's income by processing raw food and fiber into value-added products. This goes beyond simply selling the raw materials. Value-added forestry products include furniture, flooring, construction materials, and paper; value-added food products include ice cream made from milk produced at a local dairy. These products can be developed through producer-owned cooperatives and local manufacturing plants and can also provide work for other residents in the community. Many states have adopted policies supporting value-added processing.

Strategy 1.b. Cultivate economic development strategies that rely on rural landscapes

Purchase of development rights (PDR) is a voluntary program in which a land trust or other agency buys the development rights to a parcel from the landowner. The landowner is free to turn down the offer or try to negotiate a higher price. Once an agreement is made, a permanent deed restriction is placed on the property restricting the type of activities that may take place on the land in perpetuity. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural land, forest land, rangeland, or as open space forever since the agency retires the development rights upon purchase.

Conservation easements can be used for any land whose conservation is in the public interest. A conservation easement (or conservation restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. This tool allows the landowner to continue to own and use the land and to sell it or pass it on to heirs. There are tax advantages to landowners for donating conservation easements, including both immediate property tax and inheritance tax benefits.

Fee simple acquisition allows State or local governments to purchase land outright to conserve particularly important land. Nonprofit land trusts can also purchase land for eco logical, cultural, or social reasons. The Arizona Land and Water Trust uses fee simple acquisition, along with voluntary conservation easements, to protect fragile and culturally important landscapes in southern Arizona.

Agritourism and ecotourism activities include farm visits and over- night stays at farm bed-and-breakfast operations. This may include the chance to help with farming and ranching tasks. Ecotourism targets an ecoconscious segment of the population that wants to engage in nature-related tourism on conservation lands while reducing the ecological footprint of their visit. Rural landowners can earn revenues from tourism activities on their land, including traditional recreational activities such as hunting, fishing, and observing wildlife. Tourists are attracted to agritourism and ecotourism activities because they want to experience an intact rural landscape that is characterized by a meaningful sense of place. Oklahoma has capitalized on this approach by forming the statewide Oklahoma Agritourism Association. While agritourism and ecotourism can help protect the rural landscape, they are not viable when the character of the rural landscape is compromised.

Strategy 1.c. Promote rural products in urban areas and support other urban-rural links

Direct marketing to consumers can increase landowner profits by directly marketing their farm, ranch, or forestry products to consumers or markets. Community Supported Agriculture (CSA), for example, facilitates a creative partnership whereby, in exchange for purchasing shares during planting, CSA programs provide shareholders with regular, farm-fresh produce during the growing season. Shareholders often reside in urban centers. Farmers' markets, on the other hand, provide a venue for local farmers and craft-persons to sell their products to the community and have grown widely in popularity and have had positive economic impact in recent years. Beyond benefits to the farmers, who

gain access to new consumers, the markets can also cultivate economic revitalization in the neighborhoods in which they are held.

Government purchase of local products has increased and state and local governments are contracting with regional farmers to supply food for public institutions such as schools, reformatories, and government offices. Governments can also purchase locally produced forest products (like fiber and biofuels) from area foresters. The venture generates a new cash crop for farmers and a renewable energy source for the local government.

"Buy local" campaigns are growing in popularity with restaurants and stores beginning to purchase locally grown, processed and available food, and other products. Non-profit and government groups may arrange for marketing assistance, legal guideline help, financial support, and organizational guidance to ensure success for the growers. Annual festivals in agricultural regions are often assisted by local and state government agencies to promote their products. "Buy local" campaigns, ranging from "Alaska Grown" to "Something Special from Wisconsin" to "Fresh from Florida," increase the share of the market dedicated to local products and remind consumers of the value of rural lands.

Strategy 1.d. Link rural land preservation strategies to great neighborhoods

Transfer of development rights (TDR) refers to a method for protecting one area of undeveloped land (the "sending area") by transferring the rights to develop it to another area (the "receiving area"). Potential developers purchase TDR rights and are then allowed to build at higher densities. Their money funds the local government purchase of selected rural easements in another location. This is done to protect ranchers, farmers, forests, and other areas that are in need of conservation. . Twenty-six states have enacted legislation and twelve others have programs that do not have state-level enabling.

Priority funding areas (PFA's) identify geographic locales that qualify for financial or other assistance, such as infrastructure or accelerated project approval which are often nominated at the state level and reinforced by local decisions. PFA's provide for development to be placed in designated areas. These areas may include use of existing infrastructure to remove pressure to allow development in the underdeveloped areas. Connecticut identifies PFAs as regional centers, growth and redevelopment areas, and distressed municipalities. The state specifically requires that state agencies "cooperate with municipalities to ensure that programs and activities in rural areas sustain village character." (*Putting Smart Growth to Work in Rural Communities* pg. 14) http://icma.org/en/icma/knowledge_network/documents/kn/Document/301483/Putting_Smart_Growth_to_Work_in_Rural_Communities)

Agricultural, ranching, or forestry zoning has been applied to millions of acres of farm, ranching, and forest lands across the country. It allows primary industry use, but other uses, including residential development, are prohibited or very restricted. States and/or local governments can develop conservation zoning measures to ensure that productive farms, forests, and ranches are conserved.

Rural home clustering can be controversial; however, it can be an alternative to bigger lots or detached subdivision development. The basic idea is that a developer can build the same number of units on smaller lots (or more units if there is a density bonus system) while preserving a percentage of the developable land for agriculture or as natural land. A technique known as a conservation subdivision is achieved through open space zoning or an overlay district such as a cluster or planned unit development ordinance. The conservation subdivision has several convincing environmental and fiscal advantages, such as reducing infrastructure costs and making cost effective community services (e.g., police and fire protection) while also limiting loss and fragmentation of valuable land space or wildlife habitats. Cluster development can only be effective if it is coordinated with other development and conservation

priorities in the community. Lack of coordination and planning can result in conservation subdivisions, further splitting valuable natural resource land as well as increasing the need for residents to commute for services and jobs. Equally important as rural landscape development is the goal to help the existing places thrive.

Goal #2: Help Existing Places Thrive

Growth communities can leverage their surrounding landscape and culture. Whether it is a church, main street, old barn or an existing street that may be able to be revitalized, these features can provide the foundation. Perhaps a streetscape can have sidewalks installed or repaired to allow access to surrounding business. It may mean investing public and private funds to extend the useful life of city or community assets in supporting new growth. Creating policy to take care of existing assets can help preserve, reuse and position historic building to attract new investment. The new policies may also create opportunity for development of brownfield and vacant properties throughout the community, thereby allowing growth and supporting existing business. Within the goal of helping existing places thrive, several possible sub-strategies are available.

Strategy 2.a. Invest Public and Private Funds in Existing Places

Youngsville may wish to consider investment in existing infrastructure and valued assets as well as new developments to begin the process of Smart Growth. Following are a few considerations.

A "fix-it-first" approach allows communities to focus on repairing, restoring, and conducting maintenance on existing infrastructure. This could include buildings, roads, and water and sewer lines. Priorities can be created when considering infrastructure spending to help existing establishments thrive. Using this approach can help preserve historic areas of the city while encouraging new development around the existing infrastructure and building a vibrant community.

Historic preservation and the Main Street Four-Point Approach® can encourage historic preservation and rejuvenate older, traditional business areas in the community. Old stores, private homes, churches, schools, restaurants and other notable and historic buildings might be considered for restoration. This approach combines historic preservation with marketing business in historic downtown locations. With this strategy, unique architecture is included, a pedestrian-friendly environment is encouraged, and local proprietorship is promoted. The approach also generates a sense of community. Federal and state tax programs enable diversity in preservation. To their credit, the community has embraced the down town area, where in 1859, the town of Youngsville had grown large enough to build St. Anne Catholic Church which is one of the oldest Catholic Churches in Lafayette Parish. Because of this, the name of the oldest street in the city is Church Street. History like this must be preserved. Youngsville has invested in revitalizing the downtown area to incorporate this rich history. The Mayor and Council have expressed an interest in adding more sidewalks linking downtown to the sports complex and linking Sugar Mill Pond.

Parks and natural resource areas as points of interest draw residents and visitors, thereby helping the city flourish. These areas act as economic, ecological and social engines for the community. These destinations and natural resources will help to build tourism, which supports small bed and breakfasts, restaurants, hotels, craft stores and offers other business and economic possibilities. Youngsville Mayor Ken Ritter envisions further investment in parks and green spaces in the community. Mayor Ritter also believes the city owns property referred to as the Horse Arena along Hwy 92/Iberia Street that could be transformed into a park with existing trees and sits along the coulee.

Street and streetscape improvements can support multiple modes of transportation. State Departments of Transportation (DOTs), planning organization and regional planning commissions often fund streetscape improvements. These improvements can make local businesses more accessible by also

having the ability to walk or cycle, to residents. An additional benefit is limiting or slowing traffic creating a safe environment for residence and visitors. Examples of streetscape improvement may be paving roads, street lighting, directional signs, trees, trash receptacles and other visible improvements. Youngsville's leadership has received a grant to stripe and place signage along Chemin Metairie to designate bike lanes. Estimated completion date for the project is scheduled for 2015. Further, the City of Youngsville has taken ownership of state highways that traverse the city including highways 92 and 734. The city is also in the process of taking ownership of Highway 89. The operation of these roadways will allow governance by local leaders and will allow for improvements that are in the best interest of the community.

Targeted new development in existing growth areas where current infrastructure can ensure that private investment produces maximum benefit while avoiding the expense of providing new infrastructure that is required for greenfield development. Taxpayers can save money and developers will be provided predictability when looking for a place to build if existing areas are strategically designed to accept new development as part of a comprehensive Smart Growth Plan. Moreover local ordinances must support the Plan.

Strategy 2.b. Encourage Private Sector Investment

Infill development incentives should be considered so present day codes and ordinances implemented unintentionally do not create incentives to build on greenfields, and make infill development more costly than developing on the outskirts of town. To ensure this does not happen, the community leaders should review their land use policies and regulations and revise or write new ones to allow for infill development, and offer incentives to infill and brown field development. It should dis-incentivize greenfield developments. One example may be to offer faster project approval and reduce impact fees.

Often, this type of review and modification excites business owners in the community and can draw new investment to the community.

Overcoming barriers to infill can be approached by reviewing and revising existing policies or adopting new ones that enable infill development to follow where infrastructure already exists. The Land-of-Sky Regional Council in North Carolina evaluated existing policies in the four-county region with the help of grant provided by EPA. Other cities are following suit crafting an advantage in the creation of new facilities on underused and abandoned sites.

Redevelopment readiness certification is when a community formally takes the steps to ensure private investment in redevelopment is not delayed because of existing zoning, ordinances or other land use policies. While this concept is not widely used to date, it is flexible enough to be applied to various areas that need investment. The state funded certification was used first by the Michigan Suburbs Alliance consisting of eight steps that included community training for public officials, visioning evaluation and streamlining development regulations as well as tools, marketing and plan review processes.

Strategy 2.c. Build on past community investments

Use of previous investments in the community is an acceptable approach to further building the community.

Adaptive reuse involves the rehabilitation of existing buildings and structures. Rather than demolish old structures and build new ones, best practice is to preserve historically important areas in the city. Around the country, famous and infamous sites are being restored to preserve history and create tourism while securing local cultural heritage. Buildings such as old barns, restaurants, or government buildings

can be considered for restoration efforts. Flexible building codes, as well as federal and state tax credits, can be structured to retain history in the city.

School rehabilitation is important in any city. Sending students to facilities outside the neighborhood forces workers, children and parents to drive to school rather than have the option of safely walking or riding a bicycle within the neighborhood. As the city or community grows, it faces the need for updated educational facilities. Consideration should be given to the health and safety benefits of residents whose children may be able to walk to a nearby school thus eliminating the need to commute.

Strategy 2.d. Foster economic development in existing downtowns

Leveraging existing downtown attributes is a good way to further encourage more investment. Incorporating local businesses and recognition plans can further develop existing infrastructure.

Local business surveys can identify strengths and weaknesses of the downtown business environment and help cities adapt their development strategies that meet the needs of the local businesses in order for them to thrive. Assessing the community's assets and businesses are needed to nurture economic development in standing downtown areas.

Business recognition programs celebrate accomplishments of businesses that preserve and renovate historic sites in the city. Recognizing businesses for their important economic, cultural, and social roles offers another incentive for them to stay. Public recognition can also offer some needed and favorable press for the community. Consider a strategy that includes recognition programs for adding architectural and economic value to the community. Existing places and businesses are the anchor of the Youngsville community and should be encouraged by the new places and business proposed by community leaders. Creating new places in the community provide additional economic resources that may complement those already established.

Goal #3 – Create great new places

The challenge for rural communities is to build new places that keep existing residents and attract new ones. These newly constructed areas should reflect their rural legacy as well as create economic, environmental and community benefits for current and new residents. In many cases stimulating an area is limited by the community's existing environment. The City of Youngsville must attract homeowners and builders that develop sustainable communities, those that endure the test of time. As the city has grown, community leaders have become concerned that the city is becoming a starter-home community where residents later move to larger homes, away from Youngsville. It is important that residents will want to make Youngsville their permanent home. By creating neighborhoods that offer more housing options, residents will take a greater role in the community. However, great new places are not likely to flourish with customary codes and policies. A change in the city's framework is important to successful growth. By changing, modifying and adopting new codes, the community can grow in step with the strategy and build new enduring neighborhoods that will provide the opportunities needed to keep current residents, especially young people, and attract new residents.

Strategy 3.a. Update strategic and policy documents to accommodate new growth through compact and contiguous development

When creating the strategy, it will be important to consider the vision, places of history value, areas accessible for growth, infrastructure and the community's culture and character.

Visioning is usually done prior to creating or updating the comprehensive Smart Growth Plan or making important growth decisions. A visioning process is helpful for the community to undergo in order to articulate a broad vision of the city into the future. The plans goals, objectives and strategies should

support the vision. Communities can conduct visioning meetings at places the community sees as contributing to its identity and quality of life. More can be found in the Smart Growth Priorities and Proposed Direction sections.

Places worth preserving should be considered before deciding where to build great new places. Consideration should be given to conserving economic, cultural, or ecological areas. A green infrastructure assessment may assist community leaders in deciding where development should and should not be placed. By identifying key assets, it makes it easier for leaders to decide which areas are off-limits to future construction.

Designated growth areas should be clearly identified in the community strategy, including town centers, strip malls, and neighborhoods. Including this in the Smart Growth Plan prevents random sprawl onto land that has scenic or historical qualities, or that is better used as productive working land.

Infrastructure grid and transportation options might include expanding current grids such as roads, sewer, and water networks to newly developed land. This can provide substantial cost savings and prevent or limit expansive growth in the long-term. Placing infrastructure along a grid is not only efficient, but it also allows for easy expansion. Good connectivity among roadways permits multiple routes of access and reduces traffic congestion. By considering existing road networks the community can make an informed decision about how to utilize existing transportation infrastructure and minimize future traffic congestion and the associated pollution. Updating infrastructure plans to encourage compact development along a grid network can provide communities with significant savings.

Distinctive local character and reflecting local culture is important to great new places. Expressing what makes the community special and attractive helps new development follow suit. Creating rural city guidelines for shopping centers, town centers, activity centers and other areas keeps the community

aligned with local cultural values. This may include enhancing the city's main corridor to present and preserve the community's image to visitors.

Strategy 3.b. Reform policies to make it easy for developers to build compact walkable, mixed-use places

In order to achieve the community's vision and goals in a reasonable time frame, leaders should carefully consider aligning policies that are welcoming to new development.

Policy alignment follows the established vision and community Smart Growth Plan. Zoning ordinances and other significant policy documents should be updated and aligned so the community's plan and vision can be realized. To inspire the creation of great new places, encouraging mixed-use, compact walkable neighborhoods without the need for time consuming zoning amendments and variances, zoning changes and /or overlay zones should be given consideration. Streamlining processes and eliminating inconsistent ordinances and policies, taxpayers can save money and developers are provided predictability when looking for a place to build. Using this approach encourages new growth and spurs private investment to build what the community wants. Approximately five years ago the city of Youngsville adopted a Traditional Neighborhood Development (TND) ordinance to encourage more neighborhoods similar to Sugar Mill Pond. Sugar Mill Pond is a great asset for the community. It is encouraging to note that its developer has plenty of additional property to grow.

Both private and public partnerships will continue to play a substantial role in Youngsville's growth. Young's Industries donated the property for the community sports complex (70 acres) and they also have been great partners in discussions regarding new schools and drainage retention areas. This further highlights the importance of partnerships to the community.

Another option is to consider form-based codes. The EPA has found that many of the applicants to the Smart Growth Implementation Assistance program request help with updating and/or revising their codes. In response to this demand, EPA compiled this set of best-practice examples of adopted codes and guidelines from around the U.S. that support Smart Growth. This list is not exhaustive, but rather is a sampling of good, Smart Growth-supportive codes that could be used as models for communities trying to make similar updates to their zoning.

The examples are grouped into six categories:

1. Unified Development Code — a single document that includes all development-related regulations, including zoning and subdivision regulation.
2. Form-Based Code/Smart Code — a code that outlines a specific urban form rather than zoning by use.
3. Transit-Oriented Development — moderate- to high-density, mixed-use neighborhoods concentrated at transit stops and designed to maximize access to and use of public transportation.
4. Design Guidelines — a set of standards that aims to maintain a certain level of quality and architectural or historic character, addressing features such as building facades, public spaces, or landscaping.
5. Street Design Standards — guidelines and standards related to travel-lane width, bicycle lanes, on-street parking, medians, sidewalks, landscaping, lighting, crosswalks, pedestrian refuge islands, bulbouts, and accessibility ramps.
6. Zoning Overlay — a set of zoning ordinances, optional or required, specifying land use and/or design standards for a designated portion of the underlying zoning within a defined district;

typically used to keep architectural character and urban form consistent, make adjacent uses compatible, and/or accelerate the conversion of non-conforming land uses.

Walkability encompasses the ability to have sidewalks and bike lanes inviting residents to use healthy alternatives for traveling to their destination. Walking, biking and jogging friendly neighborhoods benefit public health and reduce pollution in the local community thereby embracing a neighborhood friendly lifestyle. Compact and mix-use developments are important too. The distance between communities or neighborhoods needs to be considered. A good biking or jogging trail can connect various sections if constructed correctly and they can provide economic and tourism value as well as a commuter route.

Parks and open spaces are important for an assortment or reasons. Planning parks and open space into the design of new developments is important to community amenities and it is a strategic part of economic, ecological, and public health benefits. Communities should consider including a requirement for all new development to include parks and recreation, making it easier and more cost-effective than re-developing existing areas. Tying-in several community amenities make an installed or planned trail more valuable as destinations for visitors and residents.

Traditional neighborhood development (TND) is a cost effective way to fulfill the demand for housing, retail, and other new development. Use of compact, mixed-use expansion placed in areas recognized as best place for growth, can be supportive of better economic, environmental, community and public health outcomes for homeowners and businesses. The stress to convert working lands, forest, and green space into housing or other uses is reduced when using the traditional neighborhood approach to growth. This approach also alleviates the burden of converting open space to development and may achieve land conservation in some communities desiring to do so. Sugar Mill Pond is an excellent example of a TND, and it is a strong asset Youngsville.

Form based codes are used to accomplish specific urban form opposed to designating specific land uses, the traditional method. While this is a relatively new approach to developing communities, form-based codes can benefit a community by allowing mixed-use, diverse housing options and open spaces while paying attention to details like streetscapes and appearances. Form-based codes are easier to envision and provide a community some level of certainty about current or future developments.

Context-sensitive design joins streets and highways to neighboring land uses and neighborhoods. Context design includes a network of sidewalks and bike routes creating a safe and inexpensive transportation option. An array of design characteristics may slightly change driving behavior and enhance the pedestrian experience. For example, the transition from a higher speed to a lower speed when entering downtown, drivers might find narrower streets, parked cars, and other reasons for slowing and focusing of safety and courtesy therefore maintaining the community's easy going lifestyle. This approach may also incorporate local heritage and culture and bring potential customers to the local businesses.

Green street design is mostly used as environmental augmentation and may also provide other advantages. Strategies might include a component where the green street design includes reducing water resistant surfaces to assist with storm water management, the use of public right-of-way for various uses such as trails that allow both storm water management and recreation, and vegetation for bio filtration that treat runoff and improve air quality. Some cities have included use of a tree canopy that absorbs excess runoff, lowers roadway temperatures and improves air quality. Incorporating green street design can enhance the curb appeal of the city's appearance, support the environment and connect the residents to major focal points in the community.

Low impact development (LID) is similar to green street and uses the natural vegetation or natural landscape to manage storm water as close to the source as possible. Using LID can lessen the impact of

built areas and stimulate natural water movement within an ecosystem or watershed. Using strategies like green roofs, rain barrels, and porous pavement help LID. LID is most effective in areas that are exposed to harsh conditions like draught. To get the most benefit, LID is usually used in combination with compact developments. In compact areas that are build-out, LID can minimize the impact of new development projects and provide a natural landscape feature that doesn't require much maintenance.

Strategy 3.c. Recognize and reward developers that build great places using Smart Growth and green building approaches

Recognition programs bring positive attention to the community and encourage and attract new development.

Smart Growth recognition programs can call positive attention to the Smart Growth community. These programs recognize developers for preserving the buildings, parks and other historical areas of the city or community. The program can also help with communicating to residents that new projects are done with the community's priorities in mind.

Green building is gaining attention and momentum throughout the nation where there is a desire to build efficient and healthy alternatives to traditional construction practices. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for green building. There is also the U.S. Green Building Council developed by LEED for the Neighborhood Development Rating System™, which incorporates the Smart Growth principles, new urbanism and green building. Minnesota has implemented statewide sustainable building guidelines.

Growth and Planning Samples

In this section, communities that have completed or are in the process of updating their planning processes are identified. Communities with growth located on the edge of larger metropolitans were researched. Strong examples of community involvement, which is the key to successful planning, can be found. As emphasized throughout this growth guide plan, any plan compiled must have community buy-in and must be a living document. Each plan is different and customized to the people who live in that town. One will find ideas and directions to explore with citizens; however, the plans that are adopted should be specific to the community's needs. Examples like Davidson, North Carolina have been recognized on a national level for it Smart Growth planning and implementation. The City of Central, Louisiana is located outside of Baton Rouge and has many similarities to Youngsville. Several of the samples are located outside the city of Austin and are experiencing very fast growth similar to Youngsville. Williston, ND was included not for its characteristics, but for its dependence on oil and gas. Each town is dealing with similar issues in their own way. Some have compiled comprehensive plans, while others have master plans. The city of Hutto has a strategic map it has put together.

PLANNING MODELS & DEMOGRAPHICS							
	2,010	2013 est	% Change	2010 Housing units	Area-Square Miles		Link to City/Plan
United States	308.7MM	316MM	3.3%	132MM	3.5MM		
Louisiana	4.5MM	4.6MM	2.0%	2MM	43,203.90		
Lafayette Parish	221,578	230,845	4.2%	95,876	268.72		
Lafayette	120,623	124,276	2.9%	53,356	49.23		http://planlafayette.com
						Located Near	
Youngsville	**8,105**	**9,944**	**22.1%**	**3,043**	**10.95**	Lafayette	
Central City, LA	26,864	27,743	3.3%	10,574	62.24	Baton Rouge	http://www.centralgov.com/planning-and-zoning/master-plan.html
Scott, LA	8,614	8,766	2.0%	3,666	11.12	Lafayette	http://cityofscott.org/uploads/ComprehensivePlanDraft.pdf
Davidson, NC	10,944	11,750	7.5%	4,253	5.75	Austin	http://www.ci.davidson.nc.us/index.aspx?NID=340
Hutto, TX	14,698	19,728	19.9%	4,917	7.75	Austin	http://www.huttotx.gov/DocumentCenter/Home/View/1749
Kyle, TX	28,067	31,760	13.4%	9,226	19.09	Austin	http://www.cityofkyle.com/planning/comprehensive-plan
Mill Creek, WA	18,244	18,828	3.3%	7,923	4.67	Seattle	http://www.cityofmillcreek.com/index.aspx?NID=139
Oak Ridge North, TX	3,049			1,174		The Woodlands	https://planoakridgenorthtx.wordpress.com/
Pearl, MS	25,092	26,262	2.2%	10,396	23.60	Jackson	http://www.pearlrivercounty.net/planning/
Prattville, AL	33,960	35,229	3.6%	13,541	32.85	Montgomery	http://www.prattvilleal.gov/departments/comprehensive-plan.html
Willison, ND	14,716	29,850	41.0%	6,542	7.50	--	http://www.town.williston.vt.us/index.asp?Type=B_BASIC&SEC=%7B26EA4BDF-4482-4523-B051-394E7ACEDA5C%7D&DE=%7B477C40BA-9AF8-4D5D-B17B-DD3145A6B53B%7D
http://quickfacts.census.gov							

CENTRAL LOUISIANA
A COMMUNITY THAT CARES

The City of Central, LA

Master Plan Adopted 2010+

http://www.central-la.gov/planning-and-zoning/master-plan.html

The City of Central is a bedroom community outside of Baton Rouge. It calls itself the newest city in Louisiana. They recognize a need for additional services such as restaurants and entertainment.

They are looking for ways to employ their residents without bringing in major industrial developments. As described in the sustainability plan, Central is facing many of the same issues as Youngsville. "Although the current pressures—sprawl development, traffic congestion, reduced housing affordability for younger residents—evident in Central today are common to any town or city across America, the city is in its embryonic stage, with the enviable position of having a nearly clean slate and the ability and the public support to shape its own future. With a sustainable vision for the future, decisions made today by city residents will have the capacity to sustain and nourish future inhabitants for many generations to come" (Master Plan pg. 3).

Davidson, NC,

Comprehensive Plan, Update to the 1993 Davidson General Plan, Adopted August 10, 2010

http://nc-davidson2.civicplus.com/DocumentCenter/Home/View/1471

Davidson, North Carolina is recognized nationally for its Smart Growth by the EPA. In its preface Margo Williams describes the effort and the profound result that went into planning. She also emphasizes “this is a living document in that citizens will modify, change and fill in spaces over the coming years. It exists for more than governmental purposes. If we are successful, it will be a touchstone for all those that call Davidson home, as they look ahead and chart the town’s course” (Comprehensive Plan, preface). Davidson has experienced tremendous growth over the last 25 years. The population was 4,046 in 1990 growing 78% by 2000 to 7,139 and another 47% by 2010 to 10,500.

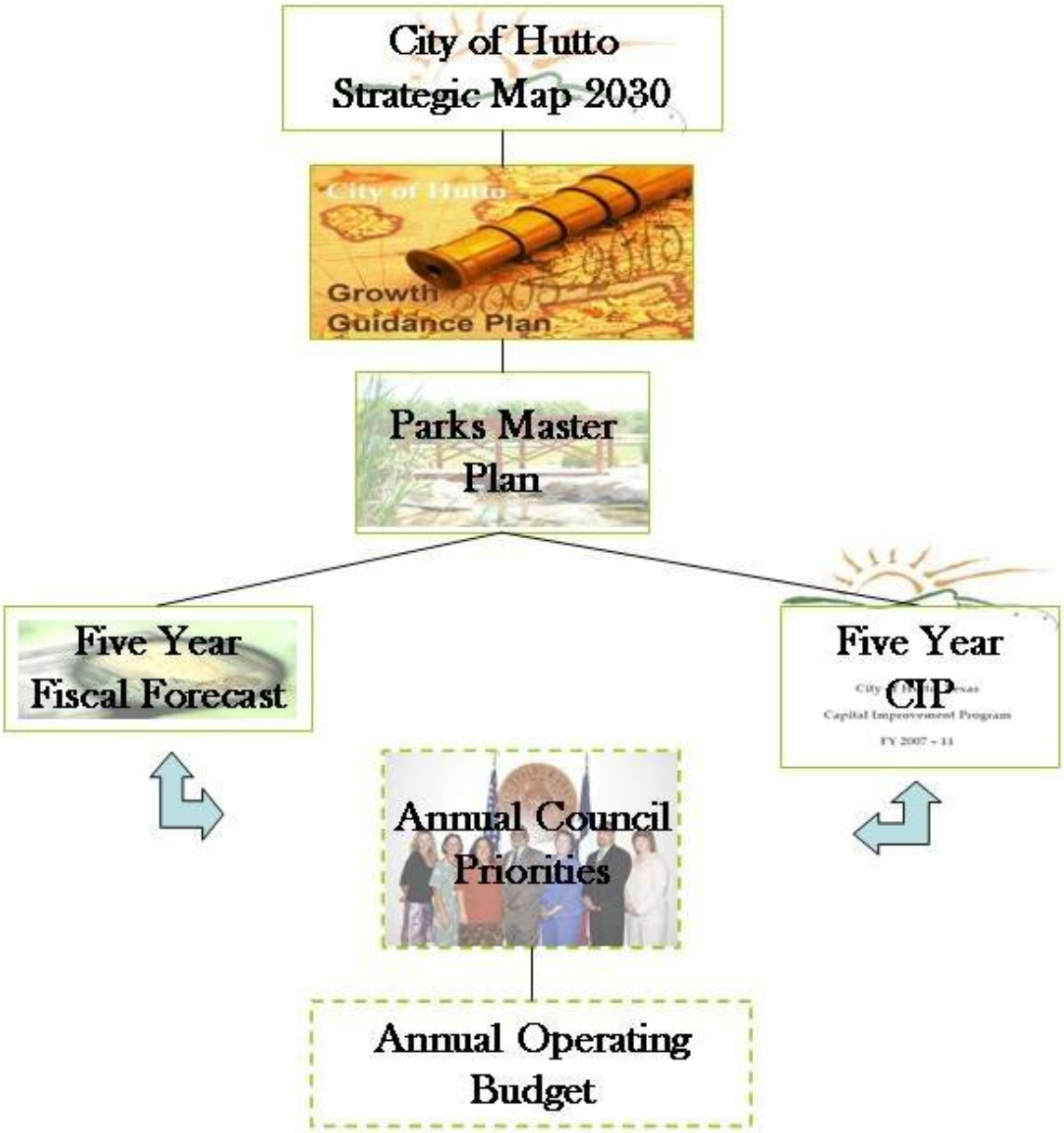
Hutto, TX

Growth Guidance Plan, 2005-15

http://www.huttotx.gov/DocumentCenter/Home/View/1749

Hutto is identified as one of the fastest growing communities in the region and possibly the entire state of Texas. This description derives from key indicators regarding physical expansion of city boundaries, new construction activity, and increase in population. This is a growth guidance plan specifically addressing land use, roadways and infrastructure as they grow. There is also a basis for additional planning to include capital improvements and area improvements like a Downtown Plan.

