

General Development Policies – Environment

Environmentally Sensitive Site Design Assessment (Policy #1B, 3A and 3B)

Planning staff uses the following list as a tool to help assess how a specific development proposal (i.e., a rezoning site plan) addresses the environmental sensitive site design guidance in the General Development Policies. This list is not intended to suggest that a proposed development must include these characteristics, nor that there are not additional characteristics of environmentally sensitive site design. Staff is encouraged to list other relevant characteristics.

1	Protects/restores environmentally sensitive areas (Policy 1-B)
	a. Preserves and/or restores environmentally sensitive areas (areas with wetlands, streams, floodplains, trees, topography not already protected through existing regulations)?
	b. Connects environmentally sensitive area to other environmentally sensitive areas or significant natural features?
	c. Others:
2	Facilitates the use of alternative modes of transportation (Policy 3-A)
	a. Scores high on GDP for Accessibility & Connectivity?*
	b. Bike facilities beyond required– path, lanes, connections, parking, storage, showers, etc?
	c. Transit facilities beyond required– bus/transit shelter, pad, connections, etc?
	d. Pedestrian facilities beyond required – sidewalks, paths, connections, etc?
	e. Additional right-of-way beyond required for connectivity, bike-lanes, etc.
	f. Preferred parking for carpools, vanpools, car share, alternative fuel vehicles?
	g. Others:
3	Reduces ground level temperatures (Policy 3-A)
	a. Green/vegetated roofs?
	b. White, light shingles or other roofing that reflects heat?
	c. Reforestation of impervious surfaces, additional shade trees? (Such as trees in parking lots beyond ordinance requirements.)
	d. Reduction of impervious surface?
	e. Evidence of energy efficiency (Such as energy star rating, LEED certification, solar, etc.)
	f. Others:
4	Reduces the amount, and improves the quality of storm water run-off (Policy 3-A)
	a. Rainbarrels and/or innovative collection of rainwater?
	b. Additional treatment of run-off beyond PCCO?
	c. Minimizes site disturbance and related erosion and sedimentation?
	d. Provides enhanced erosion and sedimentation measures?
	e. Grass-crete pavers or other “semi-pervious” surface in place of impervious surface?
	f. Others:
5	Minimizes impacts to the natural environment (Policy 3-A)
	a. Reuses existing building?
	b. Building on infill lot that scores high on GDP for Accessibility & Connectivity?*
	c. Development and remediation of brownfield site?
	d. Does not exceed minimum parking requirements?
	e. Orient building to optimize solar access and prevailing breezes?
	f. Others:
6	Provides for efficient water use (Policy 3-A)
	a. Rainbarrels, others?
	b. Low maintenance , drought resistant, native vegetation?
	c. Irrigation through natural ponds/water bodies?
	d. Others:
7	Minimizes impacts to the City's tree canopy (Policy 3-B)
	a. Preserves existing trees?
	b. Exceeds Tree Ordinance requirements? Note particularly if: Exceed requirements for trees in parking areas and/or urban environments Result is less impervious area
	c. Re-vegetates areas that were previously developed?
	d. Others:

**If proposal is for a non-residential use, then residential may count as a complementary land use.*