

Home and Community Construction that's Naturally Better!

In 1999 Southface Energy Institute developed the EarthCraft House Program in partnership with the Greater Atlanta Home Builder's Association. EarthCraft House is a voluntary green building program that serves as a blueprint for healthier, more comfortable homes, which reduce utility bills and help to protect the environment. The benefits for the homeowner include:

- Savings on operating, health and repair costs
- Conservation of resources and energy
- Improved air and water quality
- Quiet and durable

Since its inception, EarthCraft House has become a well-recognized symbol of quality and integrity. Originally a program for single-family new homes, builders and consumers created the demand to apply these principles to a broader range of residential construction. EarthCraft House Renovation was created to address the needs of existing homes, soon followed by EarthCraft Multifamily and affordable housing programs. In partnership with numerous stakeholders, the strategy has been applied to the broader development needs of planned communities in the EarthCraft Communities Program.

A partnership between Southface, The Urban Land Institute, Atlanta regional Commission, and the Greater Atlanta Homebuilders created EarthCraft Communities to encourage and recognize developments that contributes to economic vitality while protecting the environment and quality of life. EarthCraft Communities is a certification program that assists land developers in identifying and implementing positive environmental practices.

What important features separate EarthCraft Community from conventional developments?

- Walkability
- Interaction with the community and surrounding sites
- Environmentally sustainable practices: Both site development and building development
- Pollution prevention during construction and occupancy
- Integrated planning
- Third-party verification

EarthCraft Communities think beyond just the building structure and look as the larger picture of what makes a community sustainable. For a community to become EarthCraft Community Certified the builder participates in an annual design charrette, submits a worksheet and implementation plan following a point system and allows independent third-party inspections for certification. EarthCraft Community ensures quality to the consumer and support to the developer.



COMMUNITIES

Guidelines

2006

Piedmont

EarthCraft Community Guidelines

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Reminder: these guidelines are sometimes revised.
Please refer back to the website for the most current version
before evaluating your specific project.

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Introduction

Georgia, and particularly the region surrounding Atlanta, have recently experienced dramatic growth and development. Over the past decade, Atlanta has been a model of economic development, attracting corporate headquarters, boasting the world's busiest airport, and leading the nation in housing starts for many years. However, this welcomed economic activity was accompanied by growth pressures for which the region was not fully prepared.

EarthCraft Communities is a standard for sustainable residential development in this region. A partnership between the public, private, and non-profit sectors, including The Urban Land Institute, Atlanta Regional Commission, Greater Atlanta Homebuilders Association, and Southface, the program is intended to encourage and recognize developments that will contribute to economic vitality while protecting the environment and quality of life. EarthCraft Communities provides a tool that can be used by developers and homebuyers, as well as public officials and citizen advocates, to evaluate and improve the quality of communities in the Piedmont region of Georgia. The program is voluntary and market-based, and it rewards responsible developers with a well-known and trusted certification for green development. They demonstrate their commitment to quality by displaying the EarthCraft logo to homebuyers and local officials and stakeholders.

To be certified, participating development projects must feature a number of environmentally-responsible practices, chosen from the guidelines contained in this handbook. Drawing on principles of smart growth, new urbanism, green building, and "low-impact" development, the guidelines address most components of land development, including site selection, site planning, site design, vertical construction, and a participatory, integrated design process.

This handbook represents many hours of thoughtful input and evaluation of sustainable development components by stakeholders actively involved in creating such places. It is the product of an unprecedented collaboration among the region's leading developers, planners, designers, and environmental advocates. Over the course of two years, more than 30 professionals attended charettes and meetings, commented on drafts, and responded to enquiries to determine these best practices. Among these professionals, five developers submitted their projects for certification as pilot projects, demonstrating that "sustainable" can also be profitable.

Deserving of special thanks and recognition for their participation are ECOS Environmental Design, Preston and Reed Sustainability Associates and Village Habitat Design, Clark's Grove LLC, Cousins Properties and Pine Mountain Builders, Green Street Properties and Glenwood Park, Hedgewood Properties and the Vickery Development, and Serenbe Company LLC.

Founding Partners

Atlanta Regional Commission
Greater Atlanta HBA
Urban Land Institute-Atlanta District
Southface

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Glenwood Park	Green Street Properties
Longleaf	Cousins Properties
Serenbe	Serenbe Development LLC
Vickery	Hedgewood Properties

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EarthCraft Communities

Green Development Guidelines

Application and Certification Process

Each project will participate in an ongoing certification process:

- Submit an initial application that includes the information detailed below and information requested specifically in the text of each guideline.
- Undertake a pre-development site review with the EarthCraft House staff
- Receive designation as a “Certified EarthCraft Community.”
- Submit additional documentation as the site design is developed and construction is commenced, as explained specifically in the text of each guideline or at the reasonable request of EarthCraft House staff.
- Participate in site inspections and periodic reviews with EarthCraft House staff.