City of Hutto Strategic Planning



Kyle, TX

Comprehensive Plan, 2011

http://www.cityofkyle.com/planning/comprehensive-plan

Located outside of the Austin area, "Kyle is experiencing rapid growth that applies a great deal of pressure on all systems within the City, including transportation systems, provision of utilities, and access to goods and services. Additionally, residents of Kyle express a desire for increasing the sense of community, connectivity, and civic institutions within the City. In order to ensure adequate provision of basic services and needs, while also fostering a high quality of life and preserving Kyle's unique community, it is necessary for the City to be proactive in planning for the future" (Comprehensive Plan pg. 8).

Mill Creek, WA

Comprehensive Plan, Adopted 2012

http://www.cityofmillcreek.com/DocumentCenter/View/64

Settled by random farmers without any significant organization for much of its early history, Mill Creek is a fairly new small town in Washington State that began planning prior to incorporation.

With a few false starts including a few different naming attempts and its first comprehensive plan, the town of Mill Creek filed for incorporation with 1,160 acres.

According to the 2012 Mill Creek Comprehensive Plan update, "The City of Mill Creek has gone through significant changes since incorporation in 1983. The City has doubled in area as annexations have occurred. Since incorporation, 14 annexations ranging between 2 and 300 acres in size have been approved by the City. As of February 2001, the City had a total area of 2,365 acres. As of April 2004, the City's population is estimated to be 12,760" (Comprehensive Plan: History pg. III-3).

"The majority of the developable land within the City of Mill Creek has now been developed or is under construction. All of the sectors in the original Mill Creek Master Plan have been developed" (Comprehensive Plan: History pg. III-3). Interestingly, the plan notes that the Mill Creek Town Center is under construction at this time. It goes on, "…and the majority of the SR 527 Corridor Subarea has been developed with multifamily residential neighborhoods. SR 527 has been widened to five lanes between 164th Street SE and SR 96. This development activity implements the City's Land Use Plan to create a vibrant, livable community, where residents can live, work and play" (Comprehensive Plan: History pg. III-3).

Oak Ridge North, TX

Public Space Plan, Adopted 2014

https://planoakridgenorthtx.wordpress.com/

Another young city, Oak Ridge North is an up and coming edge community to The Woodlands, Texas, with the interstate intersecting the two municipalities. Ironically, The Woodlands was at one time a bedroom community itself located right outside of Houston. Out of fear of being annexed into the city of Houston and not having their needs met as part of a much larger metropolitan area, the citizens of Oak Ridge North organized and, by a vote of the people, became their own city in 1979. As of the 2010 Census, there are 3,049 people and 1,174 households in Oak Ridge North. The median income for 2012 is $86,655 with per capita income of $35,209. The per capita income was $27,824 in 2000 showing population and economic growth. With growth and the need for planning, the citizens of Oak Ridge do not have a full blown comprehensive plan; however, the City does have a Public Space Plan adopted in February of 2014.

Pearl, MS

Comprehensive Plan, Adopted 2010

http://www.pearlrivercounty.net/planning/files/Executive%20Summary.pdf

Pearl River County—one of the fastest growing counties in Mississippi—is at a critical stage of its history. With a rural landscape providing a quality of life and abundant natural resources, its residents are committed to maintaining the character and sense of place that have made this county home to generations and newcomers hoping to benefit from the amenities of country life and small town living.

Prattville, AL

Comprehensive Plan Adopted 2010

http://www.prattvilleal.gov/departments/comprehensive-plan.html

Prattville has a comprehensive plan that looks at land use, economic development, housing, transportation and circulation and community facilities. The vision statement developed by the citizens reads, "through comprehensive planning, the citizens of Prattville intend to manage and direct the City's growth, ensure the highest quality of living for each resident, stimulate economic growth, and attract

quality industry" (Comprehensive Plan pg. 2.1). Prattville began with a master plan in 1996, updating it in 2010, thereby making planning a part of living and governing.

Williston, ND

Comprehensive Plan, Adopted August 2010

http://www.cityofwilliston.com/usrfiles/PNZ/Docs/_FinalComprehensivePlan082410.pdf

Williston, North Dakota is traditionally dependent on the oil and gas industry as its economic engine. Hit hard in the 80s by the oil bust, Williston never fully recovered, as they are still dealing with abandoned properties from that downturn. With new oil and gas finds over the last five years, Williston experienced fast growth again. Although the community came together to plan for growth in a process from 2008-2010, they "assumed there would be a population of 30,000 people in 2020. The city's population has already surpassed that as people from around the country flocked to the western North Dakota oil patch in search of jobs. Williston's population has doubled since 2010, and the city's physical size has tripled through annexation.…It is the nation's fastest-growing micropolitan area, an entity with between 10,000 and 50,000 people, according to the Census Bureau" (Akken.com).

However, like Louisiana, the looming low price of oil is changing their demographic again. As this report is being written a headline from January of 2015 read, *Williston, ND: Oil boomtown could see 20,000 layoffs*. While officials are in the process of updating the 2010 plan to account for the unexpected growth, they will undoubtedly need factor in another potential downturn. It will be interesting to see if they develop more effective plans to deal with the economic swings.

While these cities have many great ideas, it is recommended that the best solutions will come by discovering the needs and wants of the citizens of Youngsville. Working together, citizens, local businesses, and elected officials, can create a salient, cohesive community plan, following Smart Growth goals and priorities.

"Communities can be shaped by choice, or they can be shaped by chance…"

Richard Moe

Smart Growth Priorities

Smart Growth Priorities and Next Steps

Whereas growth was once seen as an absolute positive for communities, best practices now dictate that planning be done in a way that balances the competing needs of "what is" and "what could be." Putting Smart Growth principles to work in rural communities is exemplified in the three goals previously described. A master plan is essential to manage the current and future needs of the City of Youngsville. A master plan (or comprehensive plan) serves as a long-range planning document that contains goals, priorities and policies to guide economic and residential development that are consistent with the community's vision for itself. Communities that are successfully using their master plans treat them as "living" documents that are updated on a 5 to 8 year cycle with amendments made on an annual basis.

Using the goals of Smart Growth as an organizing framework for a draft master plan, the following recommendations are presented:

Smart Growth Goal #1: Support the Rural Landscape

Priority: Protect and Enhance the Natural Environment

Tactics:

- Address urban run-off
- Tree conservation and new plantings
- Protect valued scenic and cultural sites
- Support surrounding rural lands and lifestyle
- Set aside land for community supported agriculture
- Ensure compact development to reduce sprawl

Smart Growth Goal #2: Help Existing Places Thrive

Priority: Protect People and Property

Tactics:

- Public safety in downtown area
- Improve police and fire services/protection
- Livable community elements reflected in land use, zoning and form-based codes
- Code enforcement

Priority: Maintain and Enhance Livability

Tactics:

- Right-sizing of rural roads
- Road Study with priority ranking for short-term and long-term improvements for arterials
- Alignment of parish and state's current/future roadway designs or improvements with Youngsville's vision, priorities and land-use types
- Neighborhood connections internally and externally with and along key roadways
- Address physical needs and overcrowding of schools serving Youngsville area school zone-

  Option 1: In partnership with LPSS

  Option 2: Youngsville-ownership of a new elementary and high school leased to

  LPSS or a charter company

  Option 3: Independent school district

Priority: Encourage Community Involvement

Tactics:

- Leverage communication network of Homeowner Associations
- Build relationships with civic organizations
- Provide an electronic newsletter (paper option offered) and an online forum/ blog for two-way communication

Priority: Preserve and Enhance Historic or Cultural Elements

Tactics:

- Enhancements to historic areas and older sections of Youngsville
- Cohesive town center or downtown triangle
- Develop additional iconic landmarks and settings

Priority: Provide Efficient and Effective support services

Tactics:

- Pursue partnerships with other agencies/municipalities
- LUS Fiber Services available to residents
- Ensure passive survivability of municipal buildings
- Develop a mobile app to convey city information

Smart Growth Goal #3: Create Great New Places

Priority: Preserve sense of place and reduce impacts on farms and green spaces so that development decisions are predictable, fair and cost-effective

Tactics:

- Pedestrian walk-ability and parking lot connectivity of adjacent businesses
- Zoning and subdivision regulations that support livability and greenscapes
- Commercial land use and design standards for City and for contiguous annexable areas
- Connected greenways
- Youngsville-branded vernacular for landscape and architectural elements
- Mixed use housing densities that support a broad demographic

Priority: Improve economic vitality and development

Tactics:

- Best practices for re-models and new construction of schools and early education centers
- Purchase of land for future neighborhood schools
- Market Feasibility Study and integration into Master Plan
- Inventory of infrastructure assets
- Infrastructure investment planning and prioritization to support annexation needs
- Sign ordinance enforcement
- Dedicated nodes for retail activity
- Marketing of available commercial land
- Link of commercial areas to recreation spaces
- Collaboration with cutting-edge builders within construction industry
- Focus on small enterprises

Priority: Influence regional and state issues and decisions

Tactics:

- Work collaboratively with regional leaders, including all of Lafayette Parish
- Legislation to support Transfer of Development Rights (TDR)
- Right-sizing of rural roads

Priority: Provide diverse, active, passive and social recreational opportunities

Tactics:

- Capitalize on sports complex through expansion of services and activities
- Increase the walk-ability and bike-ability of the community
- Utilization of open air pavilion for special events

Planning Next Steps

People-oriented planning is planning that pro-actively lays the groundwork for the future rather than one that is mainly reactive to residential and commercial developers or to "no-growth" activists. It is the best way to make efficient use of limited resources for infrastructure, amenities and vital public services. Given the area's dependence on the energy sector, and the layoffs that are currently happening in the industry, income sources for the City of Youngsville will be affected. Investments in planning should be balanced with current financial commitments and obligations rather than being abandoned or postponed. Even incremental progress can be done cost-effectively and can still maintain momentum.

1. **Bring the community together to review initial findings and potential next steps**

A preliminary assessment of current conditions has been achieved through a community survey and initial focus group conversations conducted in January of 2015. Additionally, the draft of the community vision and mission statement presented in this report is ready for further public comment. The vision should inspire the community by encompassing the ideal future that they desire. It is the dream for the future that is grounded in community beliefs and values. It is recommended to bring together all stakeholders, including representatives from the various homeowner associations and the Chamber of Commerce; city leaders; business owners; institutions; community and faith-based groups; residents; and elected leaders at all levels representing or serving Youngsville. Discussion should focus on the draft vision, what it means and the planning steps that will need to occur. The conversation about "how big the community wants to be" needs to be addressed during the visioning meetings. Other potential questions for discussion can be found in the appendix to this report in a publication from Oregon State University titled "To Grow or Not to Grow: Questions About Economic Development" (See Appendix). A trained local facilitator is strongly recommended so that discussion time is

maximized and everyone feels heard. Notes from the discussion can and should be incorporated into planning documents.

The City Council can then adjust the mission statement based upon the community discussion notes and officially adopt the final version. A worksheet which can be used to evaluate the mission statement is provided in the appendix along with sample mission statements from other communities.

2. Conduct a public workshop

As a community deepens its understanding of Smart Growth, priorities and strategies can come into sharper focus. Smart Growth America has a guidebook to get citizens up to speed on the issues that surround Smart Growth and development decisions. It can be accessed at http://www.smartgrowthamerica.org/documents/choosing-our-communitys-future.pdf. By posting this link on the Youngsville website, the education process can start. It is one thing to know what is desired, but quite another to know exactly how to get there and what it will realistically require in terms of trade-offs.

Citizen comments and reactions need to be captured and taken into consideration as compared to the overall vision as next steps are undertaken. Smart Growth America provides a variety of one and two-day seminars that can be tailored to the intended audience. Potential topics for Youngsville include "Implementing Smart Growth 101," "Smart Growth Zoning Codes for Small Cities," "Sustainable Land Use Code Audit," or a "Walkability Audit." Detailed descriptions of these are provided in the appendix. Rates typically range from $7,500 to $15,000 per workshop but are subject to negotiation. Additionally, there is a competitive grant process each Fall that provides grantees with a free workshop.

In lieu of working with Smart Growth America, local Smart Growth and planning experts can also be utilized. The Louisiana chapter of the APA will conduct free training for community planning. Contact Martha L. Cazaubon of the American Planning Association housed with the South Central Planning and Development Commission at 985-851-2900 for more information.

3. Obtain a planning grant

The American Institute of Architects (AIA) has a results-driven community design program that is offered as a public service to communities. A Sustainable Design Assistance Team (SDAT) of volunteer professionals whose skill sets match the needs of a particular community donate their time and multi-disciplinary expertise. Application decisions are made in October and December. Prior to the application submission, a local steering committee which represents a cross-section of local stakeholders, supported by a staff member from the City of Youngsville, compiles the needed information and works with an AIA contact to perfect the submission. Based upon an assessment of Youngsville's current planning needs, it would be ideal (although not required) if a marketing feasibility study, inventory of infrastructure assets, and/or a road study could be completed prior to team's visit. It would be a good use of time and resources in the months leading up to the finalization of Youngsville's application to SDAT. For more information about the SDAT program, email sdat@aia.org or contact Erin A. Simmons at 202-626-7492. Note that this is not a traditional grant program in that awarded communities receive pro-bono services valued at $15,000; a community share of $5,000 must be provided by the community as a cash match. Additionally, the local steering committee collects the needed background materials for briefing the team and its leader prior to their three-day intensely concentrated set of on-site activities that is inclusive of community members. SDAT frames recommendations which are presented at a public meeting. A detailed report is also provided shortly thereafter.

SDAT can help Youngsville to establish its operational goals and objectives to guide supporting strategies for Smart Growth. They can recommend strategies and innovations for land use, infrastructure requirements for new development, the residential development code, and protection of green space and the rural landscape. Central, LA which is an edge community to Baton Rouge worked with SDAT and was fully funded through a Community Development Block Grant in 2007 to address many of the same issues. Regardless if Youngsville ultimately works with SDAT, the information collected by the local steering committee and their conversations with its AIA advisor will be invaluable to the continued planning process.

4. Access local or regional supports for planning efforts

Outside assistance is available in moving forward to establish a master plan. The Acadiana Planning Commission (APC) is currently being formed and is modeled after the highly successful South Central Planning and Development Commission in Terrebonne Parish. Planning commissions like these support the efforts of local municipalities to develop and implement comprehensive plans. Operating with a team of regional planners, the Commission can provide at-cost assistance to local governments in land-use planning, drafting of regulatory tools, best-practice research, infrastructure needs assessments, and federal grant preparation and support. A key contact for the APC is Monique Boulet at moniqueb@scpdc.org or 337-886-7782.

5. Participate in competitive grant opportunities that will enhance various master plan components

Listed herein are federal grant resources tailored for rural communities. These include the Smart Growth Implementation Assistance Program sponsored by the Environmental Protection Agency (EPA) in which national experts explore barriers to Smart Growth in three to five selected communities each year. A suggestion is to partner with the City of Broussard to increase the chances of gaining this

award. The cities of Driggs and Victor in Idaho used that strategy to pilot innovative strategies for development. www.epa.gov/smartgrowth/sgia.htm

The EPA also offers The Building Blocks for Sustainable Communities Program. Targeted technical tools are offered at one-day workshops and can include complete street assessments, zoning evaluations, and walking audits. Approximately 50 communities of all sizes are chosen annually. Small cities have included Bowling Green, FL; Murray, KY; Vinton, TX; Zolfo Springs, FL; Woodward, Iowa; and Hays, KS. www.epa.gov/smartgrowth/buildingblocks.htm

The U.S. Department of Agriculture provides funds to keep agricultural lands in production. It accomplishes this by working with local governments, farmland protection programs, and conservation groups to make the voluntary purchase of conservation easements from landowners. These purchases ensure that the land will be used for agriculture and will continue to provide income for the landowner. Subject to income restrictions and land classifications, some landowners may also apply. www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/farmranch

6. Legally adopt a master plan

Comprehensive planning is not a requirement for municipalities or parishes in the state of Louisiana. The Louisiana Revised Statutes, Title 33, nonetheless, do address this type of planning. LA.R.S. 33:106-109 provides authority to municipalities to adopt a master plan. The legal effect of the master plan, however, must be pre-specified by a local ordinance or a charter provision. Without this, the plan is merely a guide with no requirements on Council members to do more than "consider" it prior to taking actions that may be inconsistent with the master plan. For the sake of consistency over time, it is recommended that the Youngsville Council pass an ordinance that requires enforcement and adherence to its master plan. The Council should also establish the procedures for adopting, updating and amending it and the allowable frequency for such changes.

According to Louisiana law, the master plan can be adopted by the City Council provided there has been notice and a public hearing. The Louisiana statute also provides that the plan may be adopted in sections. In Washington State, municipalities do comprehensive updates to their plans every 8 years but do have the ability to amend them annually.

7. Use design charrettes to bring the vision to life

As various plan components are undertaken, design charrettes provide an additional opportunity for interested stakeholders to further clarify the written vision through scale models, drawings and scenarios. The UL School of Architecture and Design could be a potential in-kind partner for this component.

8. Achieve some quick wins

People are naturally impatient for results, especially when they have been invited to the table and are invested in a vision. Using the City Council as a de facto planning commission is a good use of current resources and accumulated expertise. The intent of the Mayor to establish an Economic Development Committee should move forward provided that there are definite tasks and the resources to support their work. One potential task for the Committee would be to familiarize themselves with the rural guidebook for "Smart Growth Fixes for Planning, Development and Zoning Codes." Staff could prepare a report for them on elements already in place and those that are not. The Committee and staff could then formulate recommendations to the Council, and it could be part of the application to SDAT or other organizations that are being solicited for planning guidance.

The grant writer for the City of Youngsville can also achieve some quick wins by bringing in funds from outside the community to support projects to advance the planning side of Smart Growth and to fund highly visible projects that demonstrate Smart Growth principles in action. For example, Keep Louisiana Beautiful is soliciting grant applications currently that would fund litter abatement or

recycling efforts at Youngsville's new recreational center. Litter abatement is part of community sustainability and livability, and its management protects the investment already made in this valuable community asset. More information on this grant opportunity can be found in the appendix.

Securing a technology grant could provide funds to develop the mobile app mentioned by survey respondents as their most preferred means of acquiring information about city services and to convey their questions and needs. Another option would be to contact University of Louisiana's College of Sciences School of Computing and Informatics to take this on as a project. Contacts are Dr. Michael W. Totaro, Associate Dean who can be reached at miket@louisiana.edu or by calling 337-482-5697; and Dr. Sonya Hsu, Program Coordinator, who can be reached at hxh0671@louisiana.edu or at 337-482-1667.

To assess your current status and monitor your progress toward success, Smart Growth tools are available such as the Smart Growth Scorecard described in the next section.

Smart Growth Tools

Smart Growth
PROGRAM

Smart Project Scorecard (SPS)

The City of Youngsville is poised to channel Smart Growth initiatives and a key tool that will assist in optimizing decision making and assessment is the Smart Project Scorecard (SPS). The steps considered in planning and implementation prove critical to long term viability and guide government administrators, developers, residents whether inside or outside of homeowner associations, and overall stakeholders to making good decisions and gauging progress in achieving objectives based on prioritization. This resource can be used to guide decision-making relative to location choices on facilities or projects and ultimately can support strong strategic choices relative to the appropriate use of particular parcels of land over the long term.

The Smart Project Scorecard serves a primary function relative to the adoption of more effective communication between the community and developers for the purpose of assuring success in meeting common objectives. It is critical to assure that the mutual objectives of interested parties are optimized and that compatibility with the community's goals, the proper use of a particular site, and the developer's economic interest are balanced. The SPS can serve as an effective tool which will validate compatibility between the comprehensive and city plans and the goal of achieving sufficient structure and community support.

Identifying key areas of emphasis and priority is important and the information obtained through surveys and public interaction can guide the formation of development tools that will gauge measurable progress. The incorporation of Smart Project Scorecard resources will serve to align the interests of stakeholders on a positive note and will serve to deter sprawl. Ill-advised land use patterns have expanded virtually every major urban area in the United States. While the City of Youngsville currently includes numerous land development areas, opportunities to channel long-term development of the remaining land resources of the community will complement the attractiveness to future residents and

businesses. The dominance of scattered, low density developments which transform agricultural and open lands in a way that is inconsistent with complementing development objectives can detract from the long term viability of attractive or desired development initiatives for the City of Youngsville. Tony Downs of The Brookings Institution defines sprawl as having ten major characteristics:

1. Predominance of low density residential and commercial settlements, especially in new growth areas
2. Unlimited outward extension of new development
3. Leapfrog projects jumping beyond established settlements
4. Single use development that separates shopping, working and residential activities
5. Low density, single use work places and strip retail development typically located at the periphery of metropolitan areas;
6. Reliance on auto transportation for virtually all trips
7. Fiscal disparities among localities
8. Lack of adequate housing choices located close to work opportunities, thus forcing many workers to commute upwards of 45-90 minutes each direction
9. Reliance mainly on trickle-down to provide housing to low-income households
10. Fragmented land use decisions by local governments

The Scorecard can be used to translate general community objectives contained in a comprehensive plan into project-related criteria. It can augment the objectives identified in a specific area plan or designated growth corridor. The Scorecard can also support generic design criteria (contained in a city's land use code). That is, target a project plan review toward specific performance. The consideration of a Smart Scorecard is a way to complement primary planning tools including resources such as available comprehensive plans, community vision and land use maps. In the absence of a strong planning infrastructure, the Smart Scorecard has served as beneficial to updating comprehensive plans and other capital intensive initiatives. Rapidly growing rural areas also benefit

from this type of tool as the Scorecard can serve as a measuring device that evaluates impacts, merits, and the likely overall performance of a proposed project. Using scorecards as a monitoring device can also assist local jurisdictions in their efforts to achieve the objectives of the Smart Growth agenda.

The community's ability to further establish vision and direct development is influenced by planning and zoning tools. The comprehensive plan identifies opportunities, goals, objectives and criteria for City officials to use in setting regulations and reviewing project proposals. The timeline for developing major community-wide planning efforts is usually 2-3 years and an additional 1-2 years to draft accompanying zoning and code changes, with a reciprocal period of adaptation of 1-2 years for projects to respond to the new regulations. With the backing of the community, elected officials and city staff can achieve enormous positive impact at the project level.

The merit of planned projects can be properly evaluated as a means of determining whether the project fulfills community goals. The Smart Growth principles serve as a guideline to the development of effective checklists by setting specific criteria and benchmarks that will promote critical planning that is long term in nature. The Scorecard is primarily intended for city staff, councils, residential organizations and project applicants.

A scorecard example has been included in the appendix for review. A sample scorecard has been designed by adapting critical factors that can be amended or prioritized based on need and application. The defined benchmarks can be firmed or relieved in accordance with the needs and relevance of near-term goals. For projects in rural settings, identified measures require greater scrutiny since it becomes more difficult to address the Smart Growth objectives. The exposure to leapfrog developments (remote development of lands requiring the extension of public facilities) can also occur in the absence of effective planning and scorecard measurement.

The following are suggested critical factors that may serve as focal areas and can be considered, amended or replaced:

Critical factors

- Infrastructure and ease of ingress and regress
- Walking accessibility in and around the community
- Distance to existing major roads and thoroughfares
- Project located within a designated development area
- Project complements Smart Growth goals of the community
- For residential uses: distance to food and convenience stores, schools, daycare, and rec centers
- For employment uses: travel distance to employment venues, restaurants, education, and daycare
- Time before additional support services (shopping, schools, transit) will be available

In accordance with the Smart Growth Principles that are outlined consistently in many plans and guidelines, the following "Smart Growth biggest bang-for-the-buck" considerations are:

1. Proximity to existing / future development and infrastructure
2. Mix and balance of uses
3. Site optimization and compactness
4. Accessibility and mobility of choices
5. Community context and site design
6. Fine-grained block, pedestrian and park network
7. Environmental quality
8. Diversity
9. Re-use and re-development options
10. Process collaboration and predictability of decisions

The following are examples of scorecard formats that may serve to guide the development of specific formats that are appropriate to the needs of the City of Youngsville Smart Growth initiatives or projects:

	What is the current status?	What are the opportunities?	How can you leverage these opportunities?*
Infrastructure and ease of ingress and regress			
Walking Accessibility in and around the community			
Distance to existing major roads and thoroughfares			
Project located within a designated development area			
Project complements Smart Growth goals of the Community			
For residential uses: distance to food and convenience stores, schools, daycare, rec centers			
For employment uses: Travel distance to employment venues (for-sale and rental), restaurants, education, daycare			
Time before additional support services (shopping, schools, transit) will be available			

As an alternative, the following scorecard format offered:

Infrastructure and ease of ingress and regress	
Adjacent	Excellent
Less than 1/3 mile	Preferred
1/3 -1/2 mile	Acceptable
1/2 mile - 1 mile	Minimal
	Does Not Apply
Walking accessibility in and around the community	
less than 5 minutes	Excellent
6-10 minutes	Preferred
11-15 minutes	Acceptable
16-20 minutes	Minimal
suggested standard = 234'/minute	Does Not Apply
For residential development, proximity to any one of the following: food/convenience retail/services, schools, daycare, recreation centers	
Adjacent	Excellent
Less than 1/3 mile	Preferred
1/3 - 1/2 mile	Acceptable
more than 1/2 mile to 1 mile	Minimal
	Does Not Apply
Time before additional support services (shopping, schools, dining) will be available	
Currently Available	Excellent
Within 90 days	Preferred
91-365 days	Acceptable
366 or more days	Minimal
	Does Not Apply
Time before additional support services (shopping, schools, dining) will be available	
Currently Available	Excellent
Within 90 days	Preferred
91-365 days	Acceptable
366 or more days	Minimal
	Does Not Apply
Time before additional support services (shopping, schools, dining) will be available	
Adjacent	Excellent
Less than 1/3 mile	Preferred
1/3 - 1/2 mile	Acceptable
more than 1/2 mile to 1 mile	Minimal
	Does Not Apply

In summary, the implementation of properly structured tools and resources like the Scorecard can assure that the course plotted in a Smart Growth Plan is reasonably achieved. The progressive onset of development projects with a guide or compass measuring conformance to a Smart Growth Plan will assist in the consistent success desired and associated with Smart Growth planning. It is important to consider this type of tool, which should include critical factors from developed plans, as the measure of success is more easily and objectively confirmed on a per project basis as well as the aggregate progress for all projects initiated and completed in the community.

"Without continual growth and progress, such words as improvement, achievement, and success have no meaning."

Benjamin Franklin

Conclusion

YOUNGSVILLE
SPORTS COMPLEX
BALL
STRIKE
OUT
1 2 3 4 5 6 7 8 9 TOTAL
VISITOR
HOME
pepsi
Dr Pepper
G SERIES

Conclusion

Youngsville, Louisiana desires to adopt a comprehensive approach to facilitate growth and has expressed a commitment to developing a plan focused on Smart Growth. The information or ideas accumulated in this proposal intend to direct growth in a manner that preserves the rural character and quality of life of the community, a key attribute that has attracted and retained residents over the years. As an edge community in the cultural rich area of Acadiana, Youngsville has evolved as one of the fastest growing communities in Louisiana. The objective of optimizing the effective use of developing land and the necessary preservation of land available for future growth can be complemented by the adoption and implementation of an effective plan that will meet and further the interests of stakeholders, and assure smarter growth in the community where existing infrastructure is available.

Nestled in the sugarcane fields, Youngsville is a tremendous community with rich complementing assets. Its leaders are positioned to take smart steps for continued progress for the long-term future of the city. The opportunity to capitalize on the planning successes, and to study past challenges, will allow improved planning and future success. The availability of resources that have been developed and improved by national, state and local governmental and specialized organizations is an advantage that served to complement the compilation of information and suggestions included herein. City officials may consider policies and ordinances that are currently in place and move to ensure that they promote strategic initiatives that will guarantee Smart Growth. The continued development of infrastructure and promotion of the real assets of Youngsville through Smart Growth planning will promote the achievement of goals including: (1) supporting rural landscape; (2) helping existing places to thrive; and (3) creating vibrant, enduring neighborhoods.

Survey respondents provided input, and business leaders, as well as elected officials, attended and participated in this review and proposal. The vision for the future of the City of Youngsville is

clearly visible and, with effective planning, will be realized. The opportunity to further develop and execute a comprehensive plan will protect the values of stakeholders and assure that Youngsville preserves core values and thrives for many generations to come.

Youngsville - Where Life is Sweeter!

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Appendix

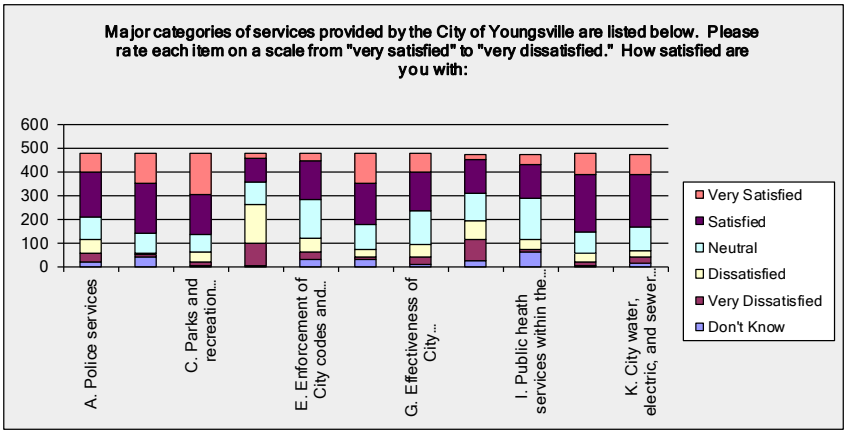
City of Youngsville Residential Survey:

Respondents replied in November and December 2014.

