

CHAPTER 4
GREEN SUBDIVISIONS

GREEN BUILDING PRACTICES	POINTS
401 Site Selection.	
401.0 Intent. The site is selected to minimize environmental impact by one or more of the following	
401.1 Environmentally sensitive areas are avoided.	6
401.2 An infill site is selected.	4
401.3 A greyfield site is selected.	5
401.4 An EPA-recognized Brownfield site is selected.	4
402 Project Team, Mission Statement and Goals.	
402.1 A knowledgeable team is established and team member roles are identified with respect to lot design, preparation, and development. A written mission statement that includes the project's goals and objectives is developed.	4
402.2 Training is provided to onsite supervisors and team members regarding the green development practices to be used on the project.	3
402.3 A checklist of green development practices to be used on the project is created and filled out regarding the site.	3
403 Site Design.	
403.0 Intent. The site is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental quality of the site.	
403.1 Natural resources are conserved by one or more of the following:	
(1) A natural resources inventory is used to create the site plan.	5
(2) A plan to protect and maintain priority natural resources/areas during construction is created. (See Section 404 for guidance in forming the plan.)	5
(3) Builder or member of builder's team participates in a natural resources conservation program.	4

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(4) Streets, buildings, and other built features are located to conserve high priority vegetation.	4
403.2 Development in which 75% of the building sites are designed with the longer dimension of the structure to face within 20 degrees of south.	6
<p>403.3 Slope disturbance is minimized by one or more of the following.⁽¹⁾</p> <p>(1) Development on steep slopes is minimized. 4</p> <p>(2) Hydrological/soil stability study for steep slopes is completed and used to guide the design of all buildings onsite. 4</p> <p>(3) Road and driveways are aligned with natural topography to minimize their grade and reduce cut and fill. 5</p> <p>(4) Long-term erosion effects are reduced through the design and implementation of terracing, retaining walls, landscaping, and restabilization techniques. 6</p> <p>Point Modification: (1) Points shall be awarded only if there are developable steep slopes in the area.</p>	
<p>403.4 Soil disturbance and erosion are minimized by one or more of the following: <i>(Also see Section 404)</i></p> <p>(1) Construction activities are scheduled to minimize length of time that soils are exposed. 4</p> <p>(2) Utilities are installed using alternative means such as a tunneling instead of trenching, use of smaller (low ground pressure) equipment or geomats to spread the weight of construction equipment, shared utility trenches or easements. 4</p> <p>(3) Limits of clearing and grading are demarcated. 4</p>	
<p>403.5 Storm water is managed using one or more of the following low impact development techniques:</p> <p>(1) Natural water and drainage features are preserved and used. 6</p> <p>(2) Storm water management plan is developed and implemented that minimizes concentrated flows and seeks to mimic natural hydrology, e.g., vegetative swales, French drains, wetlands, drywells, and rain gardens. 6</p> <p>(3) Impervious surfaces are minimized and permeable materials are used for driveways, parking areas, walkways, and patios. 5</p>	

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<p>403.6 Landscape plan is developed to limit water and energy demand while preserving or enhancing the natural environment. Examples of techniques may include, but are not limited to, one or more of the following;</p> <p>(1) A plan is formulated to restore or enhance natural vegetation that is cleared during construction. Landscaping is phased to coincide with achievement of final grades to ensure denuded areas are quickly vegetated.</p> <p>(2) Turf grass species and other vegetation that are native or regionally appropriate are selected.</p> <p>(3) Turf areas are limited. Native and regionally appropriate trees and vegetation are selected so as to complement the natural setting.</p> <p>(4) Plants with similar watering needs are grouped (hydrozoning).</p> <p>(5) Species and locations for tree planting are identified to increase summer shading of streets, parking areas, and dwellings and moderate temperatures.</p> <p>(6) Vegetative wind breaks or channels are designed as appropriate to local conditions.</p> <p>(7) Onsite tree trimmings or stump grinding of regionally appropriate trees are used to provide protective mulch during construction or as base for walking trails.</p> <p>(8) An integrated pest management plan to minimize chemical use in pesticides and fertilizers is established.</p> <p>(9) Common area watering is controlled by a weather based or moisture based irrigation controller.</p>	<p>5</p> <p>4</p> <p>4</p> <p>5</p> <p>5</p> <p>4</p> <p>3</p> <p>4</p> <p>6</p>
<p>403.7 Measures are implemented to support wildlife habitat.</p> <p>(1) Wildlife habitat is maintained.</p> <p>(2) Measures are instituted to establish or promote wildlife habitat.</p> <p>(3) Open space is preserved as wildlife corridor.</p> <p>(4) Builder or member of builder's team participates in wildlife conservation program.</p>	<p>5</p> <p>4</p> <p>5</p> <p>5</p>
<p>403.8 An operation and maintenance plan (manual) is prepared and outlines ongoing service of common open space, utilities (storm water, waste water), and environmental management activities.</p>	<p>5</p>
<p>403.9 Existing building(s) is disassembled for reuse or recycling of building materials.</p>	<p>6</p>

