



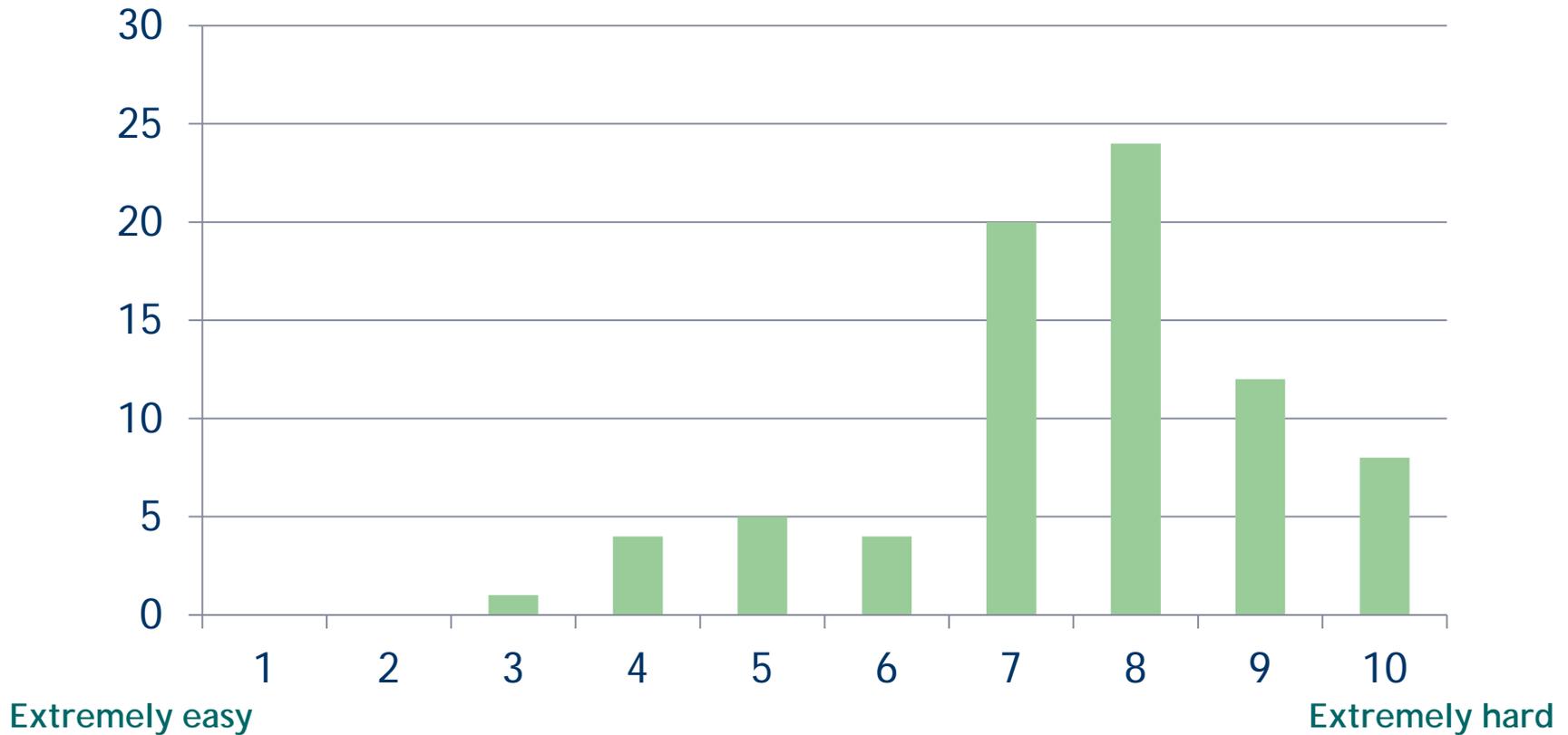
March 30, 2012

Survey Answers