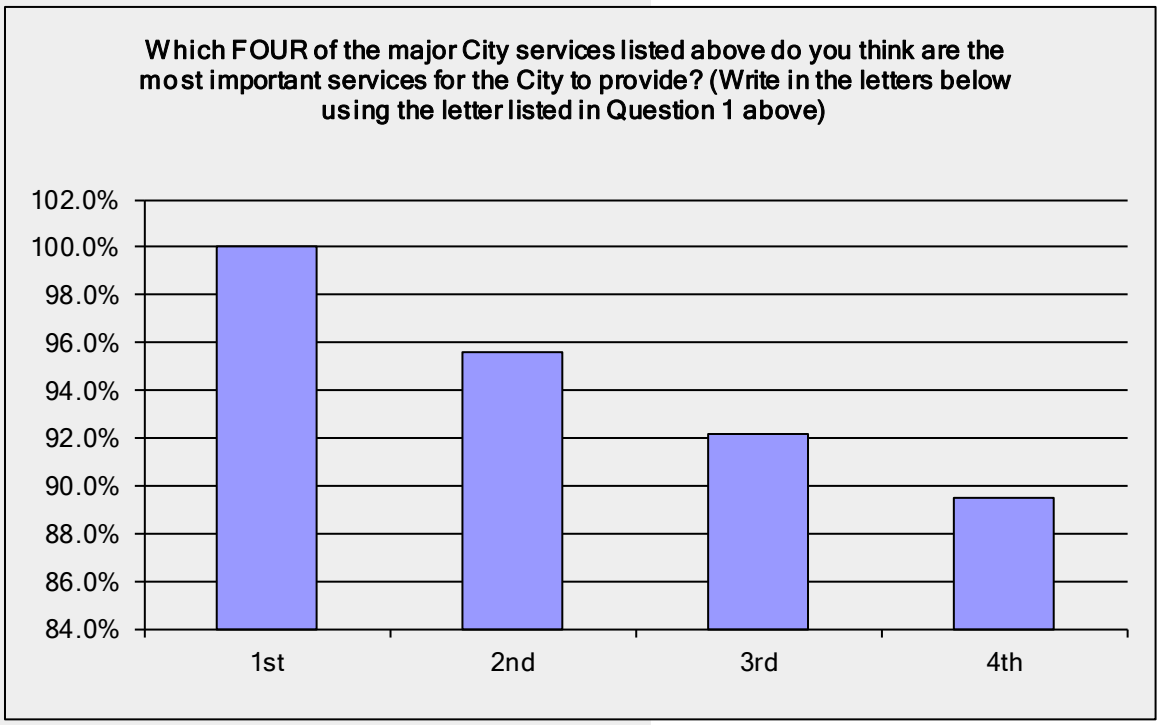
2014 City of Youngsville Community Survey

Major categories of services provided by the City of Youngsville are listed below. Please rate each item on a scale from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. Police services	78	194	92	61	35	18	478
B. Fire protection and prevention services	127	210	86	6	9	39	477
C. Parks and recreation programs and facilities	169	169	77	38	16	5	474
D. Condition of City streets	23	97	96	161	96	3	476
E. Enforcement of City codes and ordinances	30	160	163	60	34	27	474
F. Quality of customer service you receive from City	126	175	104	28	14	28	475
G. Effectiveness of City communication with the public	78	163	139	56	29	9	474
H. The City's stormwater runoff/stormwater	24	138	120	77	87	26	472
I. Public heath services within the City	42	141	176	41	10	60	470
J. Solid waste services (trash, recycling, etc.)	90	238	92	34	19	2	475
K. City water, electric, and sewer services	87	220	99	28	26	13	473
						answered question	480
						skipped question	4

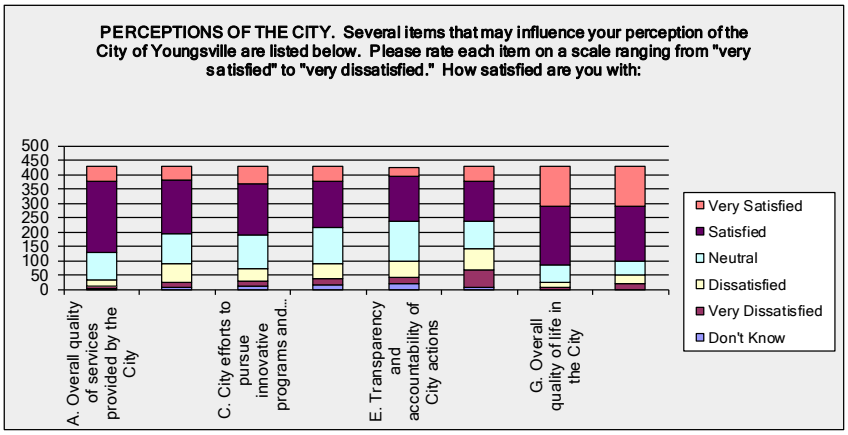


Which FOUR of the major City services listed above do you think are the most important services for the City to provide? (Write in the letters below		
Answer Options	**Response Percent**	**Response Count**
1st	100.0%	410
2nd	95.6%	392
3rd	92.2%	378
4th	89.5%	367
	answered question	**410**
	skipped question	**74**



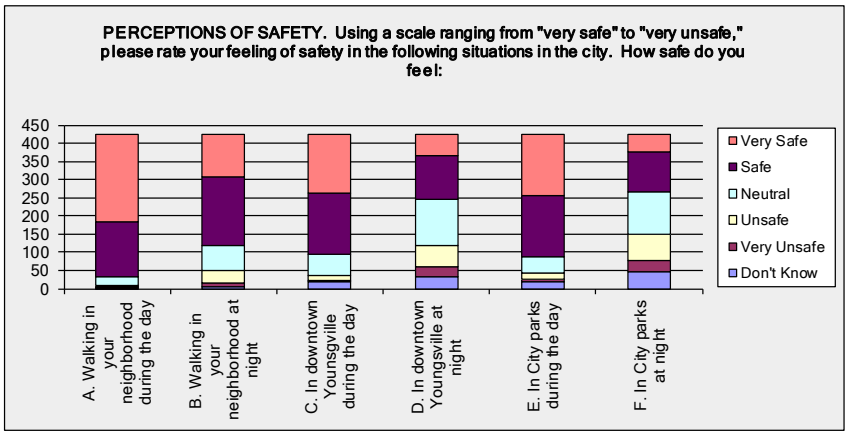
PERCEPTIONS OF THE CITY. Several items that may influence your perception of the City of Youngsville are listed below. Please rate each item on a scale ranging from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. Overall quality of services provided by the City	51	251	94	22	7	4	429
B. Overall value that you receive for your City tax	49	186	108	61	21	5	430
C. City efforts to pursue innovative programs and	61	178	118	44	16	11	428
D. City efforts to partner with organizations and citizens	53	159	129	50	21	17	429
E. Transparency and accountability of City actions	34	157	136	58	21	20	426
F. How well the City is planning for growth	52	140	95	75	59	8	429
G. Overall quality of life in the City	141	205	62	14	8	0	430
H. Overall feeling of safety in the City	139	191	51	31	18	0	430
						answered question	**431**
						skipped question	**53**



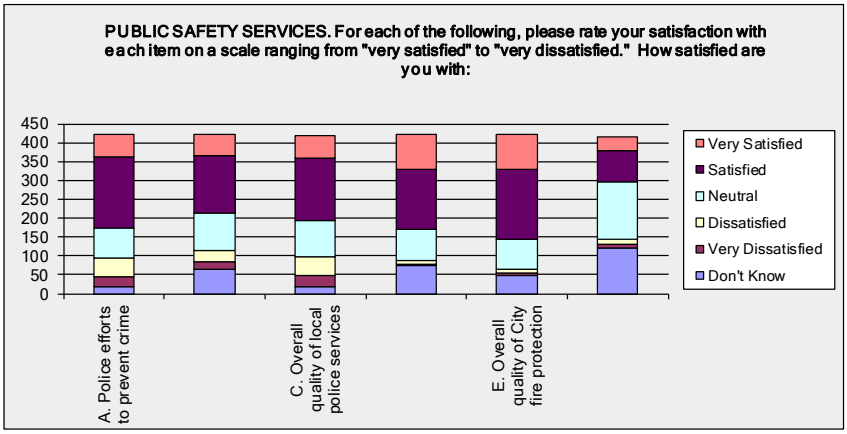
PERCEPTIONS OF SAFETY. Using a scale ranging from "very safe" to "very unsafe," please rate your feeling of safety in the following situations in the city. How safe do you feel:

Answer Options	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know	Response Count
A. Walking in your neighborhood during the day	240	153	22	6	2	2	425
B. Walking in your neighborhood at night	119	188	69	32	13	4	425
C. In downtown Younsgville during the day	160	170	57	13	6	18	424
D. In downtown Youngsville at night	56	121	127	58	28	33	423
E. In City parks during the day	169	167	46	15	7	20	424
F. In City parks at night	47	111	116	72	31	47	424
						answered question	**425**
						skipped question	**59**



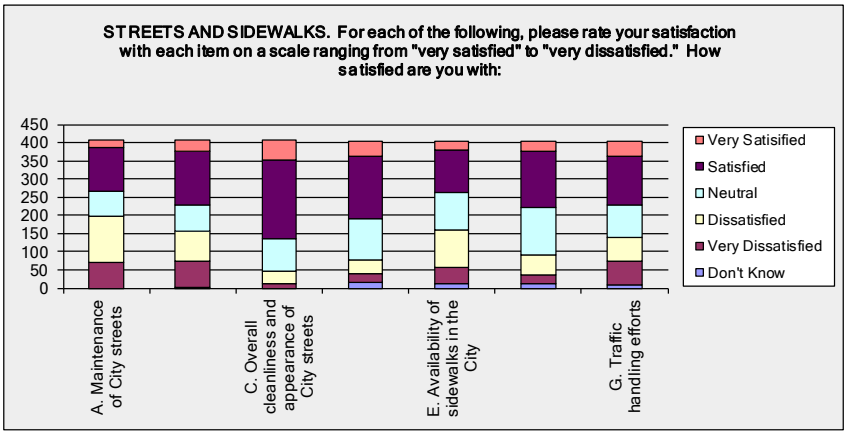
PUBLIC SAFETY SERVICES. For each of the following, please rate your satisfaction with each item on a scale ranging from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. Police efforts to prevent crime	60	190	80	47	28	18	423
B. How quickly police respond to emergencies	56	154	98	30	19	66	423
C. Overall quality of local police services	62	164	95	50	30	19	420
D. How quickly the Fire Department personnel	92	159	82	10	3	75	421
E. Overall quality of City fire protection	92	185	80	9	7	49	422
F. The City's municipal court	37	84	150	14	9	122	416
						answered question	424
						skipped question	60

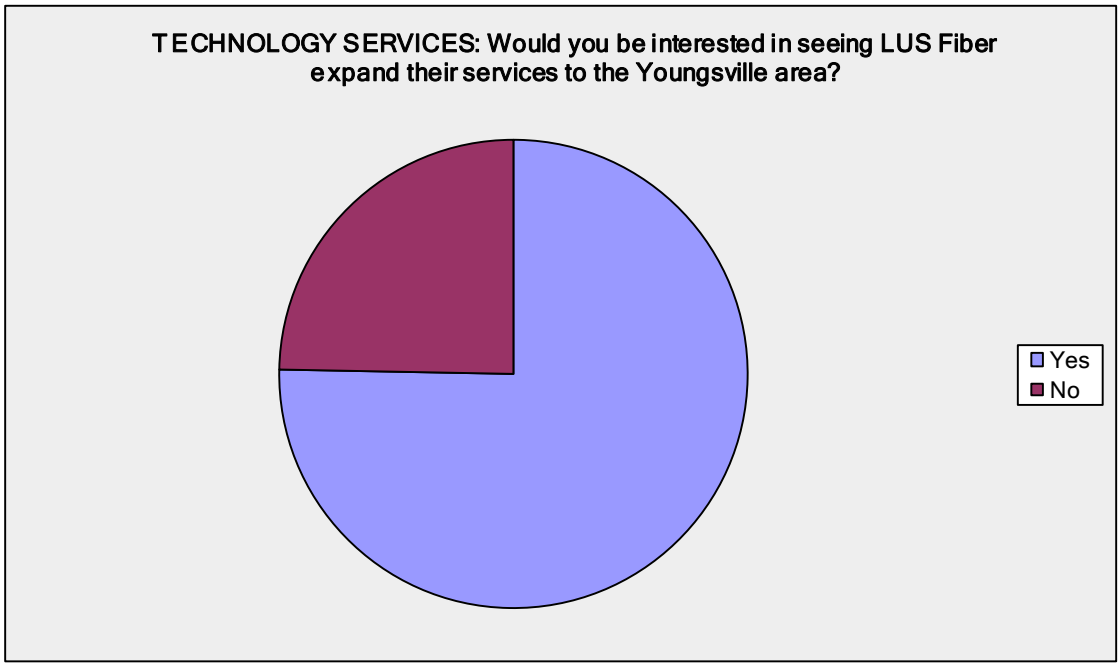


STREETS AND SIDEWALKS. For each of the following, please rate your satisfaction with each item on a scale ranging from "very satisfied" to "very dissatisfied." How satisfied are you with:

Answer Options	Very Satisified	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. Maintenance of City streets	19	122	66	129	70	0	406
B. Maintenance of streets in YOUR neighborhood	30	149	70	83	72	2	406
C. Overall cleanliness and appearance of City streets	53	219	86	35	13	0	406
D. Condition of City sidewalks	42	174	110	41	22	16	405
E. Availability of sidewalks in the City	24	117	104	104	43	12	404
F. Condition of pavement markings	27	153	132	56	22	13	403
G. Traffic handling efforts	41	136	89	65	66	7	404
						answered question	**406**
						skipped question	**78**

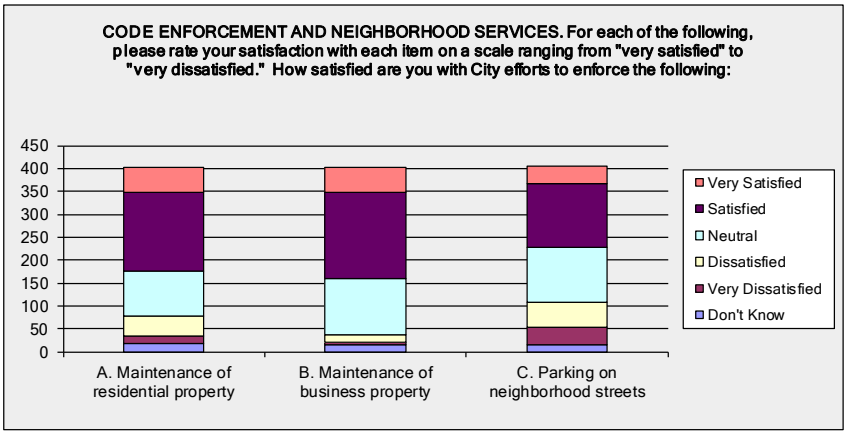


TECHNOLOGY SERVICES: Would you be interested in seeing LUS Fiber expand their services to the Youngsville area?		
Answer Options	**Response Percent**	**Response Count**
Yes	75.3%	296
No	24.7%	97
If you answered "yes", please tell us the name of the neighborhood in		265
	answered question	**393**
	skipped question	**91**

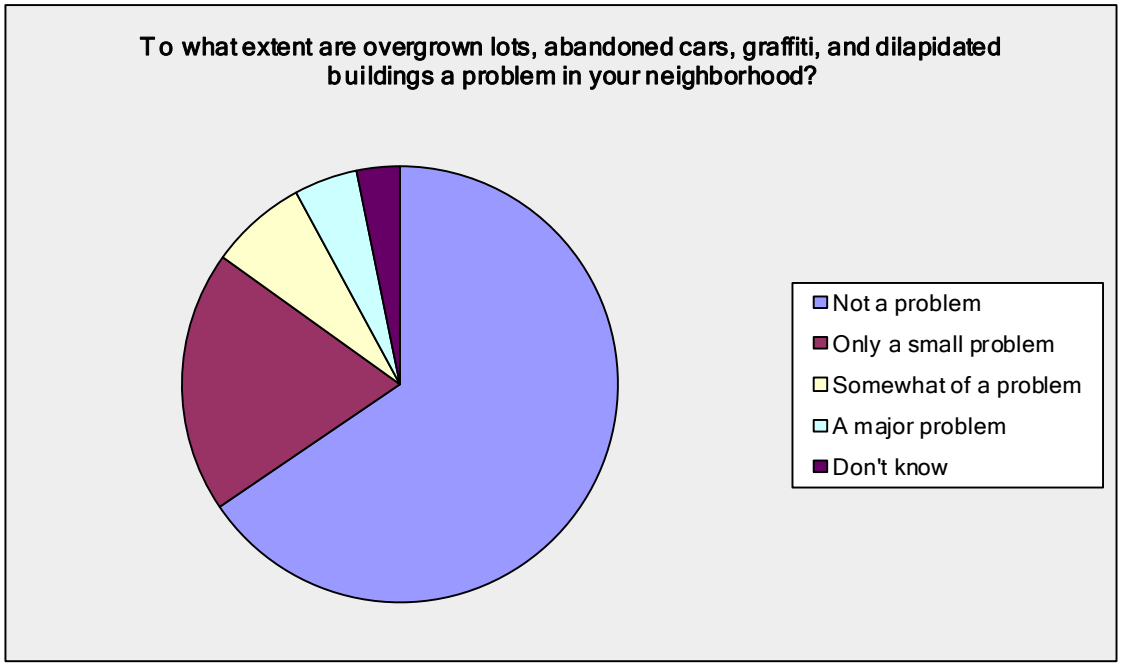


CODE ENFORCEMENT AND NEIGHBORHOOD SERVICES. For each of the following, please rate your satisfaction with each item on a scale ranging from "very satisfied" to "very dissatisfied." How satisfied are you with City efforts to enforce the following:

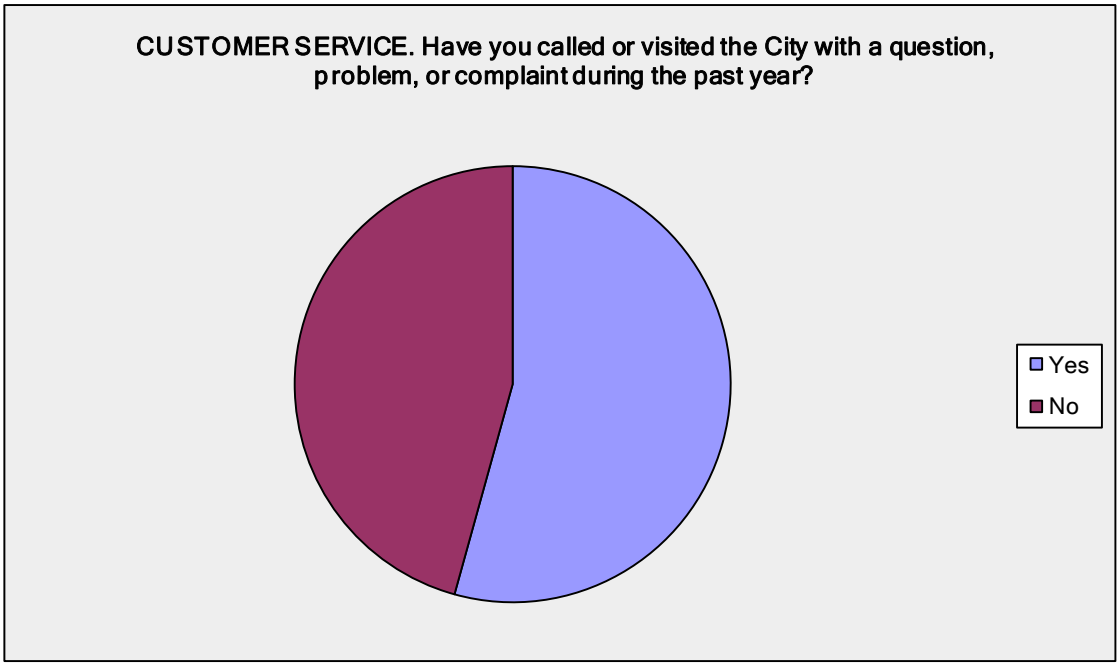
Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. Maintenance of residential property	53	174	96	45	15	19	402
B. Maintenance of business property	55	188	121	17	7	14	402
C. Parking on neighborhood streets	36	141	118	57	36	16	404
						answered question	405
						skipped question	79



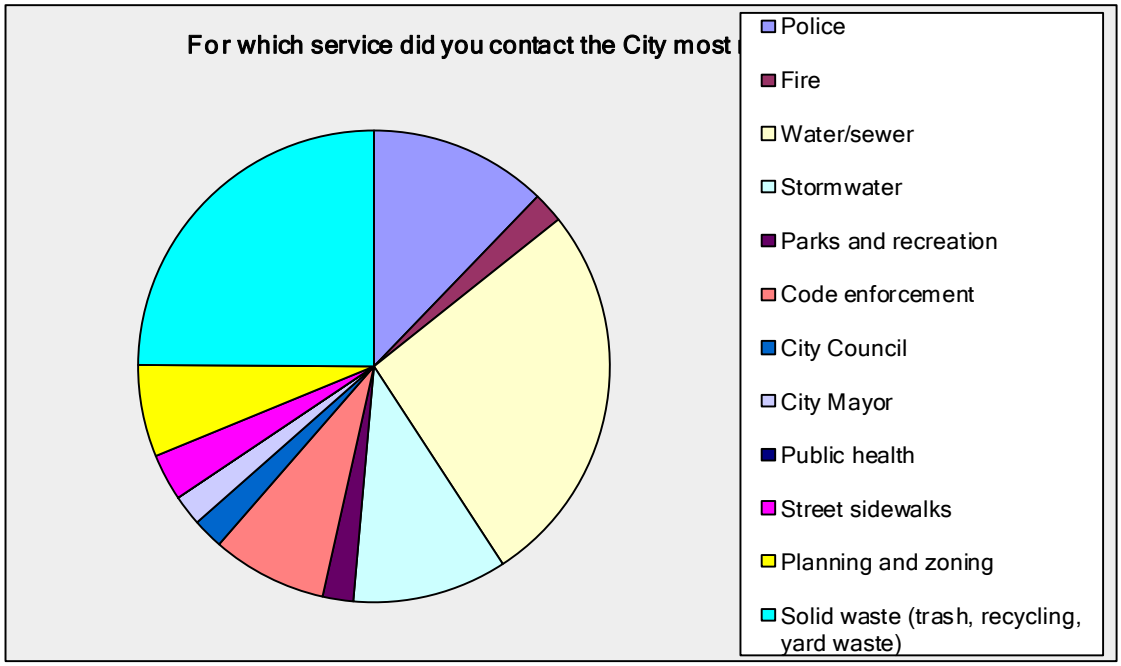
To what extent are overgrown lots, abandoned cars, graffiti, and dilapidated buildings a problem in your neighborhood?		
Answer Options	**Response Percent**	**Response Count**
Not a problem	65.5%	264
Only a small problem	19.4%	78
Somewhat of a problem	7.2%	29
A major problem	4.7%	19
Don't know	3.2%	13
	answered question	**403**
	skipped question	**81**



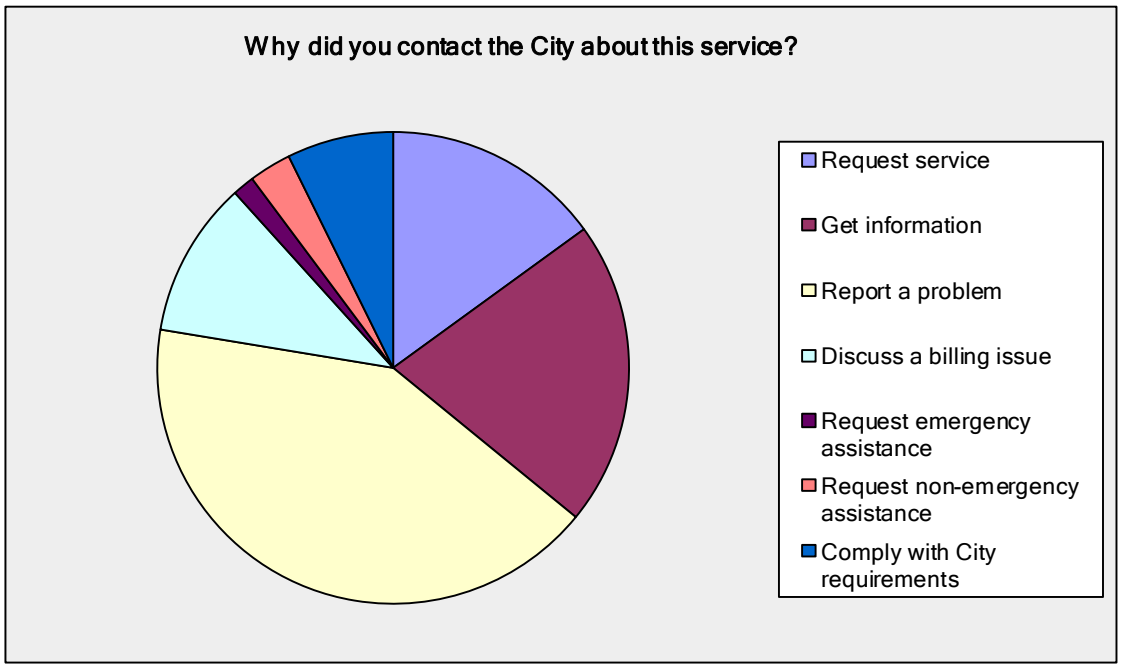
CUSTOMER SERVICE. Have you called or visited the City with a question, problem, or complaint during the past year?		
Answer Options	**Response Percent**	**Response Count**
Yes	54.3%	219
No	45.7%	184
	answered question	**403**
	skipped question	**81**



For which service did you contact the City most recently?		
Answer Options	**Response Percent**	**Response Count**
Police	12.2%	23
Fire	2.1%	4
Water/sewer	26.5%	50
Stormwater	10.6%	20
Parks and recreation	2.1%	4
Code enforcement	7.9%	15
City Council	2.1%	4
City Mayor	2.1%	4
Public health	0.0%	0
Street sidewalks	3.2%	6
Planning and zoning	6.3%	12
Solid waste (trash, recycling, yard waste)	24.9%	47
Other (please specify)		42
	answered question	**189**
	skipped question	**295**

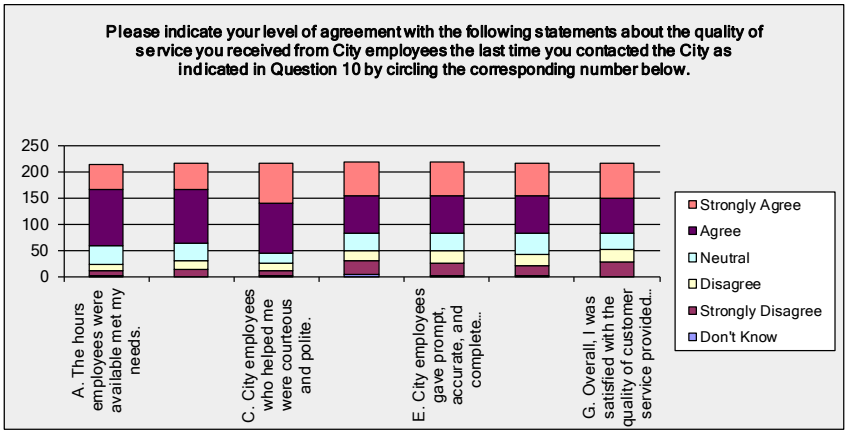


Why did you contact the City about this service?		
Answer Options	**Response Percent**	**Response Count**
Request service	15.0%	31
Get information	20.9%	43
Report a problem	41.7%	86
Discuss a billing issue	10.7%	22
Request emergency assistance	1.5%	3
Request non-emergency assistance	2.9%	6
Comply with City requirements	7.3%	15
Other (please specify)		16
	answered question	**206**
	skipped question	**278**



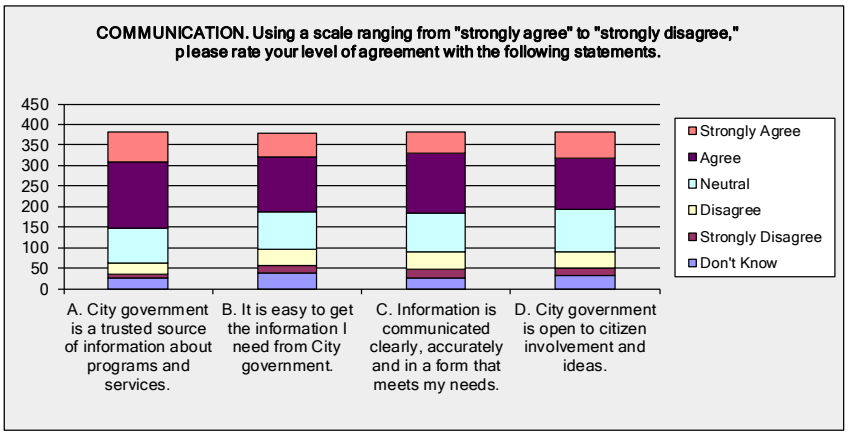
Please indicate your level of agreement with the following statements about the quality of service you received from City employees the last time you contacted the City as indicated in Question 10 by circling the corresponding number below.

Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Response Count
A. The hours employees were available met my	49	106	37	12	9	1	214
B. It was easy to reach the right person at the City.	51	102	34	17	12	0	216
C. City employees who helped me were courteous	77	94	21	13	9	2	216
D. City employees did what they said they would do in	64	72	32	20	25	4	217
E. City employees gave prompt, accurate, and	64	71	32	26	23	1	217
F. City employees were knowledgeable.	61	73	39	22	19	1	215
G. Overall, I was satisfied with the quality of customer	66	67	32	24	27	0	216
						answered question	**217**
						skipped question	**267**

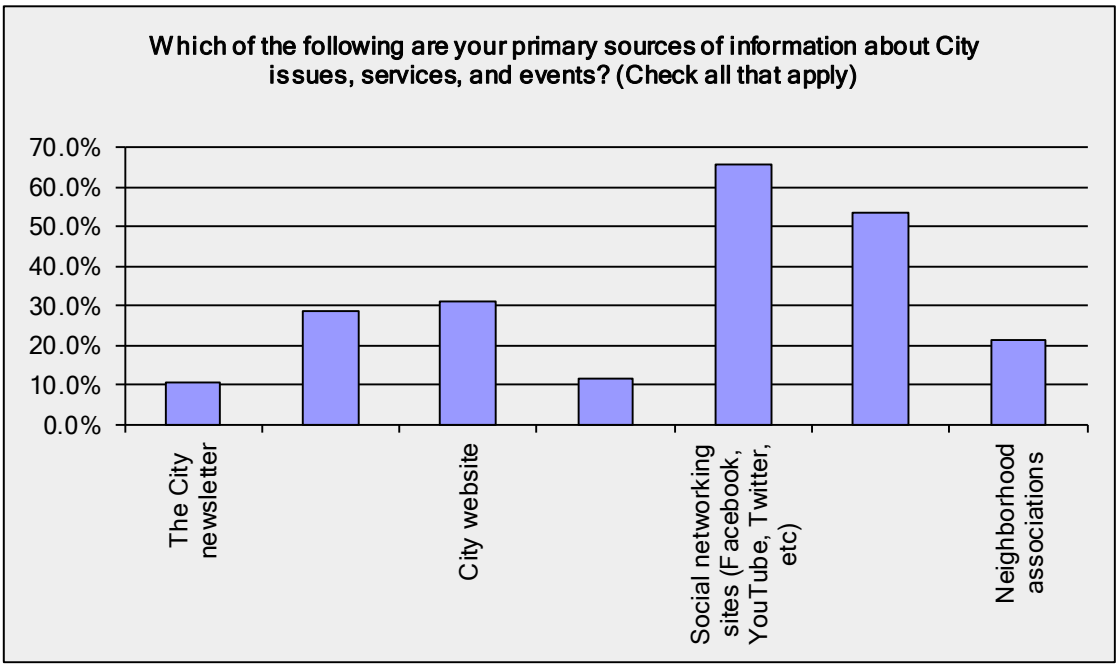


COMMUNICATION. Using a scale ranging from "strongly agree" to "strongly disagree," please rate your level of agreement with the following statements.

Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Response Count
A. City government is a trusted source of information	73	163	83	28	10	25	382
B. It is easy to get the information I need from City	58	135	92	39	17	39	380
C. Information is communicated clearly, accurately	51	146	95	43	19	27	381
D. City government is open to citizen involvement and	63	126	103	39	18	32	381
						answered question	**384**
						skipped question	**100**

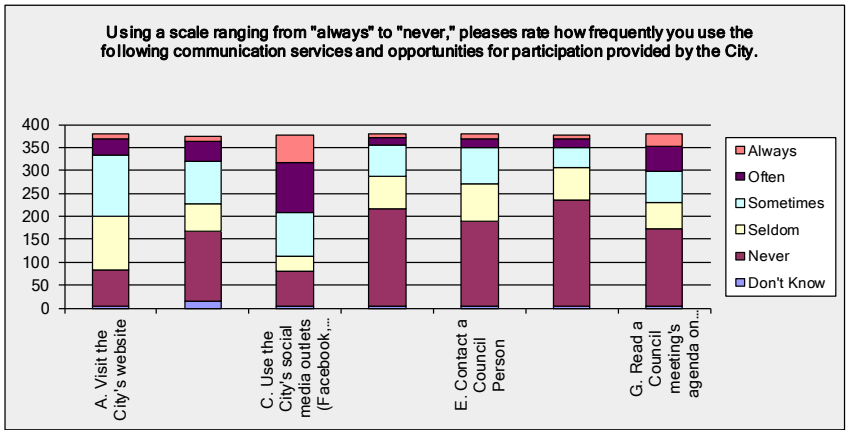


Which of the following are your primary sources of information about City issues, services, and events? (Check all that apply)		
Answer Options	**Response Percent**	**Response Count**
The City newsletter	10.7%	39
Local newspaper	28.5%	104
City website	31.0%	113
Radio	11.5%	42
Social networking sites (Facebook, YouTube, Twitter,	65.8%	240
Friends/neighbors	53.4%	195
Neighborhood associations	21.4%	78
Other (please specify)		39
	answered question	**365**
	skipped question	**119**



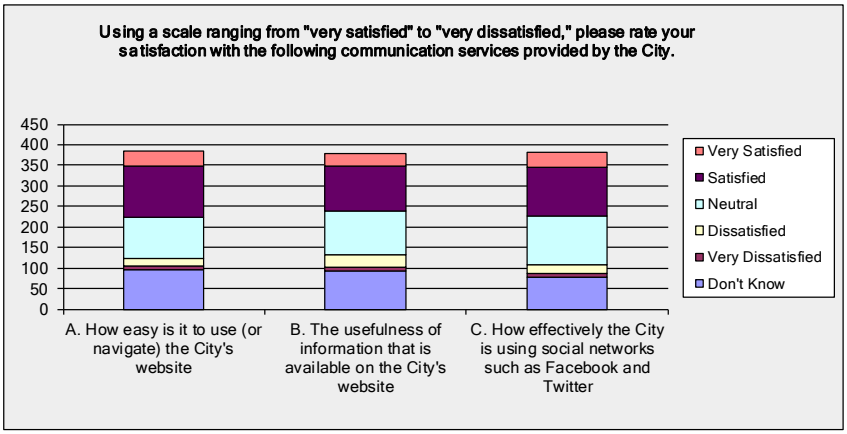
Using a scale ranging from "always" to "never," pleases rate how frequently you use the following communication services and opportunities for participation provided by the City.

Answer Options	Always	Often	Sometimes	Seldom	Never	Don't Know	Response Count
A. Visit the City's website	12	34	133	118	79	4	380
B. Read the City newsletter	13	43	92	60	151	16	375
C. Use the City's social media outlets (Facebook,	59	111	94	34	76	3	377
D. Attend a City Council meeting	8	16	68	73	210	5	380
E. Contact a Council Person	12	19	78	83	183	5	380
F. Contact the City Mayor	9	18	44	70	231	5	377
G. Read a Council meeting's agenda on the City's	27	53	68	59	167	5	379
						answered question	383
						skipped question	101

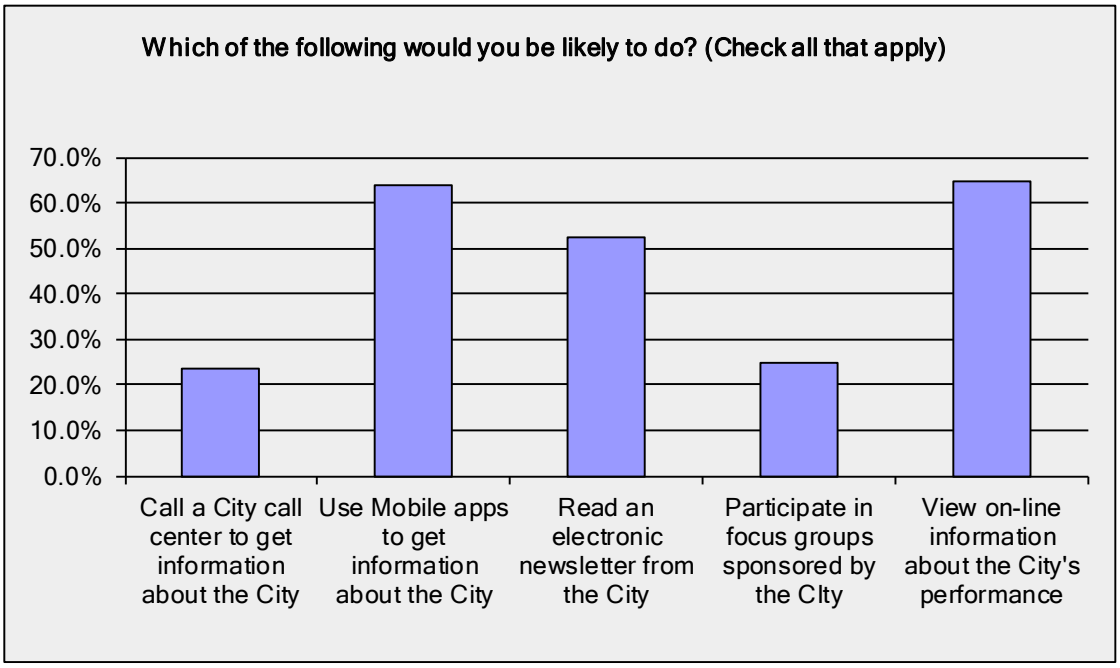


Using a scale ranging from "very satisfied" to "very dissatisfied," please rate your satisfaction with the following communication services provided by the City.

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
A. How easy is it to use (or navigate) the City's website	36	124	102	17	9	96	384
B. The usefulness of information that is available on	33	109	105	32	8	93	380
C. How effectively the City is using social networks	37	118	118	22	9	77	381
						answered question	384
						skipped question	100

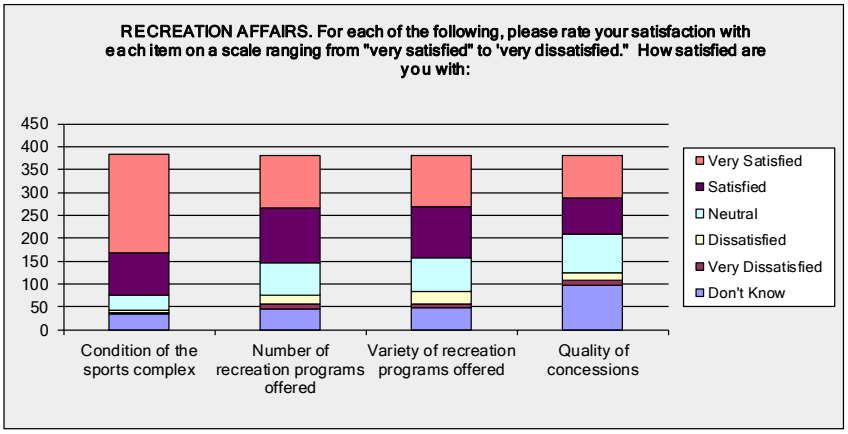


Which of the following would you be likely to do? (Check all that apply)		
Answer Options	**Response Percent**	**Response Count**
Call a City call center to get information about the City	23.5%	88
Use Mobile apps to get information about the City	63.7%	239
Read an electronic newsletter from the City	52.5%	197
Participate in focus groups sponsored by the Clty	24.8%	93
View on-line information about the City's performance	64.8%	243
	answered question	**375**
	skipped question	**109**

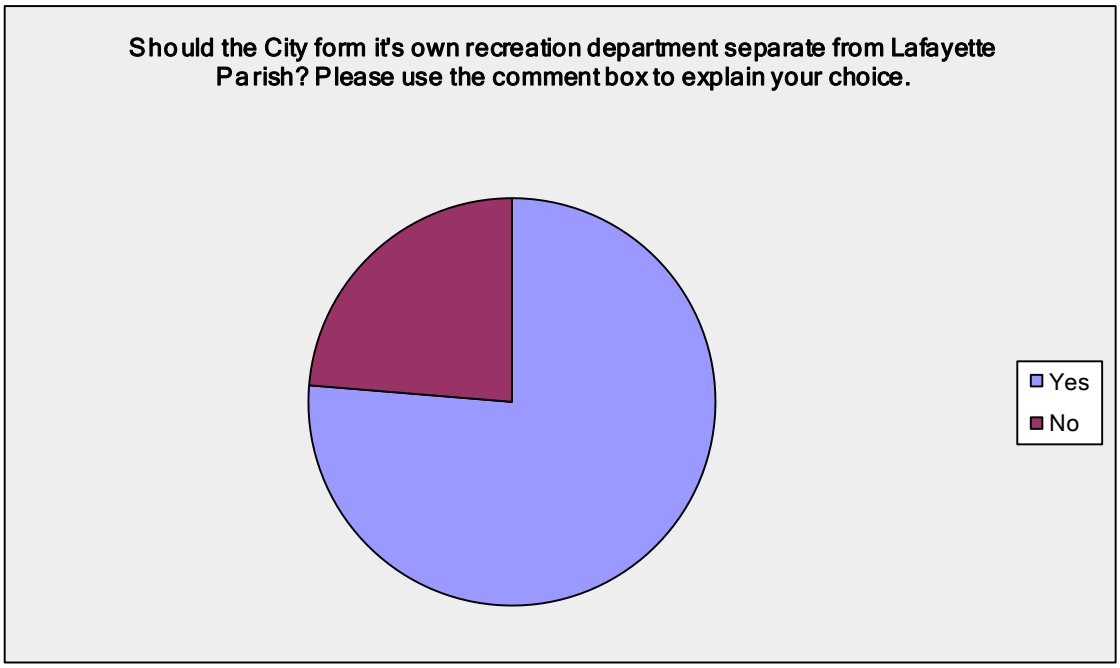


RECREATION AFFAIRS. For each of the following, please rate your satisfaction with each item on a scale ranging from "very satisfied" to 'very dissatisfied." How satisfied are you with:

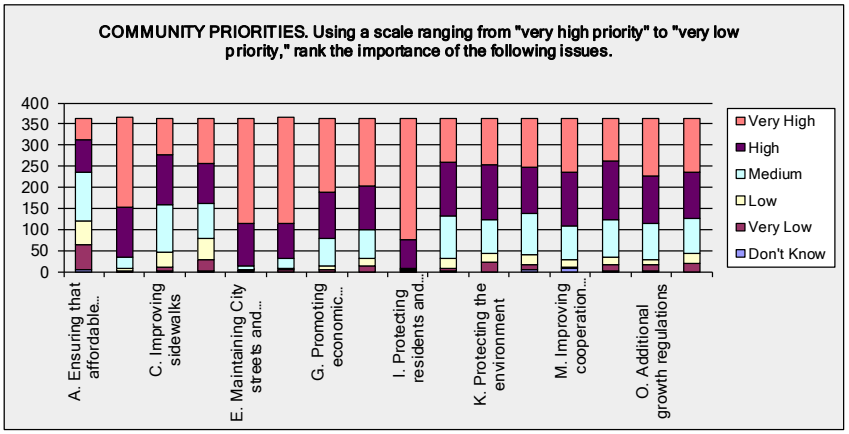
Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know	Response Count
Condition of the sports complex	215	93	33	4	5	33	383
Number of recreation programs offered	115	118	71	21	9	46	380
Variety of recreation programs offered	112	111	75	27	8	47	380
Quality of concessions	91	81	83	16	11	98	380
						answered question	**383**
						skipped question	**101**



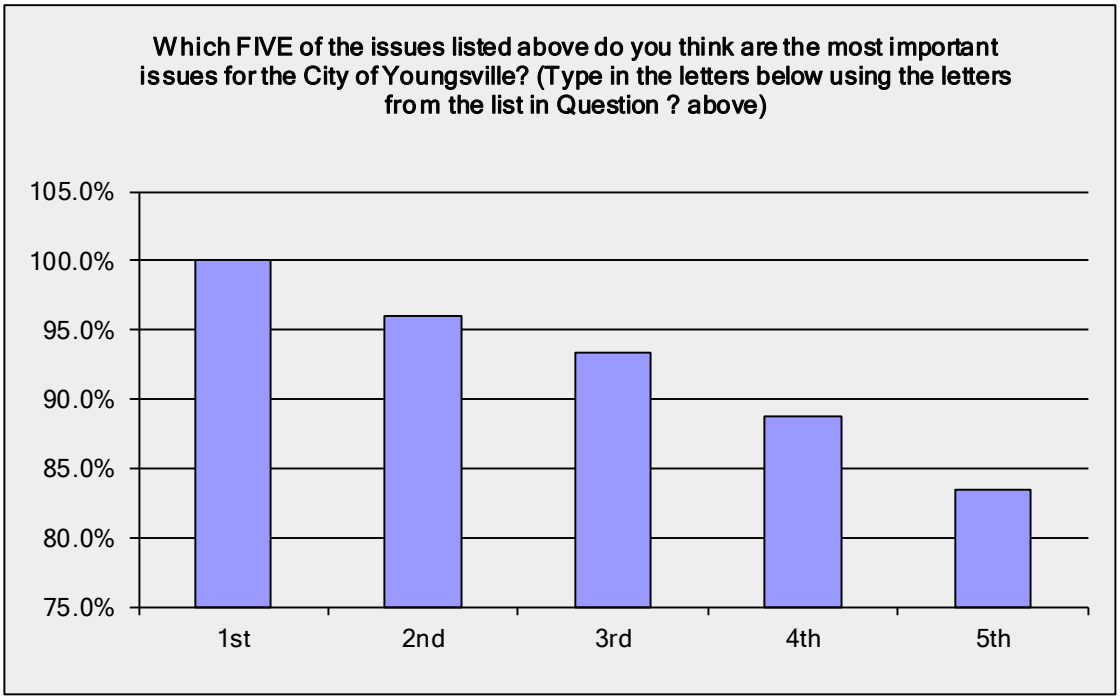
Should the City form it's own recreation department separate from Lafayette Parish? Please use the comment box to explain your choice.		
Answer Options	**Response Percent**	**Response Count**
Yes	76.3%	254
No	23.7%	79
Comments:		109
	answered question	**333**
	skipped question	**151**



COMMUNITY PRIORITIES. Using a scale ranging from "very high priority" to "very low priority," rank the importance of the following issues.							
Answer Options	**Very High**	**High**	**Medium**	**Low**	**Very Low**	**Don't Know**	**Response Count**
A. Ensuring that affordable housing is available	52	77	115	56	60	4	364
B. Minimizing congestion on City streets	212	119	26	6	2	0	365
C. Improving sidewalks	85	118	114	34	9	2	362
D. Adding bike lanes and trails	107	95	84	49	28	1	364
E. Maintaining City streets and infrastructure	250	101	8	1	3	1	364
F. Managing stormwater runoff to prevent flooding	250	85	23	4	3	0	365
G. Promoting economic development/job creation	175	110	65	9	4	0	363
H. Preserving green space to ensure some areas of	161	103	67	18	14	0	363
I. Protecting residents and businesses from crime	289	67	4	2	2	0	364
J. Increasing the level of participation by residents in	104	125	102	24	6	1	362
K. Protecting the environment	109	131	80	21	21	0	362
L. Historic preservation efforts	116	108	100	23	13	3	363
M. Improving cooperation between the City and Parish	125	130	79	17	5	6	362
N. Creating more community events	103	139	88	19	14	1	364
O. Additional growth regulations	135	113	86	11	15	2	362
P. Development of additional parks and green	126	110	85	24	18	0	363
						answered question	**365**
						skipped question	**119**

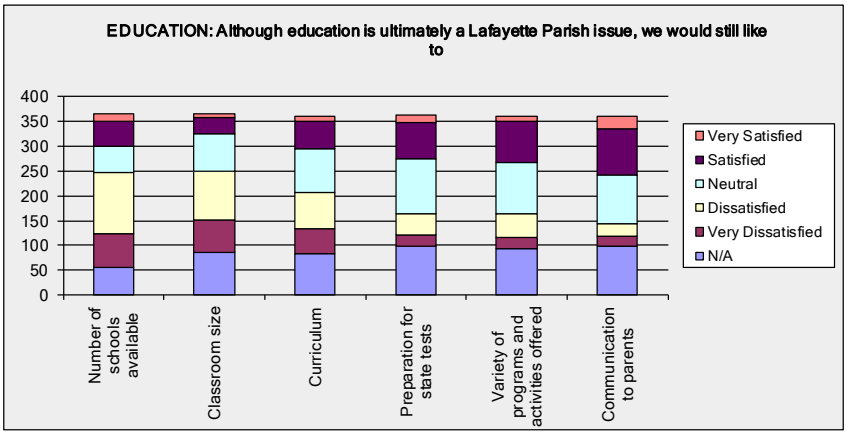


Which FIVE of the issues listed above do you think are the most important issues for the City of Youngsville? (Type in the letters below using the		
Answer Options	**Response Percent**	**Response Count**
1st	100.0%	303
2nd	96.0%	291
3rd	93.4%	283
4th	88.8%	269
5th	83.5%	253
	answered question	**303**
	skipped question	**181**



EDUCATION: Although education is ultimately a Lafayette Parish issue, we would still like to gauge your level of satisfaction with the current system and solicit any suggestions you might have for improvements. For each of the following, please rate your satisfaction with each item on a

Answer Options	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	N/A	Response Count
Number of schools available	14	50	53	124	68	55	364
Classroom size	7	32	75	99	65	86	364
Curriculum	10	57	88	71	51	84	361
Preparation for state tests	14	74	110	42	23	99	362
Variety of programs and activities offered	11	82	104	47	24	93	361
Communication to parents	24	92	99	26	19	99	359
Additional Comments/Suggestions:							86
						answered question	**365**
						skipped question	**119**



Approximately how many years have you lived in Youngsville?	
Answer Options	Response Count
	355
answered question	355
skipped question	129

Approximately how many years have you lived in Youngsville?		
Answer Options		**Response Count**
		355
answered question		**355**
skipped question		**129**
Number	**Response Date**	**Response Text**
1	**Jan 20, 2015 9:47 PM**	30
2	**Dec 30, 2014 6:04 PM**	13
3	**Dec 30, 2014 2:13 AM**	4
4	**Dec 29, 2014 1:34 PM**	10
5	**Dec 26, 2014 2:57 PM**	2
6	**Dec 23, 2014 2:01 AM**	4
7	**Dec 22, 2014 2:13 PM**	8
8	**Dec 21, 2014 10:17 PM**	6
9	**Dec 21, 2014 5:23 PM**	10
10	**Dec 20, 2014 6:55 AM**	2
11	**Dec 20, 2014 6:40 AM**	17
12	**Dec 20, 2014 4:49 AM**	15
13	**Dec 20, 2014 3:53 AM**	11
14	**Dec 20, 2014 3:48 AM**	19
15	**Dec 20, 2014 1:40 AM**	1
16	**Dec 20, 2014 1:24 AM**	22
17	**Dec 20, 2014 12:39 AM**	60

18	**Dec 19, 2014 11:34 PM**	2
19	**Dec 19, 2014 10:48 PM**	40
20	**Dec 19, 2014 10:45 PM**	20
21	**Dec 19, 2014 9:50 PM**	2
22	**Dec 19, 2014 9:21 PM**	8
23	**Dec 19, 2014 8:47 PM**	1
24	**Dec 19, 2014 6:04 PM**	30
25	**Dec 19, 2014 5:46 PM**	4
26	**Dec 19, 2014 3:08 PM**	5
27	**Dec 19, 2014 2:56 PM**	8
28	**Dec 19, 2014 2:50 PM**	5
29	**Dec 19, 2014 2:39 PM**	10
30	**Dec 19, 2014 2:27 PM**	17 years
31	**Dec 19, 2014 2:18 PM**	1.5 years
32	**Dec 19, 2014 1:21 PM**	1
33	**Dec 19, 2014 12:55 PM**	2
34	**Dec 19, 2014 12:55 PM**	18 years
35	**Dec 19, 2014 12:34 PM**	3
36	**Dec 19, 2014 10:53 AM**	18
37	**Dec 19, 2014 10:03 AM**	1
38	**Dec 19, 2014 5:50 AM**	1
39	**Dec 19, 2014 5:15 AM**	7
40	**Dec 19, 2014 4:56 AM**	14
41	**Dec 19, 2014 4:51 AM**	26

42	**Dec 19, 2014 4:38 AM**	18
43	**Dec 19, 2014 4:08 AM**	1.5
44	**Dec 19, 2014 3:58 AM**	1
45	**Dec 19, 2014 3:49 AM**	30
46	**Dec 19, 2014 3:47 AM**	1
47	**Dec 19, 2014 3:46 AM**	14
48	**Dec 19, 2014 3:35 AM**	11
49	**Dec 19, 2014 3:10 AM**	1
50	**Dec 19, 2014 3:08 AM**	10
51	**Dec 19, 2014 3:04 AM**	25 years
52	**Dec 19, 2014 3:02 AM**	6
53	**Dec 19, 2014 3:02 AM**	6
54	**Dec 19, 2014 3:00 AM**	6
55	**Dec 19, 2014 2:59 AM**	19
56	**Dec 19, 2014 2:56 AM**	11
57	**Dec 19, 2014 2:48 AM**	9
58	**Dec 19, 2014 2:41 AM**	6
59	**Dec 19, 2014 2:37 AM**	40
60	**Dec 19, 2014 2:32 AM**	8
61	**Dec 19, 2014 2:31 AM**	5
62	**Dec 19, 2014 2:27 AM**	
63	**Dec 19, 2014 2:00 AM**	10
64	**Dec 19, 2014 1:54 AM**	2
65	**Dec 19, 2014 1:48 AM**	48

66	**Dec 19, 2014 1:41 AM**	15
67	**Dec 19, 2014 1:32 AM**	10
68	**Dec 19, 2014 1:01 AM**	18
69	**Dec 19, 2014 12:54 AM**	43
70	**Dec 19, 2014 12:50 AM**	9
71	**Dec 19, 2014 12:04 AM**	
72	**Dec 18, 2014 11:38 PM**	6
73	**Dec 18, 2014 11:13 PM**	1
74	**Dec 18, 2014 11:11 PM**	26
75	**Dec 18, 2014 11:00 PM**	7
76	**Dec 18, 2014 10:58 PM**	14
77	**Dec 18, 2014 10:52 PM**	3
78	**Dec 18, 2014 10:45 PM**	3
79	**Dec 18, 2014 10:38 PM**	16
80	**Dec 18, 2014 10:36 PM**	8
81	**Dec 18, 2014 10:32 PM**	22 1/2 yrs
82	**Dec 18, 2014 10:31 PM**	6
83	**Dec 18, 2014 10:25 PM**	3 months
84	**Dec 18, 2014 10:08 PM**	7
85	**Dec 18, 2014 10:05 PM**	4
86	**Dec 18, 2014 9:48 PM**	13
87	**Dec 18, 2014 9:41 PM**	8
88	**Dec 18, 2014 9:26 PM**	3
89	**Dec 18, 2014 9:26 PM**	20

90	**Dec 18, 2014 9:22 PM**	20
91	**Dec 18, 2014 9:20 PM**	3
92	**Dec 18, 2014 9:17 PM**	2
93	**Dec 18, 2014 9:14 PM**	1
94	**Dec 18, 2014 8:40 PM**	46
95	**Dec 18, 2014 7:10 PM**	30
96	**Dec 18, 2014 6:35 PM**	1
97	**Dec 18, 2014 3:29 PM**	1
98	**Dec 18, 2014 3:29 PM**	38
99	**Dec 18, 2014 2:31 PM**	13
100	**Dec 18, 2014 1:56 PM**	27
101	**Dec 18, 2014 11:17 AM**	20
102	**Dec 18, 2014 6:29 AM**	8
103	**Dec 18, 2014 2:04 AM**	3 months
104	**Dec 18, 2014 1:02 AM**	4
105	**Dec 17, 2014 10:40 PM**	6
106	**Dec 17, 2014 8:46 PM**	7
107	**Dec 17, 2014 8:10 PM**	5
108	**Dec 17, 2014 5:22 PM**	1
109	**Dec 17, 2014 4:31 PM**	14
110	**Dec 17, 2014 4:25 PM**	30
111	**Dec 17, 2014 4:12 PM**	60 years
112	**Dec 17, 2014 4:03 PM**	2.5
113	**Dec 17, 2014 3:50 PM**	4

114	**Dec 17, 2014 3:34 PM**	2.5
115	**Dec 17, 2014 3:22 PM**	8
116	**Dec 17, 2014 3:02 PM**	10
117	**Dec 17, 2014 2:25 PM**	4
118	**Dec 17, 2014 2:17 PM**	15
119	**Dec 17, 2014 1:41 PM**	25
120	**Dec 17, 2014 9:06 AM**	23
121	**Dec 17, 2014 8:04 AM**	32
122	**Dec 17, 2014 4:19 AM**	15
123	**Dec 17, 2014 3:42 AM**	3
124	**Dec 17, 2014 1:34 AM**	2.5
125	**Dec 17, 2014 12:21 AM**	8
126	**Dec 17, 2014 12:12 AM**	7
127	**Dec 17, 2014 12:01 AM**	4
128	**Dec 17, 2014 12:00 AM**	3
129	**Dec 16, 2014 11:47 PM**	1
130	**Dec 16, 2014 11:43 PM**	2
131	**Dec 16, 2014 11:29 PM**	8
132	**Dec 16, 2014 11:09 PM**	9
133	**Dec 16, 2014 11:00 PM**	8
134	**Dec 16, 2014 10:53 PM**	2.5
135	**Dec 16, 2014 10:44 PM**	21
136	**Dec 16, 2014 10:38 PM**	1
137	**Dec 16, 2014 10:37 PM**	6

138	**Dec 16, 2014 10:31 PM**	2
139	**Dec 16, 2014 10:21 PM**	1.5
140	**Dec 16, 2014 10:19 PM**	5
141	**Dec 16, 2014 10:14 PM**	1
142	**Dec 16, 2014 10:04 PM**	6 yrs
143	**Dec 16, 2014 9:58 PM**	56
144	**Dec 16, 2014 9:56 PM**	1
145	**Dec 16, 2014 9:52 PM**	10
146	**Dec 16, 2014 9:50 PM**	20
147	**Dec 16, 2014 9:46 PM**	13.5
148	**Dec 16, 2014 9:38 PM**	8
149	**Dec 16, 2014 9:34 PM**	9
150	**Dec 16, 2014 9:28 PM**	6
151	**Dec 16, 2014 9:16 PM**	15
152	**Dec 16, 2014 9:14 PM**	21
153	**Dec 16, 2014 9:11 PM**	6
154	**Dec 16, 2014 9:02 PM**	25
155	**Dec 16, 2014 9:01 PM**	6
156	**Dec 16, 2014 9:01 PM**	9
157	**Dec 16, 2014 8:57 PM**	6
158	**Dec 16, 2014 8:51 PM**	2
159	**Dec 16, 2014 8:47 PM**	3
160	**Dec 16, 2014 8:45 PM**	55
161	**Dec 16, 2014 8:42 PM**	24

162	**Dec 16, 2014 8:40 PM**	2
163	**Dec 16, 2014 8:35 PM**	15
164	**Dec 16, 2014 8:34 PM**	8
165	**Dec 16, 2014 8:32 PM**	10
166	**Dec 16, 2014 8:29 PM**	6 years
167	**Dec 16, 2014 8:26 PM**	14
168	**Dec 16, 2014 8:19 PM**	36
169	**Dec 16, 2014 8:17 PM**	46
170	**Dec 16, 2014 12:52 PM**	2 months
171	**Dec 16, 2014 11:54 AM**	2
172	**Dec 16, 2014 1:31 AM**	3
173	**Dec 15, 2014 9:19 PM**	2
174	**Dec 15, 2014 5:15 AM**	2
175	**Dec 15, 2014 2:40 AM**	6
176	**Dec 15, 2014 2:39 AM**	7
177	**Dec 15, 2014 2:09 AM**	6
178	**Dec 15, 2014 12:36 AM**	8
179	**Dec 15, 2014 12:16 AM**	6
180	**Dec 14, 2014 9:06 PM**	19
181	**Dec 14, 2014 3:43 PM**	15
182	**Dec 14, 2014 2:46 PM**	4.5
183	**Dec 14, 2014 2:16 PM**	11
184	**Dec 14, 2014 1:57 PM**	5
185	**Dec 14, 2014 1:25 PM**	50

186	**Dec 14, 2014 12:22 PM**	12 years
187	**Dec 14, 2014 11:43 AM**	7
188	**Dec 14, 2014 11:11 AM**	20
189	**Dec 14, 2014 6:49 AM**	1
190	**Dec 14, 2014 6:46 AM**	1
191	**Dec 14, 2014 5:04 AM**	8
192	**Dec 14, 2014 4:55 AM**	2
193	**Dec 14, 2014 4:11 AM**	2
194	**Dec 14, 2014 3:59 AM**	8
195	**Dec 14, 2014 3:38 AM**	1
196	**Dec 14, 2014 3:30 AM**	16
197	**Dec 14, 2014 2:53 AM**	15
198	**Dec 14, 2014 1:51 AM**	1
199	**Dec 14, 2014 1:22 AM**	8 yrs
200	**Dec 14, 2014 12:38 AM**	2
201	**Dec 14, 2014 12:37 AM**	27
202	**Dec 13, 2014 11:51 PM**	5
203	**Dec 13, 2014 11:49 PM**	3
204	**Dec 13, 2014 10:53 PM**	22
205	**Dec 13, 2014 9:05 PM**	11
206	**Dec 13, 2014 8:27 PM**	12 years
207	**Dec 13, 2014 8:05 PM**	1
208	**Dec 13, 2014 7:50 PM**	3
209	**Dec 13, 2014 7:48 PM**	7