Initial application information

1. *Site Analysis and Base Information* - Boundary; topography and aspect; conceptual hydrologic study (including drainage planes and direction of flow, flood plain location, wetlands delineation, state waters); vegetative cover; soil series; historic, cultural, and archaeological resources; land use and existing infrastructure map to ½ mile from property line; and other items identified by the developer as being critical to the proposed design.
2. *Conceptual Site Plan* – The site plan should illustrate elements that will satisfy EarthCraft Communities points, to the extent that their location is determined in the preliminary stage. Descriptive notes may also be included where locations are not yet determined
3. *Projected analytical information* - Number, types, and projected price points of residential units; gross and net residential densities; area of total building footprint and open space coverage; square footage of each land use category
4. *Narrative* - The narrative should address specific EarthCraft Communities points, indicating an intent to pursue the point and a description of how the point will be attained. Future inspections and verifications will refer to this narrative.
5. An *aerial photo* of the site and one of the general area. Photographs of unique features impacting the design.
6. *Agreement* by applicant to allow inspections (paid for in advance) by EarthCraft Communities, to ensure compliance with approved design.

Commonly used acronyms

American Society for Testing and Materials	ASTM
Area Median Income	AMI
Atlanta Regional Commission	ARC
Best Management Practices.....	BMPs
Combined Heat and Power	CHP
Covenants, Codes, and Restrictions	CCRs
Georgia Department of Natural Resources	DNR
Georgia Regional Transportation Authority.....	GRTA
Heating, Ventilation and Air Conditioning	HVAC
Leadership in Energy and Environmental Design	LEED
Livable Centers Initiative	LCI
National Association of Home Builders	NAHB
Nephelometric Turbidity Units.....	NTUs
Pollution Prevention Assistance Division	P2AD
Regional Development Center	RDC
Total Suspended Solids.....	TSS
Traffic Analysis Zone	TAZ
Transferable Development Rights	TDRs
U.S. Green Building Council.....	USGBC

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Performance Categories

- **Site Selection**
- **Water Management**
- **Planning and Design**
- **Preservation Landscape**
- **Community Engagement**
- **Green Building**

Site Selection

Threshold Requirement

Regional Plans

Criteria

1. Brownfield Redevelopment
2. Greyfield Redevelopment
3. Infill Development
4. Regional Activity Centers
5. Transit Orientation
6. Proximity to Regional Bike Path
7. Jobs/Housing Balance

Threshold Requirement

Regional Plans

The development must be consistent with Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA) regional plans, or those of the applicable Regional Development Center (RDC). Demonstrate engagement with the RDC to understand regional significance of the development.

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative of interaction with the RDC, including names of the representatives contacted.

Brownfield Redevelopment

5 points

Develop a brownfield site, defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Requirement: Conduct an ASTM Phase II environmental assessment that reveals contamination OR demonstrate the site is classified as a brownfield by a local, state, or federal agency. Address any hazardous contamination in an approved remediation plan.

Documentation needed to attain these points:

- *Initial*
Provide a narrative demonstrating how the site meets the above definition of a brownfield.
- *Additional*
Provide a copy of the Phase II assessment results, OR submit a letter confirming governmental designation as a brownfield.
Provide a copy of the approved remediation plan.

Greyfield Redevelopment

3 points

Develop a greyfield site, defined as: a commercial or institutional property in economic decline due to high rates of vacancy, abandonment, or the degradation of existing infrastructure.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating how the site meets the above definition of a greyfield.

Infill Development

Infill development 25% – 2 points

The development is directly adjacent to existing roads and sewer infrastructure AND 25% of the site is directly adjacent to existing development or permanently preserved greenspace AND *Connectivity* points are attained.

OR

Infill development 90% – 3 points

The development is directly adjacent to existing roads and sewer infrastructure AND 90% of the site is directly adjacent to existing development or permanently preserved greenspace AND *Connectivity* points are attained.

To qualify, the property must not have been in active agricultural use prior to purchase.

Documentation needed to attain these points:

- *Initial*
Designate adjacent development and infrastructure on a map or site plan.