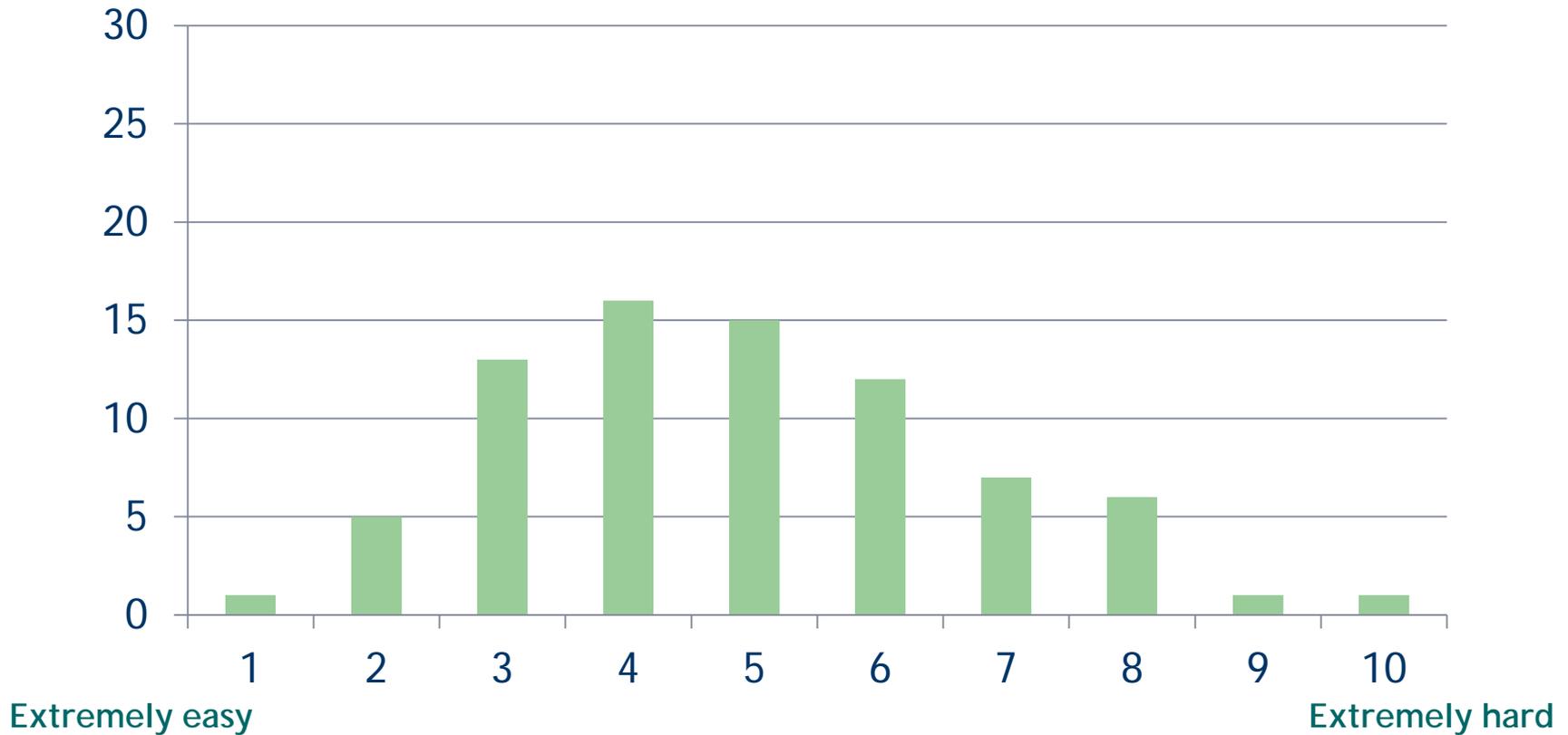
Smart Growth: Why is it so hard here?