210	**Dec 13, 2014 7:34 PM**	2
211	**Dec 13, 2014 7:19 PM**	7
212	**Dec 13, 2014 7:12 PM**	4
213	**Dec 13, 2014 7:09 PM**	7
214	**Dec 13, 2014 7:07 PM**	3
215	**Dec 13, 2014 6:48 PM**	5
216	**Dec 13, 2014 6:38 PM**	15
217	**Dec 13, 2014 6:24 PM**	2
218	**Dec 13, 2014 6:20 PM**	4
219	**Dec 13, 2014 6:12 PM**	25 years
220	**Dec 13, 2014 6:11 PM**	1
221	**Dec 13, 2014 6:08 PM**	9 years
222	**Dec 13, 2014 5:59 PM**	2
223	**Dec 13, 2014 5:59 PM**	2
224	**Dec 13, 2014 5:54 PM**	2
225	**Dec 13, 2014 5:53 PM**	19
226	**Dec 13, 2014 5:49 PM**	15
227	**Dec 13, 2014 5:46 PM**	3
228	**Dec 13, 2014 5:42 PM**	3
229	**Dec 13, 2014 5:42 PM**	20
230	**Dec 13, 2014 5:36 PM**	All my life
231	**Dec 13, 2014 4:13 PM**	8
232	**Dec 13, 2014 3:18 PM**	2
233	**Dec 12, 2014 9:20 PM**	8

234	**Dec 11, 2014 6:36 PM**	3
235	**Dec 11, 2014 1:52 PM**	8
236	**Dec 11, 2014 4:37 AM**	3
237	**Dec 11, 2014 3:44 AM**	50
238	**Dec 11, 2014 2:14 AM**	13 years
239	**Dec 10, 2014 10:32 PM**	15
240	**Dec 10, 2014 9:02 PM**	29
241	**Dec 10, 2014 8:10 PM**	6
242	**Dec 10, 2014 7:52 PM**	8
243	**Dec 10, 2014 5:26 PM**	1
244	**Dec 10, 2014 5:21 PM**	13
245	**Dec 10, 2014 4:59 PM**	3
246	**Dec 10, 2014 4:59 PM**	25
247	**Dec 10, 2014 4:21 PM**	22
248	**Dec 10, 2014 2:59 PM**	20
249	**Dec 10, 2014 2:45 PM**	8
250	**Dec 10, 2014 2:35 PM**	3
251	**Dec 10, 2014 2:22 PM**	30
252	**Dec 10, 2014 2:03 PM**	01/01/2002
253	**Dec 10, 2014 1:56 PM**	
254	**Dec 10, 2014 1:47 PM**	6
255	**Dec 10, 2014 1:13 PM**	79
256	**Dec 10, 2014 1:12 PM**	15
257	**Dec 10, 2014 1:09 PM**	6

258	**Dec 10, 2014 12:49 PM**	1980
259	**Dec 10, 2014 12:11 PM**	3
260	**Dec 10, 2014 11:54 AM**	3
261	**Dec 10, 2014 11:53 AM**	34
262	**Dec 10, 2014 11:26 AM**	14
263	**Dec 10, 2014 4:40 AM**	
264	**Dec 10, 2014 4:04 AM**	15
265	**Dec 10, 2014 3:49 AM**	30 years
266	**Dec 10, 2014 3:49 AM**	5
267	**Dec 10, 2014 3:48 AM**	15
268	**Dec 10, 2014 3:45 AM**	8
269	**Dec 10, 2014 3:41 AM**	10
270	**Dec 10, 2014 3:37 AM**	5
271	**Dec 10, 2014 3:30 AM**	17
272	**Dec 10, 2014 3:27 AM**	50
273	**Dec 10, 2014 3:26 AM**	9
274	**Dec 10, 2014 3:24 AM**	22
275	**Dec 10, 2014 3:17 AM**	1
276	**Dec 10, 2014 2:55 AM**	5
277	**Dec 10, 2014 2:52 AM**	20 years
278	**Dec 10, 2014 2:44 AM**	7
279	**Dec 10, 2014 2:42 AM**	5
280	**Dec 10, 2014 2:39 AM**	3
281	**Dec 10, 2014 2:39 AM**	4

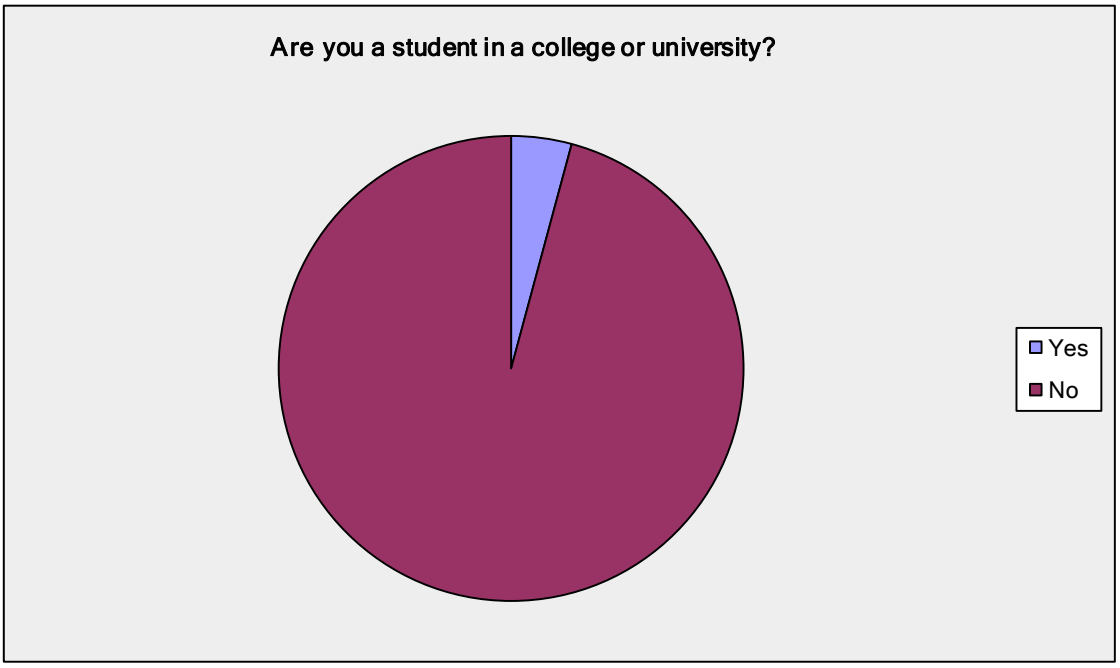
282	**Dec 10, 2014 2:36 AM**	10
283	**Dec 10, 2014 2:34 AM**	7
284	**Dec 10, 2014 2:33 AM**	6
285	**Dec 10, 2014 2:29 AM**	4
286	**Dec 10, 2014 2:29 AM**	14
287	**Dec 10, 2014 2:29 AM**	6
288	**Dec 10, 2014 2:25 AM**	3
289	**Dec 10, 2014 2:23 AM**	12
290	**Dec 10, 2014 2:15 AM**	0
291	**Dec 10, 2014 2:10 AM**	17
292	**Dec 10, 2014 2:09 AM**	30
293	**Dec 10, 2014 1:43 AM**	8
294	**Dec 10, 2014 1:26 AM**	4
295	**Dec 10, 2014 1:06 AM**	3
296	**Dec 10, 2014 1:04 AM**	Three
297	**Dec 10, 2014 12:52 AM**	10
298	**Dec 10, 2014 12:52 AM**	
299	**Dec 10, 2014 12:12 AM**	1
300	**Dec 9, 2014 11:39 PM**	18
301	**Dec 9, 2014 11:13 PM**	15
302	**Dec 9, 2014 10:29 PM**	19
303	**Dec 9, 2014 9:58 PM**	8
304	**Dec 9, 2014 9:05 PM**	8
305	**Dec 9, 2014 9:04 PM**	8

306	**Dec 9, 2014 8:37 PM**	21
307	**Dec 9, 2014 8:31 PM**	3
308	**Dec 9, 2014 8:21 PM**	2
309	**Dec 9, 2014 8:18 PM**	1
310	**Dec 9, 2014 7:41 PM**	32
311	**Dec 9, 2014 7:40 PM**	70
312	**Dec 9, 2014 7:26 PM**	18
313	**Dec 9, 2014 7:03 PM**	1
314	**Dec 9, 2014 7:01 PM**	3
315	**Dec 9, 2014 6:51 PM**	2
316	**Dec 9, 2014 6:49 PM**	8.5
317	**Dec 9, 2014 6:48 PM**	31
318	**Dec 9, 2014 6:40 PM**	5
319	**Dec 9, 2014 6:35 PM**	2
320	**Dec 9, 2014 6:23 PM**	9
321	**Dec 9, 2014 6:19 PM**	3
322	**Dec 9, 2014 6:16 PM**	6
323	**Dec 9, 2014 5:43 PM**	8
324	**Dec 9, 2014 5:37 PM**	10
325	**Dec 9, 2014 5:36 PM**	23
326	**Dec 9, 2014 5:36 PM**	10
327	**Dec 9, 2014 5:36 PM**	2
328	**Dec 9, 2014 5:33 PM**	27
329	**Dec 9, 2014 5:33 PM**	2

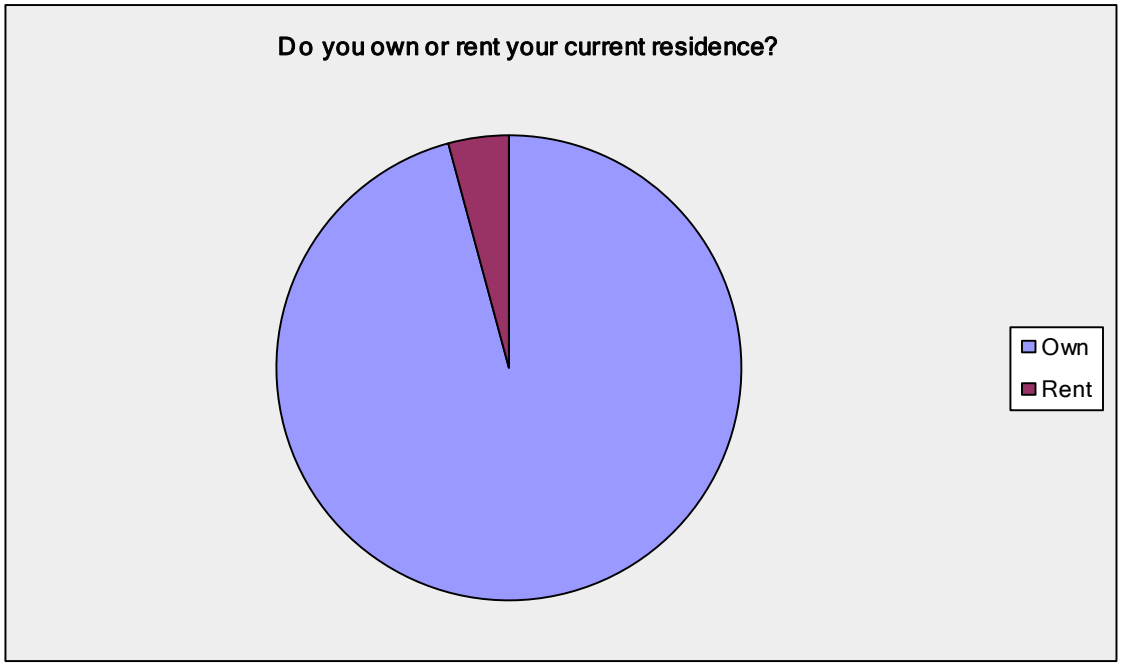
330	**Dec 9, 2014 5:32 PM**	2
331	**Dec 9, 2014 5:32 PM**	6
332	**Dec 9, 2014 5:23 PM**	2
333	**Dec 9, 2014 5:21 PM**	3
334	**Dec 9, 2014 5:14 PM**	27 years
335	**Dec 9, 2014 5:12 PM**	7
336	**Dec 9, 2014 5:06 PM**	Almost 6
337	**Dec 9, 2014 5:02 PM**	6
338	**Dec 9, 2014 4:56 PM**	9
339	**Dec 9, 2014 4:56 PM**	27
340	**Dec 9, 2014 4:50 PM**	10
341	**Dec 9, 2014 4:40 PM**	33 years
342	**Dec 9, 2014 4:37 PM**	16
343	**Dec 9, 2014 4:37 PM**	37
344	**Dec 9, 2014 4:36 PM**	7
345	**Dec 9, 2014 4:36 PM**	4
346	**Dec 9, 2014 4:34 PM**	1
347	**Dec 9, 2014 4:32 PM**	25
348	**Dec 9, 2014 4:30 PM**	6
349	**Dec 9, 2014 4:30 PM**	3
350	**Dec 9, 2014 4:29 PM**	22
351	**Dec 9, 2014 4:25 PM**	30
352	**Dec 9, 2014 4:25 PM**	14
353	**Dec 9, 2014 4:16 PM**	42

354	**Dec 9, 2014 4:11 PM**	29
355	**Dec 9, 2014 4:09 PM**	2

Are you a student in a college or university?		
Answer Options	**Response Percent**	**Response Count**
Yes	4.2%	15
No	95.8%	339
	answered question	**354**
	skipped question	**130**



Do you own or rent your current residence?		
Answer Options	**Response Percent**	**Response Count**
Own	95.8%	340
Rent	4.2%	15
	answered question	**355**
	skipped question	**129**



In what year was your home built?	
Answer Options	Response Count
	346
answered question	346
skipped question	138

Number	Response Date	Response Text
1	Jan 20, 2015 9:47 PM	1900
2	Dec 30, 2014 6:04 PM	2001
3	Dec 30, 2014 2:13 AM	2006
4	Dec 29, 2014 1:34 PM	2005
5	Dec 26, 2014 2:57 PM	2012
6	Dec 23, 2014 2:01 AM	2008
7	Dec 22, 2014 2:13 PM	2009
8	Dec 21, 2014 10:17 PM	2009
9	Dec 21, 2014 5:23 PM	1985
10	Dec 20, 2014 6:55 AM	2012
11	Dec 20, 2014 6:40 AM	2013
12	Dec 20, 2014 4:49 AM	1996
13	Dec 20, 2014 3:53 AM	2007
14	Dec 20, 2014 3:48 AM	1980s
15	Dec 20, 2014 1:40 AM	1999
16	Dec 20, 2014 1:24 AM	1972
17	Dec 20, 2014 12:39 AM	2003
18	Dec 19, 2014 10:48 PM	2000
19	Dec 19, 2014 10:45 PM	2000

20	**Dec 19, 2014 9:50 PM**	2012
21	**Dec 19, 2014 9:21 PM**	2013
22	**Dec 19, 2014 6:04 PM**	1909
23	**Dec 19, 2014 5:46 PM**	2010
24	**Dec 19, 2014 3:08 PM**	2012
25	**Dec 19, 2014 2:56 PM**	2006
26	**Dec 19, 2014 2:50 PM**	?
27	**Dec 19, 2014 2:39 PM**	2004
28	**Dec 19, 2014 2:27 PM**	2008
29	**Dec 19, 2014 2:18 PM**	2013
30	**Dec 19, 2014 1:21 PM**	2006
31	**Dec 19, 2014 12:55 PM**	2012
32	**Dec 19, 2014 12:55 PM**	2006
33	**Dec 19, 2014 12:34 PM**	1981
34	**Dec 19, 2014 10:53 AM**	1997
35	**Dec 19, 2014 10:03 AM**	2009
36	**Dec 19, 2014 5:50 AM**	2013
37	**Dec 19, 2014 5:15 AM**	1978
38	**Dec 19, 2014 4:56 AM**	2012
39	**Dec 19, 2014 4:51 AM**	2002 / building a new home here now
40	**Dec 19, 2014 4:38 AM**	2014
41	**Dec 19, 2014 4:08 AM**	2013
42	**Dec 19, 2014 3:58 AM**	2014
43	**Dec 19, 2014 3:49 AM**	2005

44	**Dec 19, 2014 3:47 AM**	2014
45	**Dec 19, 2014 3:46 AM**	2000
46	**Dec 19, 2014 3:35 AM**	2006
47	**Dec 19, 2014 3:10 AM**	don't know
48	**Dec 19, 2014 3:08 AM**	2004
49	**Dec 19, 2014 3:04 AM**	2013
50	**Dec 19, 2014 3:02 AM**	2005
51	**Dec 19, 2014 3:02 AM**	2008
52	**Dec 19, 2014 3:00 AM**	2007
53	**Dec 19, 2014 2:56 AM**	1985
54	**Dec 19, 2014 2:48 AM**	2004
55	**Dec 19, 2014 2:41 AM**	2006
56	**Dec 19, 2014 2:37 AM**	2007
57	**Dec 19, 2014 2:32 AM**	2005
58	**Dec 19, 2014 2:31 AM**	2010
59	**Dec 19, 2014 2:27 AM**	2014
60	**Dec 19, 2014 2:00 AM**	2004
61	**Dec 19, 2014 1:54 AM**	2012
62	**Dec 19, 2014 1:48 AM**	1997
63	**Dec 19, 2014 1:41 AM**	1998
64	**Dec 19, 2014 1:32 AM**	2014
65	**Dec 19, 2014 1:01 AM**	98
66	**Dec 19, 2014 12:54 AM**	2012
67	**Dec 19, 2014 12:50 AM**	2000

68	**Dec 19, 2014 12:04 AM**	1990
69	**Dec 18, 2014 11:38 PM**	1984
70	**Dec 18, 2014 11:13 PM**	2013
71	**Dec 18, 2014 11:11 PM**	2002
72	**Dec 18, 2014 11:00 PM**	2007
73	**Dec 18, 2014 10:58 PM**	2012
74	**Dec 18, 2014 10:52 PM**	2011
75	**Dec 18, 2014 10:45 PM**	2011
76	**Dec 18, 2014 10:38 PM**	2008
77	**Dec 18, 2014 10:36 PM**	2012
78	**Dec 18, 2014 10:32 PM**	1992
79	**Dec 18, 2014 10:31 PM**	1920
80	**Dec 18, 2014 10:25 PM**	2014
81	**Dec 18, 2014 10:08 PM**	2005
82	**Dec 18, 2014 10:05 PM**	2014
83	**Dec 18, 2014 9:48 PM**	2001
84	**Dec 18, 2014 9:41 PM**	2003
85	**Dec 18, 2014 9:26 PM**	2012
86	**Dec 18, 2014 9:26 PM**	1995
87	**Dec 18, 2014 9:22 PM**	1995
88	**Dec 18, 2014 9:20 PM**	2010
89	**Dec 18, 2014 9:17 PM**	2006
90	**Dec 18, 2014 9:14 PM**	1985
91	**Dec 18, 2014 8:40 PM**	2014

92	**Dec 18, 2014 7:10 PM**	1993
93	**Dec 18, 2014 6:35 PM**	2013
94	**Dec 18, 2014 3:29 PM**	2014
95	**Dec 18, 2014 3:29 PM**	1974
96	**Dec 18, 2014 2:31 PM**	2004
97	**Dec 18, 2014 1:56 PM**	1905
98	**Dec 18, 2014 11:17 AM**	2002
99	**Dec 18, 2014 6:29 AM**	2006
100	**Dec 18, 2014 2:04 AM**	2000
101	**Dec 18, 2014 1:02 AM**	2010
102	**Dec 17, 2014 10:40 PM**	2007
103	**Dec 17, 2014 8:46 PM**	2007
104	**Dec 17, 2014 8:10 PM**	2008
105	**Dec 17, 2014 5:22 PM**	2005
106	**Dec 17, 2014 4:31 PM**	2002
107	**Dec 17, 2014 4:25 PM**	2008
108	**Dec 17, 2014 4:12 PM**	1993
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110	**Dec 17, 2014 3:50 PM**	1998
111	**Dec 17, 2014 3:34 PM**	2012
112	**Dec 17, 2014 3:22 PM**	2006
113	**Dec 17, 2014 3:02 PM**	2002
114	**Dec 17, 2014 2:25 PM**	1998
115	**Dec 17, 2014 2:17 PM**	2001

116	**Dec 17, 2014 9:06 AM**	1900
117	**Dec 17, 2014 8:04 AM**	1980
118	**Dec 17, 2014 4:19 AM**	1982
119	**Dec 17, 2014 3:42 AM**	2007
120	**Dec 17, 2014 1:34 AM**	2012
121	**Dec 17, 2014 12:21 AM**	2006
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124	**Dec 17, 2014 12:00 AM**	2012
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130	**Dec 16, 2014 10:53 PM**	2002
131	**Dec 16, 2014 10:44 PM**	2005
132	**Dec 16, 2014 10:38 PM**	2014
133	**Dec 16, 2014 10:37 PM**	2006
134	**Dec 16, 2014 10:31 PM**	2011
135	**Dec 16, 2014 10:21 PM**	2013
136	**Dec 16, 2014 10:19 PM**	2004
137	**Dec 16, 2014 10:14 PM**	2014
138	**Dec 16, 2014 10:04 PM**	New home built in 2014
139	**Dec 16, 2014 9:58 PM**	1963

140	**Dec 16, 2014 9:56 PM**	2014
141	**Dec 16, 2014 9:52 PM**	2013
142	**Dec 16, 2014 9:50 PM**	1994
143	**Dec 16, 2014 9:46 PM**	Approximately 1996
144	**Dec 16, 2014 9:34 PM**	2008
145	**Dec 16, 2014 9:28 PM**	2008
146	**Dec 16, 2014 9:16 PM**	1999
147	**Dec 16, 2014 9:14 PM**	1992
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149	**Dec 16, 2014 9:02 PM**	2005
150	**Dec 16, 2014 9:01 PM**	Approx 1981
151	**Dec 16, 2014 8:57 PM**	2005
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201	**Dec 13, 2014 8:27 PM**	2004
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203	**Dec 13, 2014 7:50 PM**	2013
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206	**Dec 13, 2014 7:19 PM**	2007
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208	**Dec 13, 2014 7:09 PM**	1983
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211	**Dec 13, 2014 6:38 PM**	2001

212	**Dec 13, 2014 6:24 PM**	2013
213	**Dec 13, 2014 6:20 PM**	2008
214	**Dec 13, 2014 6:12 PM**	1985
215	**Dec 13, 2014 6:11 PM**	2007
216	**Dec 13, 2014 6:08 PM**	2008
217	**Dec 13, 2014 5:59 PM**	2013
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219	**Dec 13, 2014 5:54 PM**	2013
220	**Dec 13, 2014 5:53 PM**	1995
221	**Dec 13, 2014 5:49 PM**	2000
222	**Dec 13, 2014 5:46 PM**	2007
223	**Dec 13, 2014 5:42 PM**	2012
224	**Dec 13, 2014 5:42 PM**	1999
225	**Dec 13, 2014 5:36 PM**	1998
226	**Dec 13, 2014 4:13 PM**	2012
227	**Dec 13, 2014 3:18 PM**	2012
228	**Dec 12, 2014 9:20 PM**	1999
229	**Dec 11, 2014 6:36 PM**	2011
230	**Dec 11, 2014 1:52 PM**	2004
231	**Dec 11, 2014 4:37 AM**	2013
232	**Dec 11, 2014 3:44 AM**	2001
233	**Dec 11, 2014 2:14 AM**	2011
234	**Dec 10, 2014 10:32 PM**	1998
235	**Dec 10, 2014 9:02 PM**	1998

236	**Dec 10, 2014 8:10 PM**	2008
237	**Dec 10, 2014 7:52 PM**	2003
238	**Dec 10, 2014 5:26 PM**	2012
239	**Dec 10, 2014 5:21 PM**	2003
240	**Dec 10, 2014 4:59 PM**	2012
241	**Dec 10, 2014 4:59 PM**	1980
242	**Dec 10, 2014 4:21 PM**	1994
243	**Dec 10, 2014 3:26 PM**	1985
244	**Dec 10, 2014 2:59 PM**	1994
245	**Dec 10, 2014 2:45 PM**	2009
246	**Dec 10, 2014 2:35 PM**	2012
247	**Dec 10, 2014 2:22 PM**	2003
248	**Dec 10, 2014 2:03 PM**	2013
249	**Dec 10, 2014 1:56 PM**	1810 (really)
250	**Dec 10, 2014 1:13 PM**	1954
251	**Dec 10, 2014 1:09 PM**	2001
252	**Dec 10, 2014 12:49 PM**	1964, 2014
253	**Dec 10, 2014 12:11 PM**	2000
254	**Dec 10, 2014 11:54 AM**	1997
255	**Dec 10, 2014 11:53 AM**	2012
256	**Dec 10, 2014 11:26 AM**	?
257	**Dec 10, 2014 4:04 AM**	2005
258	**Dec 10, 2014 3:49 AM**	1970ish
259	**Dec 10, 2014 3:49 AM**	2000

260	**Dec 10, 2014 3:48 AM**	1975
261	**Dec 10, 2014 3:45 AM**	2010
262	**Dec 10, 2014 3:41 AM**	2001
263	**Dec 10, 2014 3:37 AM**	2010
264	**Dec 10, 2014 3:30 AM**	2005
265	**Dec 10, 2014 3:27 AM**	1995
266	**Dec 10, 2014 3:26 AM**	2011
267	**Dec 10, 2014 3:24 AM**	1992
268	**Dec 10, 2014 3:17 AM**	1996
269	**Dec 10, 2014 2:55 AM**	2013
270	**Dec 10, 2014 2:52 AM**	2003
271	**Dec 10, 2014 2:44 AM**	2008
272	**Dec 10, 2014 2:42 AM**	2007
273	**Dec 10, 2014 2:39 AM**	2004
274	**Dec 10, 2014 2:39 AM**	Early 1980s
275	**Dec 10, 2014 2:36 AM**	2004
276	**Dec 10, 2014 2:34 AM**	2007
277	**Dec 10, 2014 2:33 AM**	2009
278	**Dec 10, 2014 2:29 AM**	2010
279	**Dec 10, 2014 2:29 AM**	2011
280	**Dec 10, 2014 2:29 AM**	2009
281	**Dec 10, 2014 2:25 AM**	2001
282	**Dec 10, 2014 2:23 AM**	2001
283	**Dec 10, 2014 2:15 AM**	2003

284	**Dec 10, 2014 2:10 AM**	1999
285	**Dec 10, 2014 2:09 AM**	1990
286	**Dec 10, 2014 1:43 AM**	1999
287	**Dec 10, 2014 1:26 AM**	2008
288	**Dec 10, 2014 1:06 AM**	2009
289	**Dec 10, 2014 1:04 AM**	2012
290	**Dec 10, 2014 12:52 AM**	2004
291	**Dec 10, 2014 12:52 AM**	1980
292	**Dec 10, 2014 12:12 AM**	2013
293	**Dec 9, 2014 11:39 PM**	1997
294	**Dec 9, 2014 11:13 PM**	1999
295	**Dec 9, 2014 10:29 PM**	1985
296	**Dec 9, 2014 9:58 PM**	2012
297	**Dec 9, 2014 9:05 PM**	2003
298	**Dec 9, 2014 9:04 PM**	2000
299	**Dec 9, 2014 8:37 PM**	2012
300	**Dec 9, 2014 8:31 PM**	2011
301	**Dec 9, 2014 8:18 PM**	2009
302	**Dec 9, 2014 7:41 PM**	2003
303	**Dec 9, 2014 7:40 PM**	1970
304	**Dec 9, 2014 7:26 PM**	2012
305	**Dec 9, 2014 7:03 PM**	2013
306	**Dec 9, 2014 7:01 PM**	2012
307	**Dec 9, 2014 6:51 PM**	2013

308	**Dec 9, 2014 6:49 PM**	2007
309	**Dec 9, 2014 6:48 PM**	2013
310	**Dec 9, 2014 6:40 PM**	2014
311	**Dec 9, 2014 6:35 PM**	2013
312	**Dec 9, 2014 6:23 PM**	2006
313	**Dec 9, 2014 6:19 PM**	2007
314	**Dec 9, 2014 6:16 PM**	2014
315	**Dec 9, 2014 5:43 PM**	2006
316	**Dec 9, 2014 5:37 PM**	2004
317	**Dec 9, 2014 5:36 PM**	2008
318	**Dec 9, 2014 5:36 PM**	1890
319	**Dec 9, 2014 5:36 PM**	2012
320	**Dec 9, 2014 5:33 PM**	mobile home
321	**Dec 9, 2014 5:33 PM**	2012
322	**Dec 9, 2014 5:32 PM**	2012
323	**Dec 9, 2014 5:32 PM**	2005
324	**Dec 9, 2014 5:23 PM**	2007
325	**Dec 9, 2014 5:21 PM**	1970
326	**Dec 9, 2014 5:14 PM**	2008
327	**Dec 9, 2014 5:12 PM**	2012
328	**Dec 9, 2014 5:02 PM**	2004
329	**Dec 9, 2014 4:56 PM**	1968
330	**Dec 9, 2014 4:56 PM**	2000
331	**Dec 9, 2014 4:50 PM**	2002

332	**Dec 9, 2014 4:40 PM**	2008
333	**Dec 9, 2014 4:37 PM**	2007
334	**Dec 9, 2014 4:37 PM**	2012
335	**Dec 9, 2014 4:36 PM**	2007
336	**Dec 9, 2014 4:36 PM**	2010
337	**Dec 9, 2014 4:34 PM**	2014
338	**Dec 9, 2014 4:32 PM**	2013
339	**Dec 9, 2014 4:30 PM**	2009
340	**Dec 9, 2014 4:30 PM**	2011
341	**Dec 9, 2014 4:29 PM**	2001
342	**Dec 9, 2014 4:25 PM**	90
343	**Dec 9, 2014 4:25 PM**	2000
344	**Dec 9, 2014 4:16 PM**	1995
345	**Dec 9, 2014 4:11 PM**	70's
346	**Dec 9, 2014 4:09 PM**	2013

How many persons in your household (counting yourself) are in each of the following age groups?			
Answer Options	**Response Average**	**Response Total**	**Response Count**
Under 10	1.35	249	184
Ages 10-19	1.16	163	141
Ages 20-44	1.80	480	267
Ages 45-64	1.38	227	165
Ages 65+	.65	42	65
		answered question	**353**
		skipped question	**131**

What is your age?	
Answer Options	Response Count
	352
answered question	352
skipped question	132