Activity Center Location

2 points

Development is within a Livable Centers Initiative (LCI) study area, and is compatible with LCI recommendations;

OR, development is within an activity center, town center, or growth corridor as defined by ARC maps;

OR if not within the 13-county Atlanta region, applicant demonstrates that the site is located within an area designated for intensive development and multimodal transportation infrastructure, consistent with ARC center/corridor parameters

Documentation needed to attain these points:

- *Initial*

Designate the boundaries of the existing LCI area on a map or site plan OR, if outside the LCI area, provide a narrative indicating how the site meets the parameters of the LCI program.

Transit Orientation

2 points

Locate the area of highest density in the community within ¼ mile of local bus stop

OR

1 point

Locate the area of highest density in the community within ¼ mile of a planned and funded local bus stop

4 points

Locate the area of highest density in the community within ½ mile of heavy rail, light rail, or bus rapid transit station AND, *Connectivity* points are attained through design that is oriented to the transit station and encourages walkability. AND, *Density* points are attained

OR

3 points

Locate the area of highest density in the community within ½ mile of a planned and funded heavy rail, light rail, or bus rapid transit station AND, *Connectivity* points are attained through design that is oriented to the transit station and encourages walkability. AND, *Density* points are attained

Documentation needed to attain these points:

- *Initial*

Indicate the location of the transit facility and the location of the likely “area of highest density” on the conceptual site plan. For planned transit facilities, provide a narrative of future location and funding source.

- *Additional*

For planned transit facilities, submit a document from the relevant transit authority or local government verifying secured funding for the transit project.

Proximity to Regional Bike Path

3 points

Locate the area of highest density in the community within ½ mile of a regional bike path, AND provide a continuous linkage and directional signage to the path.

OR

2 points

Locate the area of highest density in the community within ½ mile of a planned and funded regional bike path.

Documentation needed to attain these points:

- *Initial*

Indicate the location of the trail and the location of the "area of highest density" in the conceptual site plan. For planned trails, provide a narrative of future location and funding source.

- *Additional*

For planned trails, submit a document from the relevant project organization verifying secured funding for the trail.

Jobs/Housing Balance

4 points

Bring the area jobs/housing ratio closer to 3:2 through residential development in a job center.

Explanation: In the 10-county ARC region, this ratio will be calculated at the ARC Traffic Analysis Zone (TAZ) level. Outside this region, calculate at the census tract level or provide evidence of meeting the intent of the requirement through a narrative.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement, including a projection of the number of housing units onsite. EarthCraft House staff will calculate the impact on the jobs/housing balance with ARC Traffic Analysis Zone data; OR, if the project is not within the 10-county ARC region, provide a narrative with evidence that the project helps to relieve a shortage of housing in a job center.

Additional Resources:

Greyfield Redevelopment Toolkit, Atlanta Regional Commission
Quality Growth Toolkit – www.atlantaregional.com/qualitygrowth/toolkit/greyfield_tool.pdf

Transit-Oriented Development Toolkit, Atlanta Regional Commission –
http://www.atlantaregional.com/qualitygrowth/TOD_TOOL.pdf

Jobs/Housing Balance Toolkit, Atlanta Regional Commission –
http://www.atlantaregional.com/qualitygrowth/JOBS_HOUSING_BALANCE_TOOL.PDF

PATH Foundation – A non-profit organization dedicated to developing a regional trail system for metro Atlanta,
<http://www.pathfoundation.org/>

Quality Growth Task Force, Metro Atlanta Chamber of Commerce –
<http://www.metroatlantachamber.com/macoc/initiatives/qualitygrwth.shtml>

Smart Growth Online - A web-based catalogue of Smart Growth related news, events, information and resources.
www.smartgrowth.org

Smart Growth Shareware - A library of smart growth resources for everyone interested in creating livable, well-planned communities. To order copies, go to www.smartgrowthamerica.org

Water Management

Threshold Requirements

Erosion and Sedimentation BMPs

On-call Personnel

Post-Construction BMPs

Erosion and Sedimentation Control Criteria

1. Minimize Mass Grading
2. Materials Reuse
3. Vehicle Wash Station
4. Turbidity Testing

Post-Construction Stormwater Management Criteria

5. Reduce Runoff Volume

Efficiency and Conservation Criteria

6. Water-Conserving Landscape - Common Areas
7. Water-Conserving Landscape - Private Lots
8. No Septic Tanks

Threshold Requirement

Construction BMPs (Best Management Practices)

Hold a preliminary erosion and sedimentation meeting between developer, developer representatives and contractors, site planner, engineer, and erosion and sedimentation inspector before finalizing site plan.

AND

Submit an erosion and sedimentation plan consistent with BMPs from the *Manual for Erosion and Sediment Control in Georgia* (Green Book). Implement, monitor, and regularly maintain BMPs.