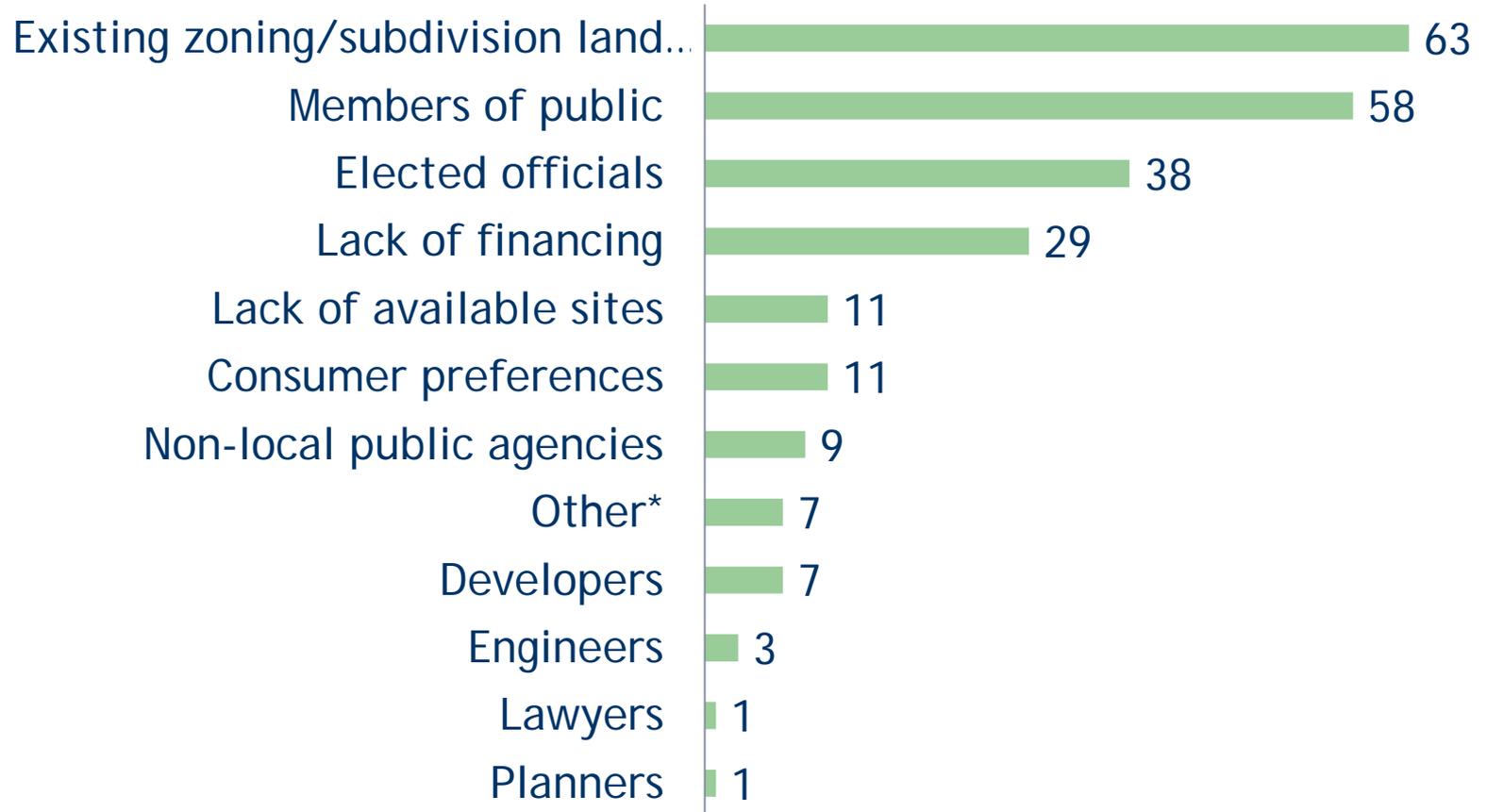
In your experience in the Delaware Valley, how hard is it to secure approvals for *Smart Growth* projects?



In your experience in the Delaware Valley, how hard is it to secure approvals for *conventional* projects?



What are the top obstacles to *Smart Growth Development* in the Delaware Valley?



**Other answers include Amtrak, too many different entities, traffic, safety in urban areas, and property tax/education impact (NJ)*

What are the top obstacles to *conventional development* in the Delaware Valley?



*Other answers include Landscapes2 (Chester Co. Planning)

If you could wave a magic wand and change one thing to make Smart Growth happen more often in the Delaware Valley, what would that be?

- Zoning changes to encourage development (require TND when appropriate, etc.), less parking requirements
- Education of public, elected officials (ie. density does not equal crime)
- More available public funds for smart growth projects
- Elected officials listen to the majority, not the vocal minority
- Removal environmental obstacles
- Consolidation of municipalities planning groups, “regional planning”
- Greater advocacy
- Increase mass transit
- Educate public of the benefits
- Financing bonus for and expedited processing for smart growth

What's the best idea you've heard of from another place that we should import to the Delaware Valley to achieve our goals of Smart Growth?

- Urban growth boundaries (ie. Oregon)
- County zoning
- Tax breaks for sustainable development
- Connecting planning to infrastructure
- Increase transit and bike/ped facilities
- Regional tax-based sharing
- More opportunities for TOD development with mixed-use surrounding
- Transportation options, more light rail lines
- Using field trips and site visits to help communities see what Smart Growth looks like
- Sketch plans required
- Parking maximums
- Minimum density requirements

Thank you!