Number	Response Date	Response Text
1	Jan 20, 2015 9:47 PM	44
2	Dec 30, 2014 6:04 PM	17
3	Dec 30, 2014 2:13 AM	31
4	Dec 29, 2014 1:34 PM	43
5	Dec 26, 2014 2:57 PM	38
6	Dec 23, 2014 2:01 AM	47
7	Dec 22, 2014 2:13 PM	62
8	Dec 21, 2014 10:17 PM	41
9	Dec 21, 2014 5:23 PM	47
10	Dec 20, 2014 6:55 AM	33
11	Dec 20, 2014 6:40 AM	28
12	Dec 20, 2014 4:49 AM	51
13	Dec 20, 2014 3:53 AM	40
14	Dec 20, 2014 3:48 AM	19
15	Dec 20, 2014 1:40 AM	65
16	Dec 20, 2014 1:24 AM	22
17	Dec 20, 2014 12:39 AM	62
18	Dec 19, 2014 11:34 PM	26
19	Dec 19, 2014 10:48 PM	50

20	**Dec 19, 2014 10:45 PM**	21
21	**Dec 19, 2014 9:50 PM**	31
22	**Dec 19, 2014 9:21 PM**	38
23	**Dec 19, 2014 8:47 PM**	53
24	**Dec 19, 2014 6:04 PM**	62
25	**Dec 19, 2014 5:46 PM**	38
26	**Dec 19, 2014 3:08 PM**	60
27	**Dec 19, 2014 2:56 PM**	61
28	**Dec 19, 2014 2:50 PM**	49
29	**Dec 19, 2014 2:27 PM**	53
30	**Dec 19, 2014 2:18 PM**	27
31	**Dec 19, 2014 1:21 PM**	65
32	**Dec 19, 2014 12:55 PM**	55
33	**Dec 19, 2014 12:55 PM**	46
34	**Dec 19, 2014 12:34 PM**	31
35	**Dec 19, 2014 10:53 AM**	56
36	**Dec 19, 2014 10:03 AM**	29
37	**Dec 19, 2014 5:50 AM**	23
38	**Dec 19, 2014 5:15 AM**	30
39	**Dec 19, 2014 4:56 AM**	36
40	**Dec 19, 2014 4:51 AM**	26
41	**Dec 19, 2014 4:38 AM**	30
42	**Dec 19, 2014 4:08 AM**	28
43	**Dec 19, 2014 3:58 AM**	29

44	**Dec 19, 2014 3:49 AM**	54
45	**Dec 19, 2014 3:47 AM**	33
46	**Dec 19, 2014 3:46 AM**	45
47	**Dec 19, 2014 3:35 AM**	40
48	**Dec 19, 2014 3:10 AM**	33
49	**Dec 19, 2014 3:08 AM**	34
50	**Dec 19, 2014 3:04 AM**	35
51	**Dec 19, 2014 3:02 AM**	67
52	**Dec 19, 2014 3:02 AM**	42
53	**Dec 19, 2014 3:00 AM**	39
54	**Dec 19, 2014 2:59 AM**	45
55	**Dec 19, 2014 2:56 AM**	37
56	**Dec 19, 2014 2:48 AM**	36
57	**Dec 19, 2014 2:41 AM**	53
58	**Dec 19, 2014 2:37 AM**	43
59	**Dec 19, 2014 2:32 AM**	33
60	**Dec 19, 2014 2:31 AM**	36
61	**Dec 19, 2014 2:27 AM**	30
62	**Dec 19, 2014 2:00 AM**	32
63	**Dec 19, 2014 1:54 AM**	30
64	**Dec 19, 2014 1:48 AM**	48
65	**Dec 19, 2014 1:41 AM**	57
66	**Dec 19, 2014 1:32 AM**	37
67	**Dec 19, 2014 1:01 AM**	49

68	**Dec 19, 2014 12:54 AM**	44
69	**Dec 19, 2014 12:50 AM**	38
70	**Dec 19, 2014 12:04 AM**	45
71	**Dec 18, 2014 11:38 PM**	41
72	**Dec 18, 2014 11:13 PM**	37
73	**Dec 18, 2014 11:11 PM**	26
74	**Dec 18, 2014 11:00 PM**	28
75	**Dec 18, 2014 10:58 PM**	43
76	**Dec 18, 2014 10:52 PM**	37
77	**Dec 18, 2014 10:45 PM**	32
78	**Dec 18, 2014 10:38 PM**	40
79	**Dec 18, 2014 10:36 PM**	38
80	**Dec 18, 2014 10:32 PM**	68
81	**Dec 18, 2014 10:31 PM**	28
82	**Dec 18, 2014 10:25 PM**	62
83	**Dec 18, 2014 10:08 PM**	37
84	**Dec 18, 2014 10:05 PM**	35
85	**Dec 18, 2014 9:48 PM**	45
86	**Dec 18, 2014 9:41 PM**	30
87	**Dec 18, 2014 9:26 PM**	27
88	**Dec 18, 2014 9:26 PM**	59
89	**Dec 18, 2014 9:22 PM**	51
90	**Dec 18, 2014 9:20 PM**	32
91	**Dec 18, 2014 9:17 PM**	32

92	**Dec 18, 2014 9:14 PM**	25
93	**Dec 18, 2014 8:40 PM**	46
94	**Dec 18, 2014 7:10 PM**	60
95	**Dec 18, 2014 6:35 PM**	35
96	**Dec 18, 2014 3:29 PM**	36
97	**Dec 18, 2014 3:29 PM**	42
98	**Dec 18, 2014 2:31 PM**	35
99	**Dec 18, 2014 1:56 PM**	27
100	**Dec 18, 2014 11:17 AM**	55
101	**Dec 18, 2014 6:29 AM**	43
102	**Dec 18, 2014 2:04 AM**	30
103	**Dec 18, 2014 1:02 AM**	35
104	**Dec 17, 2014 10:40 PM**	36
105	**Dec 17, 2014 8:46 PM**	34
106	**Dec 17, 2014 8:10 PM**	54
107	**Dec 17, 2014 5:22 PM**	26
108	**Dec 17, 2014 4:31 PM**	58
109	**Dec 17, 2014 4:25 PM**	61
110	**Dec 17, 2014 4:12 PM**	62
111	**Dec 17, 2014 4:03 PM**	52
112	**Dec 17, 2014 3:50 PM**	31
113	**Dec 17, 2014 3:34 PM**	31
114	**Dec 17, 2014 3:22 PM**	71
115	**Dec 17, 2014 3:02 PM**	37

116	**Dec 17, 2014 2:25 PM**	35
117	**Dec 17, 2014 2:17 PM**	53
118	**Dec 17, 2014 1:41 PM**	47
119	**Dec 17, 2014 9:06 AM**	57
120	**Dec 17, 2014 8:04 AM**	58
121	**Dec 17, 2014 4:19 AM**	52
122	**Dec 17, 2014 3:42 AM**	26
123	**Dec 17, 2014 1:34 AM**	51
124	**Dec 17, 2014 12:21 AM**	69
125	**Dec 17, 2014 12:12 AM**	43
126	**Dec 17, 2014 12:01 AM**	39
127	**Dec 17, 2014 12:00 AM**	33
128	**Dec 16, 2014 11:47 PM**	56
129	**Dec 16, 2014 11:43 PM**	45
130	**Dec 16, 2014 11:29 PM**	35
131	**Dec 16, 2014 11:09 PM**	60
132	**Dec 16, 2014 11:00 PM**	34
133	**Dec 16, 2014 10:53 PM**	34
134	**Dec 16, 2014 10:44 PM**	50
135	**Dec 16, 2014 10:38 PM**	42
136	**Dec 16, 2014 10:37 PM**	32
137	**Dec 16, 2014 10:31 PM**	37
138	**Dec 16, 2014 10:21 PM**	28
139	**Dec 16, 2014 10:19 PM**	15

140	**Dec 16, 2014 10:14 PM**	31
141	**Dec 16, 2014 10:04 PM**	62
142	**Dec 16, 2014 9:58 PM**	56
143	**Dec 16, 2014 9:56 PM**	49
144	**Dec 16, 2014 9:52 PM**	35
145	**Dec 16, 2014 9:50 PM**	55
146	**Dec 16, 2014 9:46 PM**	45-64
147	**Dec 16, 2014 9:38 PM**	29
148	**Dec 16, 2014 9:34 PM**	34
149	**Dec 16, 2014 9:28 PM**	45
150	**Dec 16, 2014 9:16 PM**	36
151	**Dec 16, 2014 9:14 PM**	68
152	**Dec 16, 2014 9:11 PM**	53
153	**Dec 16, 2014 9:02 PM**	37
154	**Dec 16, 2014 9:01 PM**	61
155	**Dec 16, 2014 9:01 PM**	66
156	**Dec 16, 2014 8:57 PM**	36
157	**Dec 16, 2014 8:51 PM**	37
158	**Dec 16, 2014 8:47 PM**	38
159	**Dec 16, 2014 8:45 PM**	63
160	**Dec 16, 2014 8:42 PM**	1
161	**Dec 16, 2014 8:40 PM**	31
162	**Dec 16, 2014 8:35 PM**	35
163	**Dec 16, 2014 8:34 PM**	33

164	**Dec 16, 2014 8:32 PM**	38
165	**Dec 16, 2014 8:29 PM**	44
166	**Dec 16, 2014 8:26 PM**	54
167	**Dec 16, 2014 8:19 PM**	55
168	**Dec 16, 2014 8:17 PM**	N/A
169	**Dec 16, 2014 12:52 PM**	56
170	**Dec 16, 2014 11:54 AM**	50
171	**Dec 16, 2014 1:31 AM**	46
172	**Dec 15, 2014 9:19 PM**	44
173	**Dec 15, 2014 5:15 AM**	29
174	**Dec 15, 2014 2:40 AM**	35
175	**Dec 15, 2014 2:39 AM**	32
176	**Dec 15, 2014 2:09 AM**	49
177	**Dec 15, 2014 12:36 AM**	40
178	**Dec 15, 2014 12:16 AM**	50
179	**Dec 14, 2014 10:24 PM**	32
180	**Dec 14, 2014 9:06 PM**	54
181	**Dec 14, 2014 3:43 PM**	33
182	**Dec 14, 2014 2:46 PM**	34
183	**Dec 14, 2014 2:16 PM**	64
184	**Dec 14, 2014 1:57 PM**	31
185	**Dec 14, 2014 1:25 PM**	50
186	**Dec 14, 2014 12:22 PM**	47
187	**Dec 14, 2014 11:43 AM**	35

188	**Dec 14, 2014 11:11 AM**	50
189	**Dec 14, 2014 6:49 AM**	52
190	**Dec 14, 2014 6:46 AM**	29
191	**Dec 14, 2014 5:04 AM**	35
192	**Dec 14, 2014 4:55 AM**	55
193	**Dec 14, 2014 4:11 AM**	27
194	**Dec 14, 2014 3:38 AM**	38
195	**Dec 14, 2014 3:30 AM**	55
196	**Dec 14, 2014 2:53 AM**	53
197	**Dec 14, 2014 1:51 AM**	35
198	**Dec 14, 2014 1:22 AM**	27
199	**Dec 14, 2014 12:38 AM**	52
200	**Dec 14, 2014 12:37 AM**	55
201	**Dec 13, 2014 11:51 PM**	26
202	**Dec 13, 2014 11:49 PM**	41
203	**Dec 13, 2014 10:53 PM**	42
204	**Dec 13, 2014 10:44 PM**	24
205	**Dec 13, 2014 9:05 PM**	38
206	**Dec 13, 2014 8:43 PM**	47
207	**Dec 13, 2014 8:27 PM**	49
208	**Dec 13, 2014 8:05 PM**	31
209	**Dec 13, 2014 7:50 PM**	33
210	**Dec 13, 2014 7:48 PM**	34
211	**Dec 13, 2014 7:19 PM**	35

212	**Dec 13, 2014 7:12 PM**	34
213	**Dec 13, 2014 7:09 PM**	42
214	**Dec 13, 2014 7:07 PM**	4
215	**Dec 13, 2014 6:48 PM**	28
216	**Dec 13, 2014 6:38 PM**	46
217	**Dec 13, 2014 6:24 PM**	34
218	**Dec 13, 2014 6:20 PM**	25
219	**Dec 13, 2014 6:12 PM**	36
220	**Dec 13, 2014 6:11 PM**	45
221	**Dec 13, 2014 5:59 PM**	29
222	**Dec 13, 2014 5:59 PM**	25
223	**Dec 13, 2014 5:54 PM**	25
224	**Dec 13, 2014 5:53 PM**	57
225	**Dec 13, 2014 5:46 PM**	31
226	**Dec 13, 2014 5:42 PM**	29
227	**Dec 13, 2014 5:42 PM**	37
228	**Dec 13, 2014 5:36 PM**	43
229	**Dec 13, 2014 4:13 PM**	37
230	**Dec 13, 2014 3:18 PM**	28
231	**Dec 12, 2014 9:20 PM**	40
232	**Dec 11, 2014 6:36 PM**	35
233	**Dec 11, 2014 1:52 PM**	59
234	**Dec 11, 2014 4:37 AM**	41
235	**Dec 11, 2014 3:44 AM**	56

236	**Dec 11, 2014 2:14 AM**	38
237	**Dec 10, 2014 10:32 PM**	53
238	**Dec 10, 2014 9:02 PM**	29
239	**Dec 10, 2014 8:10 PM**	57
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241	**Dec 10, 2014 5:26 PM**	39
242	**Dec 10, 2014 5:21 PM**	44
243	**Dec 10, 2014 4:59 PM**	66
244	**Dec 10, 2014 4:59 PM**	64
245	**Dec 10, 2014 4:21 PM**	45
246	**Dec 10, 2014 3:26 PM**	39
247	**Dec 10, 2014 2:59 PM**	25
248	**Dec 10, 2014 2:45 PM**	30
249	**Dec 10, 2014 2:35 PM**	28
250	**Dec 10, 2014 2:22 PM**	50
251	**Dec 10, 2014 1:56 PM**	57
252	**Dec 10, 2014 1:47 PM**	61
253	**Dec 10, 2014 1:13 PM**	79
254	**Dec 10, 2014 1:12 PM**	35
255	**Dec 10, 2014 1:09 PM**	57
256	**Dec 10, 2014 12:49 PM**	59
257	**Dec 10, 2014 12:11 PM**	35
258	**Dec 10, 2014 11:54 AM**	30
259	**Dec 10, 2014 11:53 AM**	34

260	**Dec 10, 2014 11:26 AM**	40
261	**Dec 10, 2014 4:04 AM**	42
262	**Dec 10, 2014 3:49 AM**	32
263	**Dec 10, 2014 3:49 AM**	41
264	**Dec 10, 2014 3:48 AM**	43
265	**Dec 10, 2014 3:45 AM**	38
266	**Dec 10, 2014 3:41 AM**	43
267	**Dec 10, 2014 3:37 AM**	40
268	**Dec 10, 2014 3:30 AM**	41
269	**Dec 10, 2014 3:27 AM**	54
270	**Dec 10, 2014 3:26 AM**	35
271	**Dec 10, 2014 3:24 AM**	35
272	**Dec 10, 2014 3:17 AM**	35
273	**Dec 10, 2014 2:55 AM**	32
274	**Dec 10, 2014 2:52 AM**	46
275	**Dec 10, 2014 2:44 AM**	41
276	**Dec 10, 2014 2:42 AM**	28
277	**Dec 10, 2014 2:39 AM**	41
278	**Dec 10, 2014 2:39 AM**	31
279	**Dec 10, 2014 2:36 AM**	44
280	**Dec 10, 2014 2:34 AM**	37
281	**Dec 10, 2014 2:33 AM**	39
282	**Dec 10, 2014 2:29 AM**	33
283	**Dec 10, 2014 2:29 AM**	54

284	**Dec 10, 2014 2:29 AM**	41
285	**Dec 10, 2014 2:25 AM**	39
286	**Dec 10, 2014 2:23 AM**	62
287	**Dec 10, 2014 2:15 AM**	48
288	**Dec 10, 2014 2:10 AM**	47
289	**Dec 10, 2014 2:09 AM**	52
290	**Dec 10, 2014 1:43 AM**	32
291	**Dec 10, 2014 1:26 AM**	36
292	**Dec 10, 2014 1:06 AM**	27
293	**Dec 10, 2014 1:04 AM**	37
294	**Dec 10, 2014 12:52 AM**	68
295	**Dec 10, 2014 12:52 AM**	53
296	**Dec 10, 2014 12:12 AM**	28
297	**Dec 9, 2014 11:39 PM**	49
298	**Dec 9, 2014 11:13 PM**	55
299	**Dec 9, 2014 10:29 PM**	49
300	**Dec 9, 2014 9:58 PM**	30
301	**Dec 9, 2014 9:05 PM**	59
302	**Dec 9, 2014 9:04 PM**	52
303	**Dec 9, 2014 8:37 PM**	38
304	**Dec 9, 2014 8:31 PM**	53
305	**Dec 9, 2014 8:21 PM**	67
306	**Dec 9, 2014 8:18 PM**	28
307	**Dec 9, 2014 7:41 PM**	62

308	**Dec 9, 2014 7:40 PM**	70
309	**Dec 9, 2014 7:26 PM**	53
310	**Dec 9, 2014 7:03 PM**	65
311	**Dec 9, 2014 7:01 PM**	25
312	**Dec 9, 2014 6:51 PM**	34
313	**Dec 9, 2014 6:49 PM**	41
314	**Dec 9, 2014 6:48 PM**	31
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316	**Dec 9, 2014 6:35 PM**	28
317	**Dec 9, 2014 6:23 PM**	53
318	**Dec 9, 2014 6:19 PM**	60
319	**Dec 9, 2014 6:16 PM**	36
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321	**Dec 9, 2014 5:37 PM**	50
322	**Dec 9, 2014 5:36 PM**	47
323	**Dec 9, 2014 5:36 PM**	62
324	**Dec 9, 2014 5:36 PM**	34
325	**Dec 9, 2014 5:33 PM**	65
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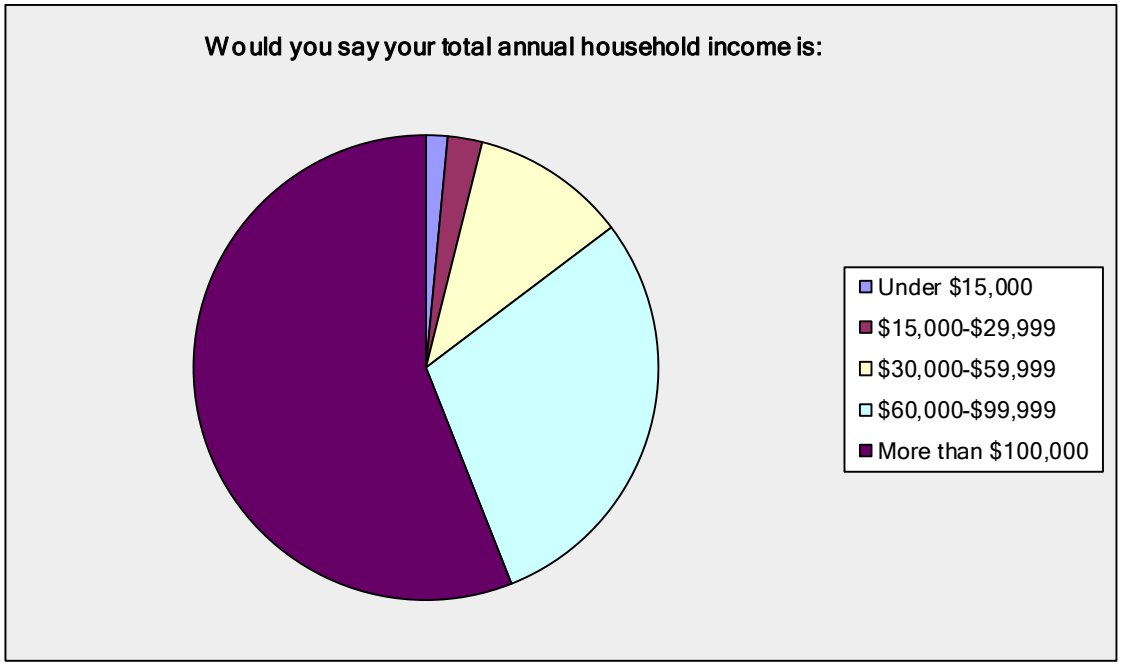
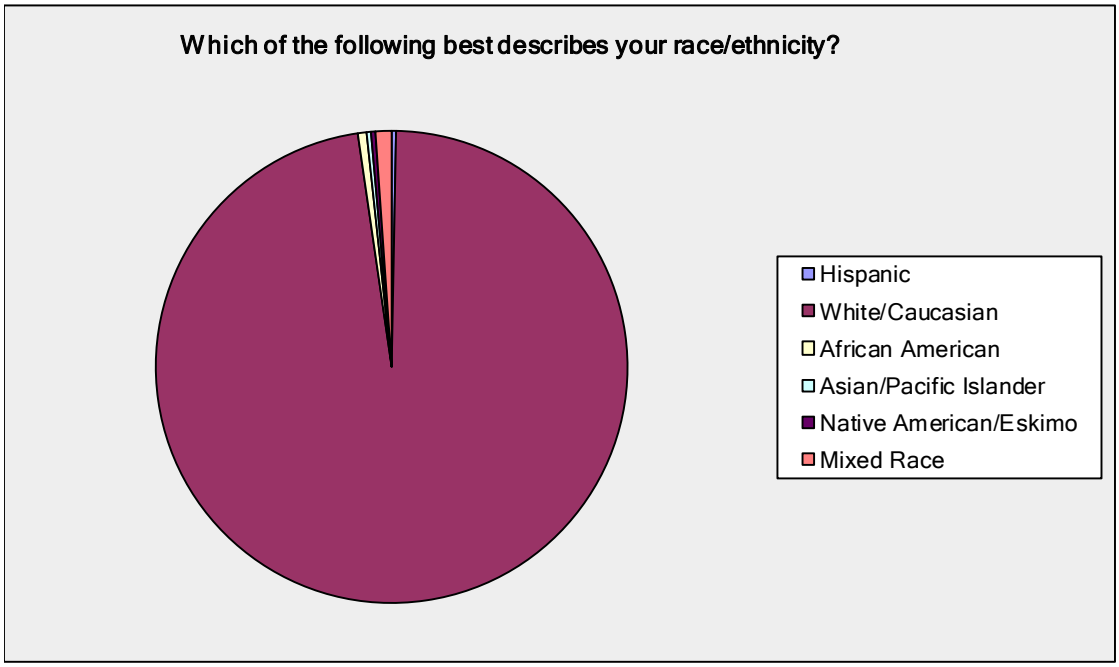
327	**Dec 9, 2014 5:32 PM**	28
328	**Dec 9, 2014 5:32 PM**	39
329	**Dec 9, 2014 5:23 PM**	37
330	**Dec 9, 2014 5:21 PM**	45
331	**Dec 9, 2014 5:14 PM**	34

332	**Dec 9, 2014 5:12 PM**	55
333	**Dec 9, 2014 5:06 PM**	33
334	**Dec 9, 2014 5:02 PM**	39
335	**Dec 9, 2014 4:56 PM**	46
336	**Dec 9, 2014 4:56 PM**	27
337	**Dec 9, 2014 4:50 PM**	33
338	**Dec 9, 2014 4:40 PM**	33
339	**Dec 9, 2014 4:37 PM**	41
340	**Dec 9, 2014 4:37 PM**	37
341	**Dec 9, 2014 4:36 PM**	32
342	**Dec 9, 2014 4:36 PM**	43
343	**Dec 9, 2014 4:34 PM**	28
344	**Dec 9, 2014 4:32 PM**	31
345	**Dec 9, 2014 4:30 PM**	30
346	**Dec 9, 2014 4:30 PM**	28
347	**Dec 9, 2014 4:29 PM**	22
348	**Dec 9, 2014 4:25 PM**	46
349	**Dec 9, 2014 4:25 PM**	47
350	**Dec 9, 2014 4:16 PM**	60
351	**Dec 9, 2014 4:11 PM**	29
352	**Dec 9, 2014 4:09 PM**	23

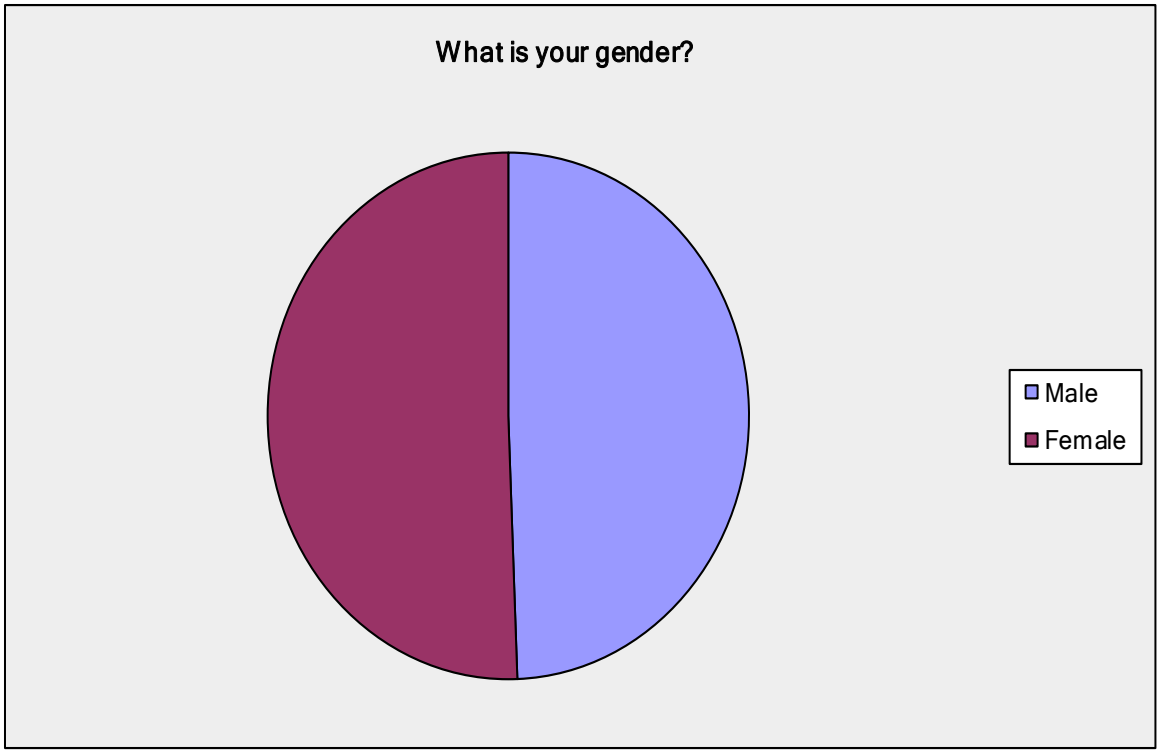
Would you say your total annual household income is:		
Answer Options	**Response Percent**	**Response Count**
Under $15,000	1.5%	5
$15,000-$29,999	2.4%	8
$30,000-$59,999	10.8%	36
$60,000-$99,999	29.3%	98
More than $100,000	56.0%	187
	answered question	**334**
	skipped question	**150**



Which of the following best describes your race/ethnicity?		
Answer Options	**Response Percent**	**Response Count**
Hispanic	0.3%	1
White/Caucasian	97.4%	339
African American	0.6%	2
Asian/Pacific Islander	0.3%	1
Native American/Eskimo	0.3%	1
Mixed Race	1.1%	4
Other (please specify)		5
	answered question	**348**
	skipped question	**136**



What is your gender?		
Answer Options	Response Percent	Response Count
Male	49.4%	173
Female	50.6%	177
answered question		350
skipped question		134



Smart Growth Overview and Definitions

noun: **Smart Growth**; plural noun: **Smart Growths**

1. planned economic and community development that attempts to curb urban sprawl and worsening environmental conditions.

Types of Rural Communities

"There are many ways to describe rural communities based on their economic, geographic, or design characteristics. Certainly, each community is unique, and rural communities can include a number of complex and contradictory qualities. However, characterizing them can help identify common challenges they may be facing as well as opportunities that may help them adopt a sustainable approach to growth and development in the future. Most rural communities can be grouped into five categories, though many may fall into more than one:

1. *Gateway communities* are adjacent to high-amenity recreational areas such as National Parks, National Forests, and coastlines. They provide food, lodging, and associated services. Increasingly popular places to live, work, and play, gateway communities often struggle with strains on infrastructure and the natural environment.

2. *Resource-dependent communities* are often home to single industries, such as farming or mining, so their fortunes rise and fall with the market value of that resource. A key challenge facing resource-dependent communities is diversifying the economy while maintaining their rural quality of life and character.

3. *Edge communities* are located at the fringe of metropolitan areas and typically connected to them by state and interstate highways. They provide their residents with access to economic opportunities, jobs, and services. More affordable housing and access to urban amenities have made many of these edge areas grow at a faster pace than their metropolitan areas as a whole. But precisely because they are such attractive places to settle, edge communities often face pressure to continue to provide more housing and services to new residents.

4. *Traditional Main Street communities* enjoy compact street design that is often accessible to a transportation hub. In addition, historically significant architecture and public spaces provide valuable resources upon which to build. Still, these communities often struggle to compete for tenants and customers with office parks, regional malls, and big box stores.

5. *Second home and retirement communities* may overlap with some of the above groups, particularly edge communities and traditional Main Street communities. Like gateway communities, second home, and retirement communities struggle to keep pace with new growth while maintaining the quality of life that drew in residents in the first place."

Putting Smart Growth to Work in Rural Communities, ICMA/Smart Growth Network pg. 3

SMART GROWTH NETWORK

In 1996, the U.S. Environmental Protection Agency joined with several non-profit and government organizations to form the Smart Growth Network (SGN). The Network was formed in response to increasing community concerns about the need for new ways to grow that boost the economy, protect the environment, and enhance community vitality. The Network's partners include environmental groups, historic preservation organizations, professional organizations, developers, real estate interests; local and state government entities.

MISSION

The SGN works to encourage development that serves the economy, community and the environment. It is a forum for:

- Raising public awareness of how growth can improve community quality of life;
- Promoting Smart Growth best practices;
- Developing and sharing information, innovative policies, tools and ideas;
- Cultivating strategies to address barriers to and advance opportunities for Smart Growth.

COLLABORATION

Since its inception, the Smart Growth Network has become a forum for bringing together different constituencies to share their diverse ideas and finding opportunities for Smart Growth. Several collaborations have evolved:

Development of Policy Options for Smart Growth and Affordability
A task force of 15 organizations, representing SGN, housing, and community development organizations, collaborating to demonstrate how Smart Growth achieves affordable housing goals.

Partners for Smart Growth Conference
An annual conference focused on Smart Growth policy and implementation, featuring projects and best practices from across the country.

Redevelopment Roundtable
The Urban Land Institute, with the close cooperation of the National Neighborhood Coalition, hosted a forum focused on helping developers and public officials engage communities to create "win-win" redevelopment decisions.

The Smart Growth Network does not lobby and does not take on individual development decisions.

NETWORK PARTNERS

The **American Farmland Trust** is the nation's leading conservation organization dedicated to saving America's farm and ranch land, promoting environmentally sound farming practices and supporting a sustainable future for farms.