Two Points will be deducted for a "red-tag," stop-work order on any permits obtained by the developer.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative describing the content and outcomes of the preliminary erosion and sedimentation meeting, as well as BMPs chosen for the project.

- *Additional*

Provide the erosion and sedimentation site plan.

Threshold Requirement

On-call Personnel

Designate personnel responsible for responding at any time to erosion and sedimentation control failures.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative indicating an intent to designate personnel.

- *Additional*

Provide a narrative supplying the name of the designated personnel and his or her responsibilities.

Threshold Requirement

Post-Construction Stormwater Performance

Submit a stormwater management plan consistent with performance criteria from the North Georgia Water Planning District's *Georgia Stormwater Manual* (Blue Book)

These criteria include:

- Treat the runoff from 85% of the storms that occur in an average year (runoff resulting from a rainfall depth of 1.2 inches). Reduce average annual post-development Total Suspended Solids (TSS) loadings by 80%
- Provide extended detention of the 1-year, 24-hour storm
- Provide peak discharge control of the 25-year storm event such that the post-development peak rate does not exceed the predevelopment rate to reduce overbank flooding.
- Evaluate the effects of the 100-year storm on the stormwater management system, adjacent property, and downstream facilities and property (downstream peak flow analysis). Manage the impacts of the extreme storm event through detention controls and/or floodplain management

AND, Label all stormwater inlets to designate their connection to the watershed and discourage pollution

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative indicating an intent to meet the credit and potential stormwater management BMPs.
- *Additional*
Provide the stormwater management plan.

Provide a narrative confirming that the requirement was met.

Minimize Mass Grading

2 points

Limit mass grading to expose the smallest practical area of soil. Ensure that grading operations do not contribute to soil settlement or soil creep, flooding, erosion, or increased turbidity. Stabilize disturbed areas immediately after the initiation of grading, using approved erosion and sedimentation BMPs.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirements.
- *Additional*
Provide a copy of the grading plan.

Materials Reuse

2 points

Reuse organic materials from the site for erosion and sedimentation control across the site.

2 points

Reuse construction waste for erosion and sedimentation control across the site.

Reused materials must meet standards in the Manual for Erosion and Sediment Control in Georgia (Green Book).

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.
- *Additional*
Provide a narrative of materials reuse as an erosion and sedimentation BMP.

Vehicle Wash Station

1 point

Designate a contained area to rinse and wash out construction vehicles, and clean up dislodged pollutants regularly. Ensure that wash water does not interact with stormwater being discharged from the site. Use phosphate-free, biodegradable soaps to protect water quality.

Documentation needed to attain this point:

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

- *Additional*

Designate the wash station in the site plan.

Provide a narrative describing the management of the facility.

Turbidity Testing

3 points

Design, install, and maintain erosion and sedimentation BMPs to ensure a runoff turbidity level of no more than 25 Nephelometric Turbidity Units (NTUs) during the 25-year, 24-hour storm and smaller. Measure the turbidity level of runoff leaving the site after every 1.2-inch or greater storm event during construction. If test results exceed 25 NTUs, adjust BMPs to meet the performance target during the next 1.2-inch or greater storm. To qualify for this point, turbidity levels cannot exceed 25 NTUs in more than two consecutive, measured storm events.

OR

Comply with local or state turbidity testing regulations, whichever is most stringent.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.
- *Additional*
Provide a narrative of turbidity testing, results, and responses, and copies of the turbidity test reports.

Reduce Runoff Volume

4 points

Infiltrate 50% of the runoff volume of the 1-year, 24-hour storm generated across the site.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement, and a description of how the conceptual site plan accommodates stormwater infiltration.

- *Additional*

Provide a copy of the stormwater management plan and designate infiltration BMPs.

Provide a sealed letter from the civil engineer, with a calculation of runoff infiltrated. The calculation should take a quantitative form, such as a hydrograph or tabular analysis.

Water-Conservation - Common Areas

2 points

Reduce the use of potable water for irrigation of common areas by 75% below baseline conditions.

4 points

Eliminate the use of potable water for irrigation of common areas.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement and a description of potential strategies.

- *Additional*

Submit a sealed letter from the relevant professional (landscape architect and/or civil engineer), including a calculation of potable water use reduction below baseline conditions.

Provide a copy of the site plan, designating water-conservation features.

Provide a copy of the irrigation plan.

Water-Conservation - Private Lots

5 points

Deliver a non-potable source of irrigation water to reduce potable irrigation on private lots.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.
- *Additional*
Provide a narrative describing the measures implemented to achieve this point.

