

50-29 SUSTAINABILITY STANDARDS.

50-29.1 Applicability.

In order to promote sustainable development, all new residential development proposals containing three or more units, and all non-residential development with a gross floor area of 10,000 square feet or more, shall be required to comply with the provisions of this Section 50-29. (Ord. No. 10044, 8-16-2010, § 6.)

50-29.2 Points required.

Each new development shall be required to achieve at least a minimum number of points from the menu of options shown in Table 50-29-1:

- A. Residential development minimum requirements.
 - 1. Residential development with 3-29 units: 3 points.
 - 2. Residential development with 30 or more units: 4 points;
- B. Non-residential development minimum requirements.
 - 1. Non-residential development with 10,000 to 25,000 square feet: 3 points.
 - 2. Non-residential development with a total square footage of more than 25,000 square feet: 4 points;

Table 50-29-1: Sustainability Point System	
	Points Earned
LOCATION	
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site with Environmental Site Assessment documented contamination that will be removed by property owner as part of the project)	1.50
Development on previously used or developed land that is not contaminated (site re-use)	0.75
Development on a previously undeveloped site that is located immediately adjacent to existing city roadway and utility infrastructure and that does not require additional public roadway and utility infrastructure to be constructed to service development.	0.25
ENERGY EFFICIENCY	
Meet ASHRAE standard 189.1 (Section 7.4.2) for building envelope design ^[1]	1.50
Meet ASHRAE standard 189.1 (Section 7.4.6) for lighting ^[1]	0.75
Meet ASHRAE standard 189.1 (Section 7.4.3) for HVAC equipment ^[1]	0.75
Meet Energy Star standards for low rise residential or exceed ASHRAE 90.1-2004 energy efficiency standards by 15%. ^[2]	1.00
ALTERNATIVE ENERGY	
Generate or acquire a minimum of 15% of the electricity needed by the development from alternative energy sources (solar, wind, etc)	1.00
Install solar panels on a minimum of 15% of homes dwelling units contained in one-family, two-family, or townhouse dwellings	0.75
Pre-wire a minimum of 10% of residential dwelling units for solar panels	0.25
Install solar panels on primary structure, or at least 50% of buildings in a multi-building complex	0.75
PASSIVE SOLAR	
A minimum of 20% of residential dwelling units or lots are oriented within 20% of east-west for maximum passive solar exposure	1.00
At least 20% of non-residential buildings have one longer axis oriented east-west for maximum solar exposure	1.00
WATER	
Install a "cool roof" on the primary structure, or at least 50% all of primary buildings in a multi-building complex. Cool roofs shall have a Solar Reflectance Index of 78 for flat roofs or 29 for roofs with a slope greater than 2:12.	1.00
Install a green vegetated roof on the primary structure, or at least 50% of all primary buildings in a multi-building complex. Green	2.00

Table 50-29-1: Sustainability Point System	
	Points Earned
or vegetated roofs shall include vegetation on at least 50% of the roof area (25% for renovated buildings) and shall use only plant materials permitted by the landscaping standards in Section 50-25.	
Meet ASHRAE standard 189.1 (Section 6.3.1) for site water use reduction ^[1]	0.75
Meet ASHRAE standard 189.1 (Section 6.3.2) for building water use reduction ^[1]	0.50
STORMWATER, ADDITIONAL RETENTION	
Post construction development will retain at least 0.5 inches of runoff on the site from impervious surfaces (retrain through infiltration, need proper native soils verified through geotechnical field testing approved by city engineer)	0.50
Post construction development will retain 1.1 inches of runoff on the site from impervious surfaces (retrain through infiltration, need proper native soils verified through geotechnical field testing approved by city engineer)	0.75
VEGETATION	
Retain at least 20% of existing pre-development native natural vegetation (minimum 5,000 square feet)	0.50
Turf grass is limited to 40% of the landscaped area. (minimum 5,000 square feet)	0.25
Maintain a minimum of 50 foot naturally vegetative buffer from delineated wetlands (minimum 25,000 feet of delineated wetlands on the property)	0.50
URBAN AGRICULTURE	
A fenced, centrally located community garden space is provided for residents and for urban gardening purposes at a ratio of 50 sq. ft. per dwelling unit as part of the overall landscape plan	1.00
A minimum of one on-site composting station is provided for every 25 units	0.25
TRANSPORTATION	
Source a minimum of 20% by cost of structure construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 500 miles of the site (excluding gravel, fill, concrete, asphalt, and similar site construction material)	1.50
A minimum of 2% of required automobile parking spaces are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance	0.25
[1] <i>Standard for the Design of High-Performance Green Buildings</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2009.	
[2] <i>Energy Standard for Buildings Except Low-Rise Residential</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2004.	

(Ord No 10459, 7-11-2016, §2)

C. LEED-certified building alternative.

Buildings that have achieved LEED requirements necessary to receive certification from the U.S. green building council at the silver level or above shall not be required to meet the above requirements;

D. Documentation required.

Applicants shall provide documentation of techniques that will be used to satisfy the above requirement, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question. (Ord. No. 10044, 8-16-2010, § 6.)