The **American Institute of Architects, Communities by Design** is a catalyst, convener, and source of information that helps AIA members work with citizens and other stakeholders to envision and create more livable communities.

The **American Planning Association**, an independent, not-for-profit educational organization that provides leadership in the development of living communities, brings together thousands of people—practicing planners, citizens, elected officials—committed to making great communities happen.

The **American Public Health Association** is the oldest and most diverse organization of public health professionals in the world. The Association aims to protect all Americans, their families and their communities from preventable, serious health threats and strives to assure community-based health promotion and disease prevention activities and preventive health services are universally accessible in the United States.

The **American Society of Landscape Architects**, ASLA, is the national professional association for landscape architects. The Society's mission is to lead, to educate, and to participate in the careful stewardship, wise planning, and artful design of our cultural and natural environments.

The **Association of Metropolitan Planning Organizations**, AMPO, is a nonprofit, membership organization serving the needs and interests of metropolitan planning organizations (MPOs) nationwide.

AMPO is the transportation advocate for metropolitan regions and is committed to enhancing MPOs' abilities to improve metropolitan transportation systems.

The **Association of State and Territorial Health Officials** (ASTHO) is the national nonprofit organization representing the public health agencies of the United States, the U.S. Territories, and the District of Columbia, as well as the 120,000 public health professionals these agencies employ.

The **Center for Neighborhood Technology** (CNT) has been a leader in promoting urban sustainability since 1978.CNT is a creative think-and-do tank that combines rigorous research with effective solutions.

The **Congress for the New Urbanism** (CNU) is the leading organization promoting walkable, mixed-use neighborhood development, sustainable communities and healthier living conditions.

The **Conservation Fund** partners with community, government and corporate organizations—fulfilling their conservation priorities. Conservation Fund activities have environmental ***and*** economic value, from protecting "working" forests and recreation destinations that provide local revenue to helping communities grow thoughtfully.

The **Delaware Valley Smart Growth Alliance** (DVSGA) is an initiative of more than 200 government, private sector and non-profit organizations in the Greater Philadelphia tri-state region. The DVSGA facilitates Smart Growth by recognizing proposed projects—development

plans, municipal plans and conservation projects—at the earliest stages and helping them get approved at the local level.

Enterprise Community Partners is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. Enterprise creates opportunity for low- and moderate-income people through fit, affordable housing and diverse, thriving communities.

The **Environmental Finance Center Network** currently includes centers at Universities within EPA's ten regions. Environmental Finance Centers (EFCs) provide state and local officials and small businesses with advisory services; education, publications, and training; technical assistance; and analyses on financing alternatives.

The **Environmental Law Institute** (ELI) fosters innovative, just, and practical law and policy solutions to enable leaders across borders and sectors to make environmental, economic, and social progress.

The **Florida Department of Health** seeks to promote, protect and improve the health of all people in Florida.

Forterra is the largest land conservation, stewardship and community building organization in Washington State.

The **Funders' Network for Smart Growth and Livable Communities** exists to inspire, strengthen and expand funding and philanthropic leadership that yield environmentally sustainable, socially equitable and economically prosperous regions and communities.

The **Institute of Transportation Engineers** is an international educational and scientific association of transportation professionals who are responsible for meeting mobility and safety needs.

The **International City/County Management Association (ICMA)** is the premier local government leadership and management organization. Its mission is to create excellence in local governance by advocating and developing the professional management of local government worldwide.

The **Local Government Commission** (LGC) is a nonprofit, nonpartisan, membership organization that provides inspiration, technical assistance, and networking to local elected officials and other dedicated community leaders who are working to create healthy, walkable, and resource-efficient communities.

The **Local Initiatives Support Corporation** (LISC) is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity—good places to work, do business and raise children.

The **National Association of Counties** provides a forum for county leaders to work with other governments, the private sector and communities to develop policies and programs, including those that will lead to economic enhancement, environmental stewardship and social well being—the three pillars of sustainable communities.

The **National Association of Development Organizations (NADO)** provides advocacy, education, research, and training for the nation's regional planning and development organizations to strengthen the economic competitiveness and quality of life across America's local communities.

The **National Association of Local Government Environmental Professionals** (NALGEP) is the premiere national association representing local government professionals responsible for environmental compliance and the development and implementation of local environmental policy.

The **National Association of Conservation Districts** (NACD) is the nonprofit organization that represents America's 3,000 conservation districts. NACD's mission is to serve conservation districts by providing national leadership and a unified voice for natural resource conservation.

The **National Association of Realtors** strives to be the collective force influencing and shaping the real estate industry. The National Association of Realtors® provides a facility for professional development, research and exchange of information among its members and to the public and government.

The **National Center for Smart Growth Research and Education** is a non-partisan center for research and leadership training on Smart Growth and related land use issues in Maryland, in metropolitan regions around the nation, and in Asia and Europe.

The **National Multi-Housing Council** (NMHC) is a national association representing the interests of the larger and most prominent apartment firms in the U.S. NMHC's members are the principal officers of firms engaged in all aspects of the apartment industry, including ownership, development, management, and financing.

The **National Oceanic and Atmospheric Administration**, NOAA, is an agency with a mission of Science, Service, and Stewardship, working to understand and predict changes in climate, weather, oceans, and coasts; to share that knowledge and information with others, and; to conserve and manage coastal and marine ecosystems and resources.

The **National Trust for Historic Preservation** is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. The National Trust for Historic Preservation provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities.

The **Natural Resources Defense Council**, NRDC, is the nation's most effective environmental action group, combining the grassroots power of 1.3 million members and online activists with the courtroom clout and expertise of more than 350 lawyers, scientists and other professionals.

The **Northeast-Midwest Institute** is a Washington-based, private, nonprofit, and nonpartisan research organization dedicated to economic vitality, environmental quality, and regional equity for Northeast and Midwest states.

The **Project for Public Spaces** (PPS) is a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities.

The **Rails-to-Trails Conservancy** is a nonprofit organization based in Washington, D.C., whose mission it is to create a nationwide network of trails from former rail lines and connecting corridors to build healthier places for healthier people.

Scenic America is the only national 501(c) (3) nonprofit organization dedicated solely to preserving and enhancing the visual character of America's communities and countryside.

Smart Growth America is the only national organization dedicated to researching, advocating for and leading coalitions to bring Smart Growth practices to more communities nationwide.

The **State of Maryland** has been actively involved in Smart Growth policies since 1992. Maryland boasts a number of Smart Growth successes at the state and county level.

The **Surface Transportation Policy Project**, a 501(c) (3) non-profit organization, is a diverse, nationwide coalition working to ensure safer communities and smarter transportation choices that enhance the economy, improve public health, promote social equity, and protect the environment.

The **Sustainable Community Development Group Inc.** (SCDG) is a not-for-profit corporation at the forefront of working with the public, private and community sectors to advance environmental sustainability, equitable development and global Smart Growth.

The **Trust for Public Land** (TPL) is a national nonprofit that conserves land for people to enjoy as parks, gardens, historic sites, rural lands, and other natural places. We work from the inner city to the wilderness, ensuring livable communities for generations to come.

The **U.S. Environmental Protection Agency**, EPA, helps communities grow in ways that expand economic opportunity, protect public health and the environment, and create and enhance the places that people love. Through research, tools, partnerships, case studies, grants, and technical assistance, EPA is helping America's

communities turn their visions of the future into reality.

The **U.S. Forest Service** is an agency of the U.S. Department of Agriculture. The Forest Service manages public lands in national forests and grasslands. The Forest Service has a long and distinguished History of service to the public and stewardship of our national forests and grasslands.

The **Urban Land Institute** (ULI), is a 501(c)(3) nonprofit research and education organization known as the preeminent multidisciplinary real estate forum. ULI facilitates an open exchange of ideas, information, and experience among local, national, and international industry leaders and policy makers dedicated to creating better places.

The **Virginia Tech Metropolitan Institute and Urban Affairs & Planning Program** conducts basic and applied research on national and international development patterns, focusing on key forces shaping metropolitan growth such as demographics, environment, technology, design, transportation, and governance.

Smart Growth Network 1996

Smart growth is development that serves the economy, the community and the environment. It changes the terms of the development debate away from the traditional growth/no growth question to "How and where should new development be accommodated?" Smart Growth answers these questions by simultaneously achieving:

- Healthy communities -- that provide families with a clean environment. Smart growth balances development and environmental protection -- accommodating growth while preserving open space and critical habitat, reusing land, and protecting water supplies and air quality.
- Economic development and jobs -- that create more business opportunities, local tax base improvements, provide neighborhood services and amenities, and create economically competitive communities.
- Strong neighborhoods -- which provide a range of housing options giving people the opportunity to choose housing that best suits them. Smart growth provides the choice to walk, ride a bike, take transit, or drive. It maintains and enhances the value of existing neighborhoods and creates a sense of community.

"Building better communities and increasing economic opportunities can only occur when the entire community comes together to plan for their future. The Smart Growth Partnership is the vehicle to make this happen in Westmoreland County and I encourage all residents to play a role in improving our quality of life." Allen Kukovich

Smart growth recognizes the many benefits of growth. It invests time, attention and resources in restoring community and vitality to center cities and older suburbs. Smart growth in new developments is more town centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial and retail uses. It also preserves open space and other environmental amenities. Smart growth recognizes connections between development and quality of life.

CPEX http://summit.cpex.org/principles/

PRINCIPLES
VIDEO LIBRARY

About Smart Growth

Smart Growth is meant to create and maintain attractive, convenient, safe and healthy communities. These pillars foster design that encourages choices for residents, workers, visitors, in where to live, how to get around, and how to interact with the people around them.

THE 10 PRINCIPLES OF SMART GROWTH

Create a range of housing opportunities and choices

Providing quality housing for people of all income levels is an integral component in any Smart Growth strategy. Housing is a critical part of the way communities grow, because it constitutes a significant share of new construction and development. More importantly, however, housing availability is also a key factor in determining households' access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources. By using Smart Growth approaches to create a wider range of housing choices, communities can mitigate the environmental

costs of auto-dependent development, use their infrastructure resources more efficiently, ensure a better jobs-housing balance, and generate a strong foundation of support for neighborhood transit stops, commercial centers, and other services.

Create walkable neighborhoods

Walkable communities that are desirable places to live, work, learn, worship and play are a key component of Smart Growth. Their desirability comes from two factors. First, goods (such as housing, offices, and retail) and services (such as transportation, schools, libraries) are located within an easy and safe walk. Second, walkable communities make pedestrian activity possible, thus expanding transportation options, and creating a streetscape for a range of users – pedestrians, bicyclists, transit riders, and drivers. To foster walkability, communities must mix land uses and build compactly, as well as ensure safe and inviting pedestrian corridors.

Take advantage of compact building design

Smart growth provides a means for communities to incorporate more-compact building design as an alternative to conventional, land-consumptive development. Compact building design suggests that communities be laid out in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. For example, by encouraging buildings to grow vertically rather than horizontally, and by incorporating structured rather than surface parking, communities can reduce the footprint of new construction, and preserve more greenspace. This not only uses land efficiently, but it also protects more open land to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into our streams, rivers and lakes.

Foster distinctive communities with a sense of place

Smart growth encourages communities to craft a vision and set standards for development that respect community values of architectural beauty and distinctiveness, as well as expand choices in housing and transportation. Smart growth seeks to create interesting, unique communities that reflect the values and cultures of the people who reside there, and foster physical environments that support a more cohesive community fabric. Smart growth promotes development that uses natural and man-made boundaries and landmarks to define neighborhoods, towns, and regions. It encourages the construction and preservation of buildings that are assets to a community over time, not only because of the services provided within, but because of the unique contribution they make to the look and feel of a city.

Preserve open space, farmland and critical environments

"Open space" refers to natural areas that provide important community space, habitat for plants and animals, and recreational opportunities, as well as farm and ranch land (working lands), places of natural beauty, and critical environmental areas (e.g. wetlands). Open space preservation supports Smart Growth goals by bolstering local economies, preserving critical environmental areas, improving community quality of life, and guiding new growth into existing communities.

Mix land uses

Smart growth supports mixed land uses as a critical component of achieving better places to live. By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed land uses also provide a more diverse and sizable population and commercial base for supporting viable public transit. Mixed use can enhance the vitality and perceived security of an area by increasing the number and activity of people on the street. It attracts pedestrians and helps revitalize community life by making streets, public spaces and pedestrian-oriented retail become places where people meet.

Direct development toward existing communities

Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe. Development in existing neighborhoods also represents an approach to growth that can be more cost-effective, and improves quality of life. By encouraging development in existing communities, communities benefit from a stronger tax base, closer proximity of a range of jobs and services, increased efficiency of already-developed land and infrastructure, reduced development pressure in edge areas (preserving more open space), and, in some cases, strengthening rural communities.

Provide a variety of transportation choices

Providing people with more choices in housing, shopping, communities, and transportation is a key aim of Smart Growth. Communities are seeking a wider range of transportation options in an effort to improve beleaguered current systems. Traffic congestion is worsening across the country. Communities are beginning to implement new approaches to transportation planning, such as better coordinating land use and transportation; increasing the availability of high-quality transit service; creating redundancy, resiliency and connectivity within their road networks; and ensuring connectivity between pedestrian, bike, transit, and road facilities.

Make development decisions predictable and fair

For a community to be successful in implementing Smart Growth, the concept must be embraced by the private sector. Only private capital markets can supply the large amounts of money needed to meet the growing demand for Smart Growth developments. If investors, bankers, developers, builders and others do not earn a profit, few Smart Growth projects will be built. Fortunately, government can help make Smart Growth more profitable for private investors and developers. Since the development industry is highly regulated, the value of property and the desirability of a place are affected by government investment in infrastructure and government regulation. Governments that make the right infrastructure and regulatory decisions will support fair, predictable and cost-effective Smart Growth.

Encourage community and stakeholder collaboration

Growth can create great places to live, work and play—if it responds to a community's own sense of how and where it wants to grow. Communities have different needs and will emphasize some Smart Growth principles over others: those with robust economic growth may need to improve housing choices; others that have suffered from disinvestment may emphasize infill development; newer communities with separated uses may be looking for the sense of place provided by mixed-use town centers; and still others with poor air quality may seek relief by offering transportation choices. The common thread, however, is that the needs of every community and the programs to address them are best defined by the people who live and work there.

Greenville, TX SMART GROWTH PRINCIPLES

http://www.ci.greenville.tx.us/index.aspx?NID=578

Principles of Smart Growth

The City of Greenville supports the concept of Smart Growth Principles:

Create a Range of Housing Opportunities and Choices
Providing quality housing for people of all income levels is an integral component in any Smart Growth strategy.

Create Walkable Neighborhoods
Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of Smart Growth.

Encourage Community and Stakeholder Collaboration
Growth can create great places to live, work and play -- if it responds to a community's own sense of how and where it wants to grow.

Foster Distinctive, Attractive Communities with a Strong Sense of Place
Smart growth encourages communities to craft a vision and set standards for development and construction which respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

Make Development Decisions Predictable, Fair and Cost Effective
For a community to be successful in implementing Smart Growth, it must be embraced by the private sector.

Mix Land Uses
Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.

Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
Open space preservation supports Smart Growth goals by bolstering local economies, preserving critical environmental areas, improving our community's quality of life, and guiding new growth into existing communities.

Provide a Variety of Transportation Choices
Providing people with more choices in housing, shopping, communities, and transportation is a key aim of Smart Growth.

Strengthen and Direct Development Towards Existing Communities
Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.

Take Advantage of Compact Building Design
Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development

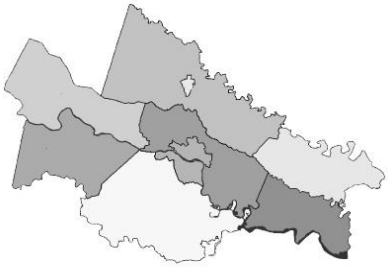
http://en.wikipedia.org/wiki/Smart_growth

Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. The term 'Smart Growth' is particularly used in North America. In Europe and particularly the UK, the terms 'Compact City' or 'urban intensification' have often been used to describe similar concepts, which have influenced government planning policies in the UK, the Netherlands and several other European countries.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

http://psgrichmond.org/content/what-smart-growth

What is Smart Growth?



What is Smart Growth?

Adapted from Smart Growth Online

Smart growth is a better way to build and maintain our towns and cities. Smart growth means building urban, suburban and rural communities with housing and transportation choices near jobs, shops and schools. This approach supports local economies, protects the environment, and preserves farmland, forests, and open spaces

Mix land uses.

By putting residential, commercial, and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed use attracts pedestrians and helps revitalize community life by making streets, public spaces, and pedestrian-oriented retail become places where people meet.

Take advantage of compact building design.

Compact building design suggests that communities be laid out in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. Well-designed communities support wider transportation choices and provide cost savings to localities.

Create a range of housing opportunities and choices.

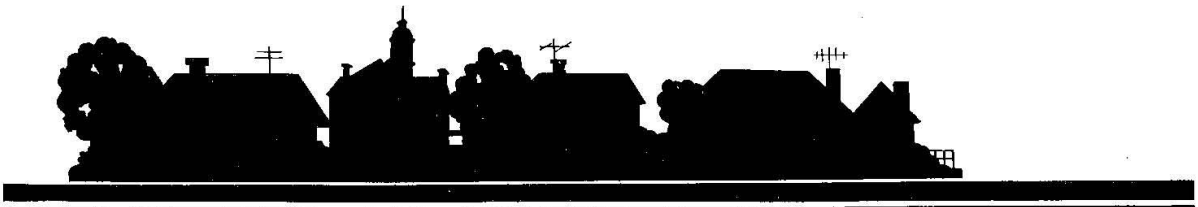
By using Smart Growth approaches to create a wider range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use their infrastructure resources more efficiently, ensure a betters jobs-housing balance, and generate a strong foundation of support for neighborhood transit stops, commercial centers, and other services.

Create walkable neighborhoods.

Walkable communities provide goods and services within an easy and safe walk, and make pedestrian activity possible, thus expanding transportation options and creating a streetscape for a range of users – pedestrians, bicyclists, transit riders, and drivers.

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

Smart growth encourages communities to craft a vision and set standards for development that respect community values of architectural beauty and distinctiveness, as well as expand choices in housing and transportation.



SMALL TOWN STRATEGY

To Grow or Not to Grow:

Questions about Economic Development

This publication is designed to help communities decide whether or not further local economic growth is possible and desirable. Use the discussion outline to study the costs and benefits of growing or not growing. Many questions listed here should also be raised by the community when considering a particular type of development.

This publication, along with other publications in the Small Town Strategy series, should help communities as they seek to influence their future.

WREP 53
June 1982

WRDC
Western Rural Development Center · Oregon State University · Corvallis, OR 97331 · (503-754-3621)
A regional center for applied social science and community development cooperating with Land Grant Universities in:
Alaska, Arizona, California, Colorado, Guam, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, Wyoming

Change is inevitable, but community action can affect the direction of change and the resulting benefits. Answering many of these questions may require the collection of data. Another publication in this series explains the need to gather certain types of data, and how to go about the task. (See list of titles at the end of this publication.)

The questions raised in this publication can be applied to almost any growth situation. Types of growth include industrial and business development; agricultural development; recreational development; general population growth; and rising incomes and demands of local residents. Answering these questions with documented answers will signficantly improve your community's chances of attaining its goals.

The questions have been divided into five areas: identifying local interest, local resources, types of growth, fiscal effects, and economic effects. Use this outline as a starting point. Discussion with your neighbors will generate more questions. As questions are identified, another publication in the Small Town Strategy series may be helpful in identifying problems and establishing objectives. (See list of titles at the end of this publication.)

In the final analysis, some communities may not wish to seek new growth. In some cases the community may not be able to grow—at least not without some adjustments.

Identifying Local Interest

Questions

- ☐ *Which members of the community want growth or development? Why?*
- ☐ *How will they benefit? Will others also benefit? How?*
- ☐ *Who opposes development? Why?*
- ☐ *How would citizens react to growth in general? To certain types of growth?*
- ☐ *Are there particular lifestyles, historic places, lands, or other items of local importance which it may be desirable to protect or preserve? Is the potential development compatible with these items?*
- ☐ *Are there written goals for the community? What do residents want with respect to the community's future? What community size is considered optimum?*
- ☐ *Is a written plan for economic development necessary to guide development along desirable lines? Has a usable plan been written? Is it being implemented?*

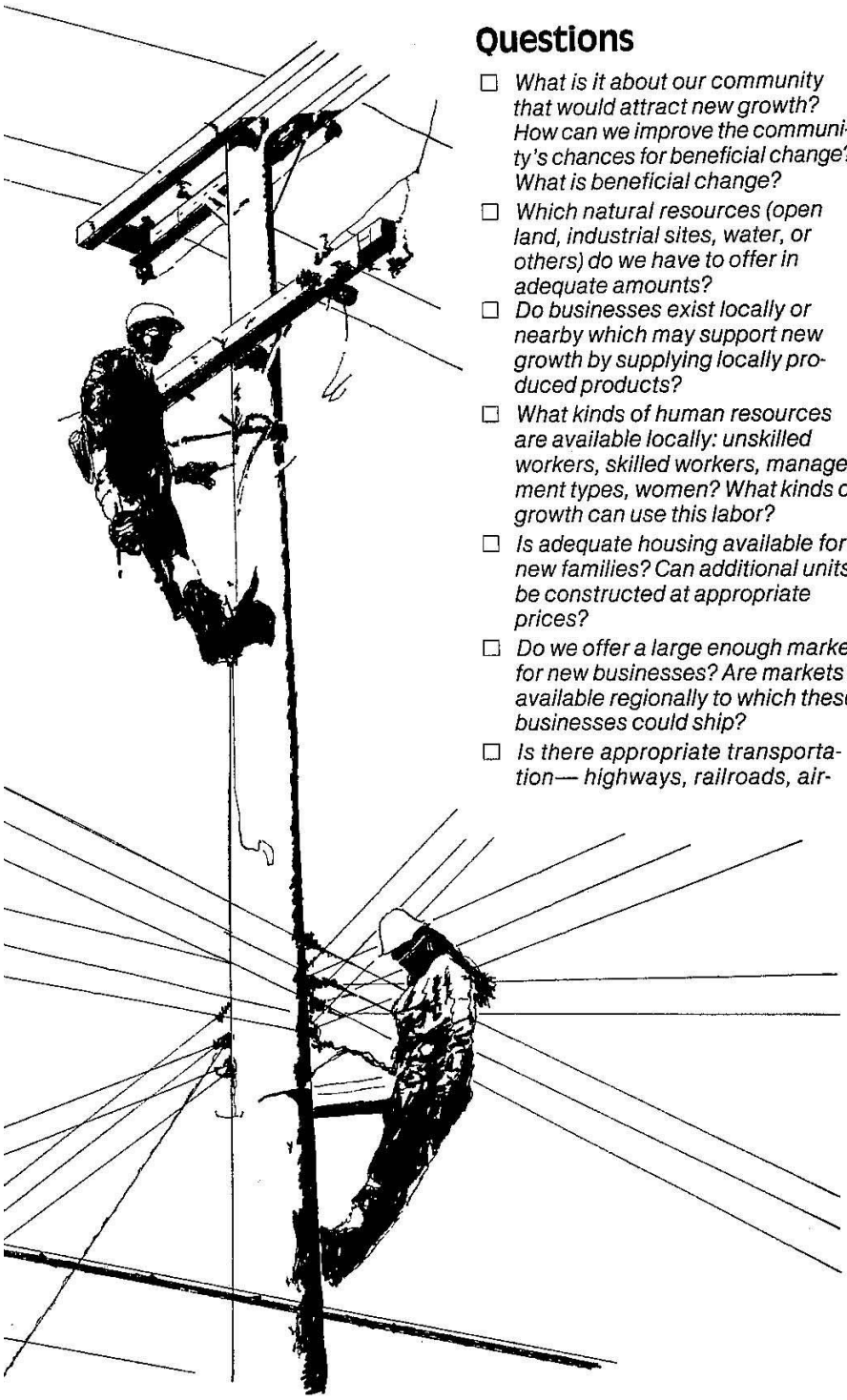
Comments

A community attitude survey or a series of community meetings can be useful in determining local residents' support for development. County Extension offices can help in this task.

Such a survey or series of meetings is important in establishing community goals. Once attitudes are known, a written statement of goals for the community's future can be drafted. After citizen input is solicited, and the goals are revised, this document can be used to plan for development with the assurance that residents generally support the goals as stated. Implementation of the goals can then begin.

Once development has occurred, studies indicate that most local people express satisfaction with the effects of development. Residents of communities that have experienced development usually indicate they would be in favor of more development. People generally see industrial growth as stimulating "progress" in the community. However, a growing trend has been noticed recently to protect the "quality of life," and conflicts with economic development can arise in this context.

Local Resources



Questions

- ☐ *What is it about our community that would attract new growth? How can we improve the community's chances for beneficial change? What is beneficial change?*
- ☐ *Which natural resources (open land, industrial sites, water, or others) do we have to offer in adequate amounts?*
- ☐ *Do businesses exist locally or nearby which may support new growth by supplying locally produced products?*
- ☐ *What kinds of human resources are available locally: unskilled workers, skilled workers, management types, women? What kinds of growth can use this labor?*
- ☐ *Is adequate housing available for new families? Can additional units be constructed at appropriate prices?*
- ☐ *Do we offer a large enough market for new businesses? Are markets available regionally to which these businesses could ship?*
- ☐ *Is there appropriate transportation— highways, railroads, airlines— for the various kinds of development? Are communication facilities adequate?*
- ☐ *Does local talent exist to answer the questions which may be raised? What outside groups may offer help—free or for a fee? Regional, state, or federal agencies? Universities or colleges? Business groups? Consultants?*
- ☐ *What state or federal programs are available to increase our community's potential for growth or to encourage development?*
- ☐ *Are there benefits to be gained from cooperating with neighboring communities, and thereby increasing local area resources?*

Comments

A community needs to determine what type of growth would be most compatible with the existing situation and which types of growth would be most likely to produce the desired effects.

When an industry is evaluating possible sites, your community's well-done resource inventory may be a deciding factor. Sources of resource information include U.S. census reports, state government documents, university studies, and other printed materials. Much important information can only be obtained by a direct survey of the community. This can be time consuming, but it is invaluable both as a planning tool and as an indication to industry of a community's suitability.

Many groups and agencies can assist in this type of activity—free or for a fee. Much of the gathering of information is best done by residents of the community, however.

Identification of resources in the area is important, because growth often affects more than one town. The benefits (as well as the costs) of economic growth may spread across several towns or counties. Many people commute 10 miles or more to their job, and businesses often go out of town to obtain products or services.

Types of Growth

Questions

- ☐ *What kinds of growth are desirable? Who determines what is desirable for our community? What kinds of growth are possible?*
- ☐ *Is a diversified economic base desirable? What new growth would accomplish this?*
- ☐ *Do we want heavy industry, tourist-oriented trade, service industry, or what? Would these types of firms want to locate here? Why?*
- ☐ *Which types of industry use products produced locally? Would the new industry encourage even more business to locate in the community?*
- ☐ *Is it desirable to encourage development that would cause new residents to locate in our community? Can we attract industry that will hire people who live here now? How?*
- ☐ *What are the points to consider in initiating a joint development effort with neighboring communities?*
- ☐ *How would different types of development affect existing resources, the environment, and quality of life?*

Comments

What kind of growth to encourage depends on many factors. Your community's development efforts may be more successful if you concentrate on the best kinds of industry for your community. Economic growth is generally believed to consist of new manufacturing plants; in many cases, however, expansion of local business may offer promise. In remote areas of New Mexico, for example, the progressive community may seek to become more of a regional center for retail trade, health services, or education.

Development based on available physical resources may provide a more stable economy, avoiding the "footloose" industry. Tourism, agricultural or mineral processing firms, and wood product industries fit this category. However, most physical resources are exhaustible without proper management. Also, such activities as mining may be relatively long term, but eventually the minerals will give out.

Dependence upon a single economic activity can be satisfactory until that activity declines. A diversified base of economic activity may help insulate a community from periodic fluctuations in a single economic activity.

Fiscal Effects

Questions

- ☐ *Which public facilities or services will need to be upgraded or expanded?*
- ☐ *Does excess capacity exist in the school system, or would expansion be necessary?*
- ☐ *Would the new industry require expansion of water or sewer facilities? How would any needed expansion be financed?*
- ☐ *Will new highways and streets be needed? Will upgrading of transportation facilites be required?*
- ☐ *Are current fire and public services adequate to meet needs of new growth?*
- ☐ *If new public facilities or services are required, will increased tax revenues be sufficient to offset costs?*
- ☐ *Would growth affect the local tax structure? How?*
- ☐ *Will there be a period of greatly increased demand for public services, followed by a decline in demand?*

Comments

New growth is sure to be accompanied by expanded needs for public facilities and services. At least some water, sewer, police, and fire services are required. As new residents arrive, public schools may need to be expanded to accommodate more students. The requirements can vary significantly by industry or business. In many cases, increased tax revenues can be expected to offset increased costs. This is not always the case, and the costs and possible income should be carefully studied.

Per capita costs of providing services may decline up to a point for small communities but will level off and eventually rise. Remember, however, that rising costs may include a higher quality of many services for all residents as well as for new businesses and new residents. New growth may provide the added revenues necessary for that new school teacher, better fire truck, or expanded library.