No Septic Systems

3 points

Use public sewer or community wastewater treatment systems in place of individual septic systems for the entire development, except in cases where physical conditions have prevented sewer installation. In cases where septic must be used, lot size must exceed 1 acre.

Documentation needed to attain these points:

- *Initial*
Provide a narrative demonstrating how this point is achieved.

Additional Resources:

Georgia Stormwater Management Manual, Volume 2 Technical Handbook (Blue Book) <http://www.georgiastormwater.com/>

NAHB Low-Impact Development Manual - Provide photos, maintenance issues, and projected costs for various stormwater BMPs. Available in the *Southface* library.

EPA Integrated Design and Integrated Management Practices - <http://www.epa.gov/owow/nps/lid/>

Low-Impact Development Manual, Department of Defense Unified Facilities Criteria – http://www.ccb.org/docs/UFC/3_210_10.pdf

Stormwater Manager’s Resource Center – Designed specifically for stormwater practitioners, local government officials and others that need technical assistance on stormwater management issues. The Resource Center has many fact sheets, slideshows, and other resources for low-impact development. – <http://www.stormwatercenter.net/>

Guide to Developing a Water-Wise Landscape, University of Georgia Cooperative Extension Service – <http://pubs.caes.uga.edu/caespubs/pubcd/B1073.htm>

Guidelines for Water Reclamation and Urban Water Reuse, Georgia DNR – http://www.dnr.state.ga.us/dnr/envIRON/techguide_files/wpb/reuse.pdf

Metropolitan North Georgia Water Planning District – <http://www.northgeorgiawater.org/>

Planning and Design

Threshold Requirements

Site Analysis

Integrated Design

Bicycle Accommodations

Pedestrian Accommodations

Criteria

1. External Connectivity
2. Internal Connectivity
3. Ped/Bike Trails
4. Bike Lanes
5. Traffic Calming Design
6. Street Width
7. Street Trees
8. Public Parking
9. Private Parking
10. Density
11. Mixed Use
12. Housing Diversity
13. Community Center
14. Historic Preservation
15. Parks and Recreation Areas

Threshold Requirement

Site Analysis and Planning - Basic

Perform a detailed site analysis before planning, including:

- Topography and aspect
- Hydrology, including drainage planes and direction of flow, and location of wetlands, marshlands, streams, and floodplains
- Vegetative cover and unique landscapes
- Soil series
- Historic, cultural and archaeological resources
- Existing infrastructure and adjacent uses to ½ mile

Site Analysis and Planning - Additional

1 to 4 points (1 point for site analysis for each of the following)

- Wildlife habitat
- Viewsheds (from within the site and into the site)
- Solar access
- Prevailing wind pattern

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative describing the analysis performed and a copy of the base plan. Explain how information obtained in the site analysis was utilized in the conceptual site plan.

Provide the conceptual site plan.

Threshold Requirement

Integrated Design

Convene a preliminary site planning charrette with the developer, construction representative, design team, relevant local public officials, and EarthCraft House staff to initiate an integrated design effort, and continue design collaboration among these specialists throughout the planning and design process. The design team encompasses any architects, landscape architects, planners, or engineers whose participation will impact the site plan.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative of the outcomes of the preliminary charrette, and indicate an intent to continue the integrated design collaboration.

Threshold Requirement

Bicycle Accommodations

Install street signs clearly designating shared bicycle/ automobile use on streets with a design speed less than 25 miles per hour.

AND, Provide bike racks at all neighborhood amenities and destinations.

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative indicating an intent to meet the requirement
- *Additional*
Designate streets signs and bike racks in the permitted site plan.

Threshold Requirement

Pedestrian Accommodations

Provide sidewalks at least 5 feet wide on one side of all streets, and on both sides where context and pedestrian traffic warrant. Provide curb cuts and crosswalks at all intersections. Provide benches and trash receptacles at regular intervals. All paths intended for pedestrians must meet or exceed this requirement.

Wherever feasible in the site plan, provide accessible routes, as defined in the Americans with Disabilities Act Accessibility Guidelines, Sections 4.3-4.9

Require signage that addresses the pedestrian through orientation to the sidewalk.

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.
- *Additional*
Designate pedestrian accommodations in the permitted site plan.

External Connectivity

2 points

Connect streets to existing stub streets and stub out streets for future connections

1 point

Connect trails with offsite trail network

1 point

Connect streets with offsite street network in at least two places

To qualify for external connectivity points, the community may not be gated or otherwise indiscriminately restrict public access.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement. Provide the conceptual site plan.
- *Additional*
Provide the permitted site plan.

