

6.6.5. SUSTAINABLE SITE IMPROVEMENTS

- A. All new residential and non-residential development shall achieve a minimum of six (6) points from the following menu of sustainable site improvements. Significant modifications or additions that require a Major Design Review process shall achieve a minimum of three points.

TABLE 6.5.1. Sustainable Site Improvements Menu of Options

Menu Item	Points	Public Benefit
Plant at least 20% additional trees than otherwise required	3	Reduce urban heat island
Provide community garden plots, fruit trees, or other means of food production on site for at least 15% of multi-unit dwellings. Plots must be at least 20 square feet each. Plus one point for a bear proof, community composting facility for the garden.	Up to 4	Foster local food production.
Construct residential buildings to be elongated on an east-west axis, with south facing windows that receive sunlight between the hours of 9:00 a.m. and 3:00 p.m. (sun exposure) during the heating season. Combine with awnings or other shade structures on the east and west facing windows, appropriate use of glazing, daylighting, and other passive solar design techniques.	1	Reduce energy demand and reliance on non-renewable energy sources.
For vertical mixed-use buildings with commercial/office building areas, include at least one dwelling per 3,000 square feet of commercial/office floor area.	2 points per dwelling	Increase attainable housing options
Provide a cottage court or cluster of small units on a large residential parcel that would otherwise be used for a single detached dwelling unit.	2 points for each additional unit where zoning density allows or with approved density bonus	Increase attainable housing options
<ul style="list-style-type: none"> - Provide double the minimum of the required amount of bicycle parking on site (.5 points) - Provide a bike repair station (.5 points) - Provide bike amenity facilities such as showers (3 points), changing areas without showers (1 point), interior bike storage (1 point) 	Up to 5	Reduce carbon footprint by providing a variety of mobility options
Install additional level 2 or higher electric plug-in stations for hybrid and electric vehicles on-site over the minimum applicable standard, or additional conduit over the minimum applicable standard.	1-5 total: 1 per electric plug-in station + 1 per 15% of spaces for conduit	Reduce carbon footprint by providing a variety of mobility options
Add designated and signed car share space(s) to site.	1	Reduce carbon footprint by providing a variety of mobility options
Plant a vegetated roof for a portion of the roof area.	1-10: Points awarded on a sliding scale, with one point per 10% of vegetated roof area.	Protect natural resources and reduce urban heat island.

Exceed landscape area requirement by at least 25% with water smart or pollinator friendly vegetation.	3	Protect natural resources and reduce urban heat island.
Place at least 50% of parking area and spaces either under cover with a roof that has a minimum SRI (Solar Reflectance Index) of 29, or beneath finished living space.	5	Protect natural resources and reduce urban heat island.
Renewable energy system. Install any renewable energy system allowed by zoning district* - Solar Photovoltaic: (2 points for <50%, three points for >50% energy needs, 5 points for >70%; and 7 points for 100% or more) - Geothermal (heat pump, ground source, water system, other): (2 points for <50%, three points for >50% energy needs, 5 points for >70%; and 7 points for 100% or more) - Incorporate passive/active solar techniques demonstrating a quantifiable reduction in energy needs (water panels, etc.) (2 points for <50%, three points for >50% energy needs, 5 points for >70%; and 7 points for 100% or more)	See list. *The equipment cost can be deducted from the building permit valuation. Total permit fee can be reduced by a percentage of energy needs met: [insert sliding scale] 100%=50% fee reduction...	Reduce energy demand and reliance on non-renewable energy sources.
Incorporate native plant material for at least 100% of required landscape area.	5	Protect water resources
Use a high-efficiency irrigation system with drip or sub-surface system and rain sensors	3	Protect water resources
- Alternative sustainability technology and innovation not listed	(as determined by the Director)	To allow for opportunities to implement new technologies as they become available.