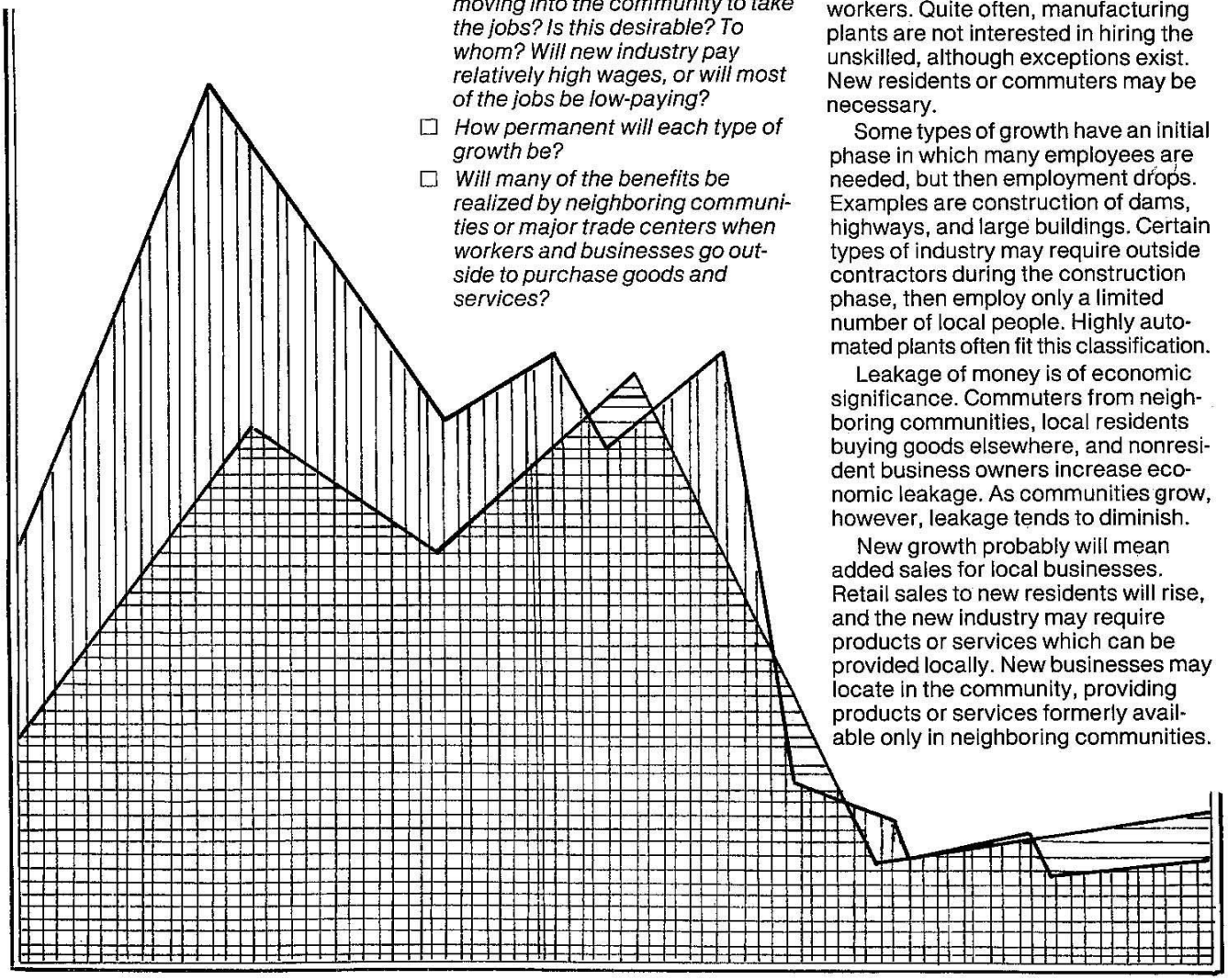
The construction phase of large projects may result in a significant but temporary demand for public services. Construction workers will move on to the next job, and a corresponding decline in demand for public services may occur. If considerable public or private investment was made to accommodate this temporary influx of population, the resulting excess capacity could represent economic problems.

Evaluating public costs and benefits before growth occurs is difficult. Experiences of similar communities undergoing growth can provide useful information, as can specialists in local and state government and at your state universities.

Economic Effects

Questions

- ☐ *Is the development likely to have the promised economic effects on the community? What are these effects? Has unbiased analysis been made of economic costs and benefits?*
- ☐ *What are the economic costs and benefits of not growing?*
- ☐ *Who would benefit from growth?*
- ☐ *How will benefits be distributed among community members and businesses?*
- ☐ *How many jobs will be created directly and indirectly by the new growth?*
- ☐ *Will new industry compete with old for available workers?*
- ☐ *If growth is desirable because of low income levels, will people with low incomes get the jobs? Does the new industry need the kind of people who have the low incomes? If not, are retraining programs possible?*
- ☐ *Will residents realize improved incomes, or will other people be moving into the community to take the jobs? Is this desirable? To whom? Will new industry pay relatively high wages, or will most of the jobs be low-paying?*
- ☐ *How permanent will each type of growth be?*
- ☐ *Will many of the benefits be realized by neighboring communities or major trade centers when workers and businesses go outside to purchase goods and services?*



Comments

The usual justification for economic development is to raise incomes of community residents. With development, however, many direct costs are in the public sector (water, sewer, schools, and other public services). But costs may also be borne by the business community. A new business which competes with existing businesses may not be beneficial to longtime community residents.

Small rural communities usually have large numbers of unskilled workers. Quite often, manufacturing plants are not interested in hiring the unskilled, although exceptions exist. New residents or commuters may be necessary.

Some types of growth have an initial phase in which many employees are needed, but then employment drops. Examples are construction of dams, highways, and large buildings. Certain types of industry may require outside contractors during the construction phase, then employ only a limited number of local people. Highly automated plants often fit this classification.

Leakage of money is of economic significance. Commuters from neighboring communities, local residents buying goods elsewhere, and nonresident business owners increase economic leakage. As communities grow, however, leakage tends to diminish.

New growth probably will mean added sales for local businesses. Retail sales to new residents will rise, and the new industry may require products or services which can be provided locally. New businesses may locate in the community, providing products or services formerly available only in neighboring communities.

Summary

- Is community growth desirable?
- How can community goals be implemented?
- What monetary and other benefits will be realized from new growth?
- Will the monetary and other costs be more than offset by the benefits?

You may find it useful to keep a written record of any discussions and to go through these questions at least twice, as answers may change as answers to other questions are formed. You may also wish to conduct a community attitude survey to determine the degree of support for community goals and objectives. Such a record would be useful when industries evaluate your community as a possible site.

An outside agency can help you decide what group process to use in addressing these questions. Outside agencies to contact include the Cooperative Extension Service; the city, county, or state planning office; the regional council of governments; or the state economic development office. Another publication produced by the Western Rural Development Center, entitled "Coping with Growth: Community Needs Assessment Techniques," might also be helpful.

Prepared by Robert O. Coppedge, professor and Extension economist, New Mexico State University. This publication is part of the Small Town Strategy series produced by the Western Rural Development Center. Other titles in the series include:

- Helping Small Towns Grow
- Hiring a Consultant
- Identifying Problems and Establishing Objectives
- Basic Grantsmanship
- Marketing the Uniqueness of Small Towns
- Socioeconomic Indicators for Small Towns
- Community Evaluation for Economic Development

Copies may be obtained from the Extension Service at cooperating universities or from the Western Rural Development Center, Oregon State University, Corvallis, Oregon 97331. Two related series of WRDC publications might also be of interest: the Coping with Growth series and the Municipal Bonds series. Please write to WRDC for a complete list of available publications. WRDC programs are available equally to all people.

June 1982 WREP 53

A Western Regional Extension Publication

Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture, Henry Wadsworth, director, Oregon State University Extension Service. Other western state Extension directors include James W. Matthews, University of Alaska; Roy Rauschkolb, University of Arizona; J. B. Siebert, University of California; Lowell H. Watts, Colorado State University; Noel P. Kefford, University of Hawaii; H. R. Guenthner, University of Idaho; Carl J. Hoffman, Montana State University; Bernard M. Jones, University of Nevada; J. Oren, New Mexico State University; C. Dennis Funk, acting director, Utah State University; J. O. Young, Washington State University; and Harold J. Tuma, University of Wyoming. The University of Guam Extension Service, W. P. Leon Guerrero, director, also participates. Extension invites participation in its programs and offers them to all people without discrimination.

Price:
50¢
($4.00 for 8-part series)

Tool: Implementing Smart Growth 101
Provider: Smart Growth America

Summary:
Smart growth strategies help towns and cities across the country grow stronger economically by using land strategically, making the most of existing resources and using public funds to catalyze private development. Yet many communities face barriers or are uncertain how to implement Smart Growth. As a national leader in the field, Smart Growth America has accumulated extensive experience working with communities to realize the benefits of Smart Growth. The Implementing Smart Growth 101 workshop draws on this expertise to provide actionable steps that the community can use to overcome the barriers to Smart Growth and build stronger economies now and for generations to come.

Description:
The Implementing Smart Growth 101 workshop provides best practices to local leaders in urban, suburban and rural communities working to create housing and transportation choices near jobs, shops and schools. Our technical assistance will provide the resources to refine and implement local priorities with Smart Growth strategies that make sense for your community. The one-day workshop will help the community become familiar with the ten principles of Smart Growth:

- Mixed land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

Local leaders and the technical assistance team then work on how to apply these principles in a way that makes sense for the community through a hands-on session.
Topics to be explored include:

- How to set Smart Growth goals
- How to develop an action plan for implementation using a foundational community
- planning document such as the transportation capital budget, comprehensive plan
- or zoning code
- A shift in funding allocations and economic development plans
- Crafting new policy
- Amending core planning documents

Tool: Smart growth zoning codes for small cities
Provider: Smart Growth America and Clarion Associates

Summary:
Small cities and rural areas often have very different growth and development issues from their big city cousins—but their zoning codes are often drawn from the same templates. This workshop will offer a menu of "quick fixes" that local governments can make to their zoning codes to promote smart tailored for small cities and rural areas.

Areas of potential focus include:

• Planned unit development
• Right-sizing roads
• Protecting sensitive natural and agricultural areas
• Rural commercial development
• Fiscal impact analysis
• Annexation polices
• Conservation development

The workshop draws on the latest Smart Growth material and the presentations and discussions will also focus on implementation issues and strategies drawing on hands-on experience in other communities.

How it works:

• One-day session with community leaders and staff begins with an overview that discusses the principles of Smart Growth and some typical disconnects between those principles, community goals and local development codes
• Driving/walking tour of the community to discuss priority fixes to perceived problems on the ground
• Hands-on working session with local officials to conduct an initial zoning code assessment and identify 4-6 priority fixes and a strategy for implementation.

Outcomes:

• Identification of local Smart Growth goals and shortcomings of local zoning code
• Understanding of Smart Growth principles and how zoning codes can help accomplish them.
• Specific list of local priority code fixes and tips and advice on implementation strategies

Tool: Sustainable Land Use Code Audit
Provider: Smart Growth America and Clarion Associates
Summary:
Audits of local land use codes are being undertaken by an increasing number of communities that recognize their zoning and subdivision regulations are an important key to long-term sustainable development patterns and practices and economic growth. These code audits examine 10-12 sustainability issues such as energy conservation, renewable energy, and community health that are

chosen by the community and provide an assessment of barriers and regulatory gaps in the codes to attaining community sustainability goals in these areas and potential implementation strategies.

Areas of potential focus include:
The focus areas for the code audit are chosen by the community and can include topics such as:

• renewable energy
• energy conservation
• climate change
• recycling
• community health
• water conservation
• housing diversity
• urban agriculture
• green infrastructure and water quality
• outdoor lighting
• natural resource protection

The presentations and discussions will also cover costs and benefits of sustainable code provisions and implementation strategies.

How it works:
• One-day session with community leaders and staff begins with an overview (typically 1 hour) that answers the question: What is a sustainable development code and why undertake a sustainable code diagnosis?
• Short presentations on the economic and other benefits of sustainable code provisions; specific sustainability topics such as renewable energy and water conservation, addressing barriers, incentives, and regulatory gaps.
• Examples of best practices from around the nation
• Hands-on working session with local officials to conduct an initial sustainable code assessment

Outcomes:
• Hands-on initial assessment of local zoning and subdivision ordinances
• Understanding of code issues inhibiting sustainable development patterns and growth.
• Know-how to conduct a detailed code assessment
• Tips and advice on implementation

Tool: Walkability Workshop/Audit
Provider: Smart Growth America and Walkable and Livable Communities Institute
Summary:
The Walkability Workshop/Audit is a one-day assessment and training workshop that includes a technical presentation, a walkability audit, partnership-building activities, visioning exercises, a short design session, and the creation of a working group. The workshop can be developed to accommodate local needs and contexts, and has been effectively used in all regulatory environments. A community-wide or stakeholder presentation by the team can be made in the evening.

Description:
The Walkability Workshop has been delivered for over 20 years in hundreds of communities throughout North America. It is continually being refined in order to remain effective as planning and engineering environments change, and in the presence of new technology and communications tools.

The workshop will begin with a walkability audit, followed by a technical presentation on context-specific solutions for issues of transportation design and livability. Over the course of the day, participants will learn:

• how best to design healthy roadways and streets for all modes of transportation
• the role of aesthetics in creating healthy, harmonious, livable communities
• what is required to lead walkability audits for other community organizations

After the technical presentations, workshop participants will break into small groups to identify design challenges in the community, collaborate on potential solutions, and present their ideas to the larger group. The ideas that result from these conversations are often implemented in later projects. To ensure that the lessons from the workshop can be effectively translated into tangible change, the WALC Institute team will continue to work with participants after the day's activities. The team will:

• prepare and deliver a technical memo that summarizes findings and observations from the workshop and audit
• lay out a series of next steps the working group and community should undertake to become more walkable and livable
• offer descriptions of best practices that will aid in the implementation of next steps

Assistance provided with grant support from US EPA's Office of Sustainable Communities under their Building Blocks for Sustainable Communities Program.

SMART GROWTH CRITERIA MATRIX

City of Austin Transportation, Planning and Design Department

DEVELOPMENT: _____ DATE OF REVIEW: _____

REVIEWER: _____

MARK ONE: ☐ SELF SCORE ☐ PRELIMINARY SCORE ☐ FORMAL SCORE

GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM: WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE: SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring							
	Eligibility	1. Neighborhood Plans	Project does not conflict with adopted Neighborhood Plan for the area.							
		2. Historic Review	Projects proposing demolition / modification of historically significant buildings require review.							
		3. Incentive Package	Project may not receive Smart Growth Zone Specific incentives.							
SMART GROWTH GOAL 1: Determine How and Where Development Occurs	Location (87 points)	1. Smart Growth Zones *(Eligible for only one zone - A, B, or C for a maximum possible 45 points)*								
		A. Downtown	1. Anywhere	5	5	25				
			2. Within a 1 block radius of a CMTA bus stop	5	4	20				
			3. Consistent with transit station area plan							0
		or B. Urban Core	1. Anywhere	4	3	12				
			2. Within one lot deep of a Smart Growth Corridor	4	4	16				
			3. Consistent with transit station area plan							0
		or C. Desired Development Zone (DDZ) inside City Limits	1. Anywhere	3	1	3				
			2. Within one lot deep of a Smart Growth Corridor/park & ride	3	3	9				
			3. Consistent with transit station area plan						45	0
		2. Location Risk	A. Focus on area of economic need	4	3	12				
			B. A "Trail Blazer" in an untested market			30			42	0
	Process (135 pts)	1. Neighborhood Planning *(Choose A or B)*	A. Requires dialogue and support by adjacent neighborhoods (Projects outside of Downtown)			75			75	0
			B. Downtown Projects			35				
		2. Design Commission *(Choose A or B)*	A. Presentation & endorsement of plans without conditions (Projects outside of Downtown)	5	2	10				
			B. Downtown Projects			50			50	0
		3. Historic Landmark Commission	A. Presentation & endorsement of plans without conditions	5	5	25				
			B. Historically zoned buildings or buildings within a historic district			50			50	0
	Critical Mass (24 points)	1. Threshold Density								
		A. Population (DUA)	1. Meets minimum threshold to support transit (7 to 12 dua average w/in one lot deep of Proposed Smart Growth Corridor, 12-25 dua average in Downtown) (Consistent with transit station area plan)	3	4	12				
		B. Employment (FAR)	2. Meets minimum threshold to support transit (Min. FAR of .35 w/in one lot deep of Proposed Smart Growth Corridors or min. FAR of .5 in Downtown) (Consistent with transit station area plan)	3	4	12			24	0
	Land Use (110 points)	1. Land Use Contribution *(Eligible for only one-A, B, or C for a maximum possible 35 points)*								
		A. Downtown Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	5	3	15				
			2. Greater than 200 new housing units	5	4	20				0
		or B. Urban Core Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	4	3	12				
			2. Variety of housing types (apartments, townhouses, SF)	4	3	12				
			3. Greater than 200 new housing units	4	1	4				0
		or C. Traditional Neighborhood Projects	1. Meets TND codes and ordinances	3	3	9				
			2. Variety of housing types (rowhouses, gar apts, sf)	3	3	9				
			3. Town Center with neighborhood retail	3	3	9			35	0

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GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE			
			Criteria based on information that is not complete or available for scoring	WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
	Land Use Compatibility (110 points)	2. Land Use Compatibility	1. Part of a Downtown District Plan 2. Consistent with a Corridor Plan 3. Consistent with a Transit Node Plan						0	0
		3. Mixed Use per Building (Min. 20% for each use - residential, retail, office)	A. Includes residential above 1st floor	5	4	20				
			B. Street level pedestrian uses	5	3	15				
			C. Includes 2 uses	5	3	15				
			D. Includes 3 uses	5	5	25			75	0
SMART GROWTH GOAL 13: Improve Our Quality of Life	Urban Design (44 pts)	1. Building Facade Treatment	A. Division of facade into traditional 30' increments	2	2	4				
			B. Variety of treatment and human scale details	2	2	4				
			C. 30% or more of facade in glass at street level	2	2	4				
			D. Well-defined entrances every 30' on street frontages	2	2	4			16	0
		2. Compatibility with Surrounding Area	A. Appropriate or compatible massing	2	2	4				
			B. Integration of height with abutting facades	2	2	4				
			C. Rear building treatment	2	1	2				
			D. Mechanical equipment screened where visible	2	1	2			12	0
		3. Provision of Accessible Public Outdoor Space	A. Area greater than 500 ft^2	2	2	4				
			B. Provides table and chairs	2	1	2				
			C. Landscape, including trees	2	1	2				
			D. Pedestrian scaled lighting, min. 3 footcandles	2	1	2				
			E. Located adjacent to Greenway or Street	2	1	2				
			F. Provision of outdoor public art	2	2	4			16	0
	Multi-modal Transportation Elements (134 pts)	1. Transit Coordination	A. Project includes CMTA participation / coordination	4	5	20			20	0
			B. Provides facilities associated w/ bus to rail transfers							
		2. Building Location on Site	A. Oriented to pedestrian network	3	1	3				
			B. No drive through facilities	3	1	3				
			C. Buildings built up to right of way	3	4	12				
			D. Parking in rear of lot behind building	3	2	6			24	0
		3. Streetscape Treatment for Maximum Pedestrian Comfort	A. Street trees min. 4" caliper; 30' o.c. on all frontages	3	3	9				
			B. Use of smaller scale pavement (pavers or scoring)	3	1	3				
			C. Rain protection (awnings, arcades)	3	1	3				
			D. Maintain existing alleys or extend walkable street grid plan	3	3	9				
			E. First floor level at street level or within 18"	3	1	3				
			F. On street parking along street frontages	3	1	3				
			G. Min. 12' wide clear sidewalk along street frontage	3	3	9				
			H. Provision of pedestrian scale street lighting	3	1	3				
			I. Continuation of existing sidewalk networks	3	2	6				
			J. Crossing treatment at street corners (bulb outs, crossings)	3	4	12			60	0
		4. Alternative Pedestrian and Bicycle Access	A. Greenways							
			1. Access to and no interruption of greenbelt trails	2	2	4				
			2. Office, retail, or residential uses facing creek	2	2	4				
			B. Internal Sidewalk Network							
			1. Pedestrian network linking buildings on site and to streetscape sidewalks	2	4	8			16	0
		5. Bicycle Friendly	A. Racks (1:10), Bike Lockers (1:50) available	2	3	6				
			B. Locker room facilities, showers and dressing room	2	2	4				
			C. Bicycle linkages	2	2	4			14	0
	Parking (36 pts)	1. Structured Parking	A. Structured and/or underground parking	3	4	12				
			B. Ground floor of structured parking retail	3	3	9				
			C. Provide for shared parking for adjacent businesses	3	1	3				
			D. Division of facade into 30' increments & detailing	3	2	6			30	0
		2. Driveway	A. Minimizes curb cuts along front property line	2	3	6			6	0

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GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM: WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE: SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring							
	Housing (40 pts)	1. Reasonably Priced Housing	A. 20% of units for 80% (4 person) AMFI households	5	3	15			40	0
			B. 20% of units for 60% (4 person) AMFI households	5	5	25				
	Local Economy (40 pts)	1. Neighborhood Stabilization	A. Traditional neighborhood retail uses	3	3	9			18	0
			B. Neighborhood supported uses	3	3	9				
		2. Promote local business	A. Provision / retention of space for locally owned business	3	4	12			30	0
			B. Project supports or builds local music / film industry	3	4	12				
			C. Use of local contractors and architects	3	2	6				
	Sustainable Building Practices (35 pts)	1. Building Construction and Environmental Impact (Choose A or B)								
			A. Green Building Program Participation							
			One star multi-family	5	1	5				
			Two star multi-family / one star commercial	5	2	10				
			Three star multi-family / two star commercial	5	3	15				
			Four star multi-family / three star commercial	5	4	20				
			Five star multi-family / four star commercial	5	5	25				
			B. LEED							
			Certified Rating			10				
			Silver Rating			15				
			Bronze Rating			20				
			Gold Rating			25			25	0
			C. Green Choice Renewable Energy Program	5	2	10			10	0
SMART GROWTH GOAL III: Enhance Our Tax Base		1. Tax Base Enhancement	A. Meets ASD 60/40 Goal	4	3	12			12	
		A business case analysis for proposed developments seeking financial incentives is handled separately.								
						Check:	0			
								% of Total Points		
			GOAL 1 Determine How and Where Development Occurs			50%		0.0	356	0
			GOAL 2 Improve our Quality of Life			48%		0.0	337	0
			GOAL 3 Enhance our Tax Base			2%		0.0	12	0
			TOTAL			100%		0.0	705	0

MATRIX THRESHOLD LEVELS

0 to 250 points = No Additional Consideration

251 to 335 points = 50% of All Applicable COA Fees Waived (GF & Enterprise)

For projects that score in the two highest levels a business case analysis sets a not to exceed (NTE) value for the incentive package. The NTE value is based on the present value of the increase in property tax revenues generated by the project over a 5 or 10 year time period. The amount of the incentive package can include up to 100% of applicable COA fees, utility charges (at a 5 or 10 year break even level) and the cost of planned infrastructure accelerated in time for the project.

336 to 420 points = 5 Year Incremental Tax Value NTE

421 to 705 points = 10 Year Incremental Tax Value NTE

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MISSION STATEMENT ASSESSMENT WORKSHEET

Write the mission statement of your organization below, then rate it using the criteria that follow. At the end, decide whether you believe the mission should be revisited.

Current mission statement of your organization:

The Mission:		**Yes, absolutely**	**To Some Extent**	**Not at All**
Is short and sharply focused				
Is clear and easily understood				
Defines why we do what we do				
Defines why the organization exists				
Prescribes, orders or designates ways of doing things and the means by which they will be done				
Is sufficiently broad				
Provides direction for doing the right things				
Addresses our opportunities				
Matches our competence				
Inspires our commitment				
Says what, in the end, we want to be remembered for				
Should the mission be revisited?				

If so, what changes should be considered?

Sample Municipal Mission Statements

1. At Your Service: A respected and inspired public service partner. – City of London

2. The Township of Asphodel-Norwood strives to provide a variety of services and programs to the community in an efficient, cost-effective and cooperative manner.

3. The Corporation of the Municipality of Chatham-Kent is a proud, proactive, progressive team committed to innovation and leadership through the provision of services enhancing the quality of life in our community.

4. Niagara Region will serve its residents, businesses and visitors through leadership, partnership and the provision of effective and community focused services.

5. The mission of Council and staff is to work together to create and implement strategies necessary to turn the vision into reality. – City of Hamilton

6. Quality services and community leadership. – City of Thunder Bay

7. To bring together PEOPLE, PARTNERSHIPS and POSSIBILITIES for a strong and vibrant Northumberland County.

8. A safe, livable, and sustainable community for our present and future citizens. – Maple Ridge

9. The Municipality will maximize opportunities for social and economic development while retaining an attractive, sustainable and secure environment for the enjoyment of residents and visitors. Through responsible and professional leadership and in partnership with others, the Municipality will strive to improve the quality of life for all residents living and working in the larger community. – District of Lunenburg

10. To assist our residents in attaining and maintaining a high standard for their quality of life. The Buffalo Municipal Housing Authority will provide services and opportunities associated with affordable, desirable, and secure housing to individuals and families. We will provide customer service, programs and amenities which are the best possible. – City of Buffalo

11. Marathon will continue to be a healthy and progressive community that supports development opportunities, lifestyle quality and open, flexible governance.

12. The City of Concord partners with our community to deliver excellent service and plans for the future while preserving, protecting and enhancing the quality of life.

13. The City of Seaside is dedicated to providing excellent municipal services that enhance the quality of life for our diverse community.

14. The City of Madison through the efforts of dedicated employees and elected officials will deliver the highest quality services and provide a fair and orderly system of governance for our citizens and visitors.

15. As stewards of the public trust, our mission is to provide leadership, excellent services and participatory government to enhance the quality of life and sense of community for all who live, work, raise families, play or conduct business in Dayton.

16. In partnership with its citizens, businesses and service organizations, the City of Colville will facilitate a forward-looking, people-friendly community that champions our community's diversity and respects the individual.

17. We protect, preserve, promote and improve the community by providing leadership and services reflecting the pride and values of Des Moines.

18. We provide high-quality, innovative and cost effective municipal services that enhance the lives of our citizens and the vitality of our neighborhoods and business districts through teamwork, integrity and continuous improvement. – City of Tacoma

Additional Resources:

1. A sustainable design and tool kit:

http://www.epa.gov/region4/recycle/green-building-toolkit.pdf

http://www.epa.gov/smartgrowth/pdf/rural_essential_fixes_508_030612.pdf

http://www.smartgrowthamerica.org/leadership-institute/implementation-tools

2. Design and Development:

http://www.epa.gov/smartgrowth/pdf/sg_guidelines.pdf

3. Zoning and development codes:

http://www.epa.gov/smartgrowth/pdf/rural_essential_fixes_508_030612.pdf

http://www.epa.gov/smartgrowth/codeexamples.htm

4. Score Cards for Smart Growth:

http://www.epa.gov/smartgrowth/scorecards/Maryland_Scorecard.pdf

http://www.epa.gov/smartgrowth/scorecards/Scorecard_expfleissigjacobsen.pdf

5. Buy Local:

https://www.youtube.com/watch?v=tSA1d3ni_jg

FOR IMMEDIATE RELEASE
Contact: Susan Russell, Ex. Director
srussell@keeplouisianabeautiful.org
(985) 502-9024

APPLY NOW FOR A KEEP LOUISIANA BEAUTIFUL HEALTHY COMMUNITIES GRANT
Applications accepted now until April 10th

(Louisiana 1/21/15) - Keep Louisiana Beautiful's Healthy Communities grants program will be accepting grant application now until April 10, 2015. Non-profit organizations, youth groups, schools and municipalities are encouraged to apply. Grants vary from $1,000 to $10,000.

The grant program is designed to encourage community action in the specific areas of litter abatement, waste reduction, education and environmental stewardship, training, litter enforcement, and recycling. Keep Louisiana Beautiful (KLB) supports strong, sustainable, action-oriented programs dedicated to our mission that demonstrates a commitment to community education, volunteer engagement and behavioral change.

Since 2004, KLB has awarded $2.5 million in grants to local communities for programs such as school anti-litter programs, waterway cleanups, school recycling programs and community recycling collections. "The grants program is so important because it allows KLB to extend its reach into local communities throughout the state. Local groups are able to increase the value of the grant by engaging additional partners and community volunteers," explains Sarah Kelley, KLB Affiliate Coordinator.

Download the grant application at www.keeplouisianabeautiful.org. Questions - contact Sarah Kelley at skelley@keeplouisianabeautiful.org or 318-780-4416.

Keep Louisiana Beautiful is dedicated to a more beautiful and litter-free Louisiana. With a statewide network of over 39 affiliate organizations, KLB engages over 23,000 volunteers at a value of over $2.3 million dollars, who pick up hundreds of thousands of pounds of litter from roadways and waterways. KLB promotes personal, corporate and community responsibility for a clean and beautiful Louisiana. For more information, visit www.keeplouisianabeautiful.org. Find us on Facebook and follow us on Instagram.

Healthy Communities Grant Highlights 2014-15

Audubon Charter School (Orleans):

Money will be spent on recycling containers, instructional signage, and reusable water coolers.

Ben Franklin High School (Orleans):

Money will be spent on recycling bins and trash receptacles for outdoor sports facility, textbook recycling, energy efficient light bulbs, and cleanup supplies.

BREC, The Recreation and Park Commission for the Parish of East Baton Rouge (East Baton Rouge):

Money will be spent on signage, paint and watershed Enviroscape for Greenwood Watershed educational project.

BTNEP, Barataria-Terrebonne National Estuary Program (Lafourche):

Money will be spent on cleanup supplies (gloves, bags, grabbers, rakes) and reusable water bottles for the annual Bayou Lafourche Cleanup.

Foundation for Science and Math Education (Orleans):

Money will be spent on T8 LED SubstiTUBE light bulbs to be placed around the campus of The New Orleans Charter Science and Mathematics High School.

Friends of City Park (Orleans):

Money will be spent on waste receptacles dividers (to retrofit existing receptacles) and signage.

Keep Hammond Beautiful (Tangipahoa):

Money will be spent on trash receptacles, cigarette butt receptacles, Enviroscape models, educational materials, and tools.

Keep Jefferson Parish Beautiful (Jefferson):

Money will be spent on trash receptacles for Fat City area.

Keep Mandeville Beautiful (St. Tammany):

Money will be spent on pocket ashtrays and smoker outpost urns for “Keep Your Butt in Your Pants” Cigarette Litter campaign.

Keep Morehouse Beautiful (Morehouse):

Money will be spent on dumpsters for parish wide Dumpster Day Events.

Keep Natchitoches Beautiful (Natchitoches):

Money will be spent on educational materials for “Green Campus” events, supplies and signage for “How Do You Recycle” campaign, and cleanup supplies.

Keep Slidell Beautiful (St. Tammany):

Money will be spent on trash receptacles for Olde Town Litter Abatement Program.

Keep Terrebonne Beautiful (Terrebonne):

Money will be spent on services to LEI Recycles to hold parish wide Household Hazardous Waste collection.

Keep West Baton Rouge Beautiful (West Baton Rouge):

Money will be spent on reusable water tumblers to be given out to students.

Louisiana State University (East Baton Rouge):

Money will be spent on recycling bins, litter grabbers, cleanup supplies (gloves, vests), and water nets for LSU lakes cleanup.

Nicholls State University (Lafourche):

Money will be spent on recycling containers for residential housing and classrooms, recycling hauling, and supplies.

Southeastern University (Tangipahoa):

Money will be spent on recycling bins for ‘Recycle Blue’ project.

Union Parish Police Jury (Union):

Money will be spent materials for dumpster construction, safety vests, litter grabbers, t-shirts, and garbage bags.

NOTES:

Youngsville

Where Life Is Sweeter…

Executive Masters of Business

Dr. Patricia Lanier

2012-2015 Cohort

Steven Ancelet, Monique Boulet, Cory Cole, Jim Dore', Troy Hebert, Mark Romero, and Margaret Trahan

UL Department of Management

PO Box 43570 Lafayette, Louisiana 70504

337-482-5386