Internal Connectivity

3 points

Design 80% of blocks to meet the following specifications:

- In mixed-use area or if gross density on the block is greater than four dwelling units per acre:
Block length is less than 500 feet
- If gross density on the block is less than four dwelling units per acre:
Block length is less than 650 feet

Blocks ending in cul-de-sacs can qualify for this credit, but clearly designated pedestrian linkages must be provided between the cul-de-sac and the street network. These linkages will not qualify for the Ped/Bike Path credit.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan.
- *Additional*
Provide the permitted site plan.

Provide calculations of block lengths and the percentage of blocks that meet the requirement.

Ped/Bike Paths

3 points

Construct a network of off-street multi-use paths for recreation.

Connect paths to off-site paths wherever possible. Ensure that paths are visible from buildings or streets for security.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan.
- *Additional*
Provide the permitted site plan.

Bike Lanes

2 points

Provide striped, 5-foot bike lanes on both sides of all streets with a design speed over 25 miles per hour.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan
- *Additional*
Provide the permitted site plan.

Traffic Calming Design

2 points

Utilize street design features that slow traffic without traffic lane structural impediments throughout the community. Examples include curb extensions, mini-circles and median islands. Ensure that these measures also accommodate bicycle use.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan
- *Additional*
Provide the permitted site plan.

Street Width

2 points

In localities where desirable street widths are not permitted, work with local planning officials and emergency response department representatives to obtain a variance reducing widths below minimum permitted levels.

3 points

Design 75% of streets to meet the following specifications:

Maximum widths for streets of a design speed less than 25mph, curb face to curb face:

- One-Way - 10 feet
- One-Way with striped parking one side - 17 feet
- Alley - 12 feet
- Two-Lane with informal parking one side - 20 feet
- Two-Lane with informal parking both sides - 26 feet
- Two-Lane with striped parking one side - 27 feet
- Two-Lane with striped parking both sides - 34 feet

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the street width ordinance.

- *Additional*

Provide the permitted site plan.

For the “reduce below local minimum” point, provide a copy of correspondence with the relevant agency.

Street Trees

3 points

Plant or preserve shade trees at regular intervals along both sides of at least 75% of the total linear footage of streets.

To qualify, plant a diversity of species and include regionally native or -adaptive trees whenever possible. Plant trees at a minimum interval of 40 feet and in planting strips or tree wells with a minimum dimension of 6 feet by 6 feet. If this dimension is not desirable in a specific context, demonstrate that a sufficient root path is created through the use of structural soil beneath the sidewalk or through another proven technique.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan and a calculation of the street length planted with shade trees.

Provide a list of the species planted.

Public Parking

Do not exceed local minimum off-street parking requirements.

2 points

Reduce parking below local minimum off-street parking requirements.

- *Strategies:* shared parking, proximity to alternative transportation, alternative transportation initiatives (car share, bus pass provision, etc.)

1 point

Designate preferred parking spaces for carpools at offices, civic buildings, or other destinations that attract employees from outside the neighborhood.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the off-street parking ordinance.

- *Additional*

Provide information indicating the number of off-street parking spaces.

For the preferred parking point, provide a site plan designated preferred parking spaces.

Private Parking

3 points

Construct alleyways behind houses to service back-loading garages for at least 50% of single-family detached homes and townhomes. If garage alleys are inappropriate in a specific context, a shared driveway or remote parking may contribute to this point.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation of the percentage of homes served by alleys, shared driveways, or remote parking.

Density

3 points

Demonstrate a residential density that contributes to walkability, community, and conservation. To qualify for these points:

Rural - Prerequisite: *Onsite Greenspace Preservation* points attained

- Net density should exceed 3 dwelling units per acre.
- Density must be offset by preserved greenspace that fulfills the onsite greenspace preservation credit. In this case, "net density" is a measure of dwelling units per acre in all parts of the site that are buildable and not preserved under the greenspace preservation credit, excluding roads.

Suburban - Gross residential density should exceed 5 dwelling units per acre.

Urban - Gross residential density should exceed 10 dwelling units per acre.

- More points are awarded for higher densities when the applicant demonstrates that those densities are appropriate. Some considerations include the effect on jobs/housing balance, the availability of sewer, support in the local comprehensive plan, and suitability in the neighborhood context.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirement, as well as a case for classifying the project as rural, suburban, or urban.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation of housing density.

Mixed Use

2-6 points*

Locate the area of highest density within ¼ mile of at least two non-residential uses that conform to the qualification requirements below.