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**404
Site Development and Construction.**

404.0 Intent. Environmental impact during construction is minimized.

404.1 Onsite supervision and coordination is provided during clearing, grading, trenching, paving, and installation of utilities to ensure that specified green development practices are implemented. <i>(Also see Section 403.4)</i>	4
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404.2 Designated trees and vegetation are preserved by one or more of the following:	
(1) Fencing or equivalent to protect trees and other vegetation is installed.	4
(2) Trenching, significant changes in grade, and compaction of soil and critical root zones in “tree save” areas are avoided.	4
(3) Damage to designated existing trees and vegetation is mitigated during construction through pruning, root pruning, fertilizing, and watering.	4

404.3 Onsite soil disturbance and erosion are minimized by one or more of the following:	
(1) Limits of clearing and grading are demarcated.	5
(2) “No disturbance” zones are created using fencing or flagging to protect vegetation and sensitive areas from construction vehicles, material storage, and washout.	4
(3) Sediment and erosion controls are installed and maintained.	5
(4) Topsoil is stockpiled and covered for later use to establish landscape plantings.	5
(5) Soil compaction from construction equipment is reduced through laying lightweight geogrids, mulch, chipped wood, or plywood sheets.	4
(6) Disturbed areas are stabilized within the EPA recommended 14-day period.	4
(7) Soil is improved with organic amendments and mulch.	4

**405
Innovative Practices**

405.0 Intent. Innovative site design, preparation, and development practices are used to enhance environmental performance. Waivers or variances from local development regulations are obtained and innovative zoning practices are used to implement such practices as applicable.

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405.1 Driveways or parking is shared.	5
405.2 Street widths and right-of-ways are minimized per local code recommendations and consistent with national standards set by organizations such as the Institute of Transportation Engineers (ITE).	6
<p>405.3 Cluster Development is implemented in accordance with the following:</p> <p>(1) Natural or scenic qualities of the site are preserved by modifying the applicable zoning ordinance or local law to provide an alternative method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping.</p> <p>(2) Cluster development enables and encourages flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of the site.</p>	7 7
<p>405.4 Innovative Zoning Techniques are implemented in accordance with the following:</p> <p>(1) Innovative zoning ordinances or local laws are developed and created to promote green building which may include incentives for permissible adjustments to population density, area, height, open space, mixed-use or other provisions for the specific purpose of open space, natural resource preservation or protection and/or mass transit usage. Other innovative zoning techniques may be considered on a case by case basis.</p> <p>(2) Use and potential increase in zoned use are promoted on sites where environmental effects are minimized and infrastructure is readily available and adequate, while providing for reduced development on sensitive sites.</p> <p>(3) Community-based amenities are provided which promote higher density living (such as parks, plazas, mixed-use and open space) beyond code requirements, with incentives.</p>	6 6 6
405.5 Constructed wetlands or other natural innovative wastewater treatment technologies are used as permitted by local code.	7
<p>405.6 <u>Mass transit access is in accordance with one or more of the following:</u></p> <p>(1) A site is selected within ½ mile of pedestrian access to a public transit system.</p> <p>(2) Walkways, bikeways, street crossings, and entrances designed to promote pedestrian activity are provided. New dwellings are connected to existing sidewalks and areas of development.</p>	6