**One added point for each additional use (max of four additional).*

2 points

Publicly accessible civic use

Qualification requirements: Qualifying uses include residential, retail, office, cultural, educational, governmental, recreational, hospitality, or industrial. Uses must be connected and well-integrated and must surpass the minimum square footages below:

- Commercial, industrial: 50 square feet/dwelling unit
- All others: 2000 square feet

Qualifying structures must be weatherproof but not necessarily conditioned. Parks, outdoor recreation areas, and community centers do not qualify for this point.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

For proximity to off-site uses, provide a map or conceptual site plan designating the proposed "area of highest density" and the distance to off-site uses.

For onsite mixed uses, provide a conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative describing the qualifying uses and their square footages.

Housing Diversity

1 to 3 points

Develop 5% of all residential units as affordable housing for households earning:

- Under 60% of Area Median Income (AMI) – 3 points

OR

- 61-80% of AMI – 2 points

Develop 10% of all residential units as affordable housing for households earning:

- 81-100% of AMI – 2 points

OR

- 101-120% of AMI – 1 point

Secure these prices for a 10-year period.

Definition of affordability: Housing cost less than 30% of household income (*Housing and Urban Development*)

2 points

Supply rental housing comprising 5% of all dwelling units.

1 point

Accept Section 8 vouchers for rental units

To qualify for housing diversity points, residential units must be integrated, connected, and interspersed through the project.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a calculation of the area median income and the price points of housing units that qualify for housing diversity points.

Provide the site plan and designate the location of qualifying units.

Community Center

3 points

Construct an EarthCraft or LEED certified common facility with a community bulletin board, meeting room, kitchen, and other amenities for use by all residents.

1 point

Establish an intranet for all residents with interactive content features, such as bulletin boards, weblogs, a community calendar, and/or event registration tools. An intranet is defined as a network connecting clients using standard internet protocols.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide the site plan.

Provide a plan of the community center.

Provide a copy of the LEED registration, if applicable.

For the intranet point, provide a narrative describing the operation and features of the network.

Adaptive Reuse

2 points

Employ adaptive reuse of existing structures.

1 point

Employ preservation and adaptive reuse of historic sites or structures. If the site or structure is not currently listed on the state or federal register, submit an application for historic designation to the relevant state or federal historic preservation agency.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

For the historic preservation point, provide a copy of the register listing or of the submitted application for historic designation.

Parks and Recreation Areas

2 points

Provide publicly-accessible, highly-visible parks and recreation areas onsite, OR if project has fewer than 200 residential units and onsite location is not desirable, locate the area of highest density in the project less than ¼ mile from a public park or recreation area.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide a location map or conceptual site plan.

- *Additional*

Provide the permitted site plan.

Additional Resources:

Traffic Calming, Victoria Transport Institute TDM Encyclopedia – <http://www.vtpi.org/tdm/tdm4.htm>

Pedestrian and Streetscape Guide, Georgia Department of Transportation – http://www.walkable.org/download/Georgia_ped_streetscape_guide.pdf

Charter of the New Urbanism – http://www.cnu.org/cnu_reports/Charter.pdf

Traditional Neighborhood Development (TND) resources, *The Town Paper* – <http://www.tndtownpaper.com/neighborhoods.htm>

Mixed-Use Development Toolkit, Atlanta Regional Commission – http://www.atlantaregional.com/qualitygrowth/MIXED-USE_TOOL.PDF

Mixed-Income Housing Toolkit, Atlanta Regional Commission – http://www.atlantaregional.com/qualitygrowth/MIXED_INCOME_TOOL.pdf

Making the Case: ANDP Mixed-Income Communities Initiative Report – http://www.andpi.org/uploadedFiles/pdf/03MICI%20MTC%20Report_CNT.pdf

Preservation Landscape

Criteria

1. Construction Phasing
2. Minimize Clear Cutting
3. Utilities Installation
4. Landscape Installation
5. Onsite Greenspace Preservation
6. Offsite Greenspace Preservation
7. Greenspace Restoration
8. Tree Preservation
9. Tree Transplanting
10. Materials Reuse
11. Water Quality Buffers
12. Stream Crossings
13. Community Gardens

Construction Phasing

1 point

Begin construction of buildings or infrastructure within six months of any disturbance of vegetated areas. Stabilize disturbed areas immediately after disturbance using approved erosion and sedimentation BMPs.

Documentation needed to attain this point:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the phasing plan.

Provide a narrative describing phasing and stabilization measures implemented.

Minimize Clear Cutting

2 points

Minimize clear cutting, and confine any clear cutting operations to within 30 feet of the building footprint.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide the grading/clearing plan.

Utilities Installation

2 points

Reduce disturbance due to underground utilities installation by 50%, by combining utility lines in common underground pathways and tunneling or hand digging the lines through unavoidable tree root zones.

Explanation: The degree of reduced disturbance should be measured by the number of utilities consolidated. For example, consolidating 4 lines into 2 trenches across the site meets the 50% reduction criteria.

1 point

Install all utilities prior to base paving.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative confirming that the requirement was met, specifically explaining which utilities participated.

Landscape Installation

2 points

Install landscape features to mimic and restore naturalized conditions onsite. Apply mulch and make other soil improvements, and do not install any invasive species.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a sealed letter from the landscape architect confirming that the requirement was met.

Onsite Greenspace Preservation

2 to 4 points

Preserve or restore greenspace across the following minimum percentages of the total site area.

	Rural	Suburban	Urban	
Tier 1	40%	30%	10%	2 points
Tier 2	50%	40%	20%	3 points
Tier 3	60%	50%	30%	4 points

OR

If applicant is one phase of a larger, master-planned project, preserve or restore greenspace that meets these requirements in an adjacent phase of the project.

To qualify, ensure that this greenspace will be preserved in perpetuity through a conservation easement or permanent deed restriction that prohibits future built development. The conservation design must be consistent with conservation plans in the local comprehensive plan. Greenspace should be connected to greenspace offsite whenever possible, and should not isolate developed areas or areas designated for development from one another. Parks and recreation areas may qualify as greenspace if the design and construction mimic natural conditions. The surface area of impervious support facilities cannot exceed 15% of the qualifying greenspace area.

Documentation needed to attain these points:

- Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.
- Additional*

Provide the permitted site plan.

Provide a calculation demonstrating that the area of preserved greenspace meets the requirement.

Provide a copy of the relevant easement documents or deed restrictions.

Offsite Greenspace Preservation

3 points

Utilize Transferable Development Rights (TDRs) to achieve a density beyond what would otherwise be permitted

OR

Preserve greenspace offsite through purchase or donation of a conservation easement or a payment to a government agency. This preserved greenspace should meet the area requirements set forth in the *Onsite Greenspace Preservation* point.

Offsite preservation that is required by a public agency to compensate for an onsite environmental impact does not qualify.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative demonstrating that the requirement was met.

Provide a supporting document that confirms purchase of TDRs or easements.

Greenspace Restoration

3 points

Restore impacted areas to best approximate natural conditions through remediation, soil improvements, installation of native or regionally adaptive species, removal of invasive species, stream daylighting, and related techniques. Priority areas for restoration include contours and drainage ways, wetlands, hardwood forest, bottomlands and infiltration areas, and streambanks.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide sealed letter from the landscape architect indicating that the requirement was met.

Tree Preservation

1 point

Participate in the Arbor Day and National Association of Home Builders (NAHB) *Building With Trees* program AND hire an arborist to assess the tree cover.

1 point

Make infield design adjustments to preserve mature trees.

1 point

Preserve a specimen tree, showcase the tree in the site design, and provide signage describing the tree. To qualify, assess the tree size based on American Forests' "Champion Tree" rating scale. The tree should attain 75% of the points of the state champion tree of that species.

1 point

Preserve and register a culturally significant tree in the Georgia Urban Forestry Council's "Landmark and Historic Tree" program. Showcase the tree in the site design and provide signage.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative describing the tree preservation practices that were implemented.

Provide a supporting document from the relevant tree preservation organization (NAHB/Arbor Day, American Forest, Georgia Urban Forestry Council, etc.).

Tree Transplanting

2 points

Transplant trees that may be damaged during construction. Work with an arborist to identify trees that are suitable for transplanting.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide a sealed letter from the arborist, confirming that a tree-transplanting program was implemented.

Materials Reuse

2 points

Reuse existing onsite materials in the construction of infrastructure or amenities or in energy generation.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative confirming that the requirement was met.

Water Quality Buffers

3 points

Do not develop any impervious surfaces within the 100-year floodplain

AND, Preserve a riparian buffer on all perennial streams that complies with the following criteria OR comply with local stream buffer regulations, whichever is more stringent.

2 points

Preserve all federally designated wetlands, as well as a wetlands buffer based on the following criteria OR comply with local or state wetlands regulations, whichever is most stringent.

Water quality buffer criteria:

Rural and Suburban

Preserve a variable width buffer of 100 feet averaged across the length of the stream onsite. Minimum width at any point of the buffer is 25 feet. Levels of permitted use follow a three-tiered system outlined below:

- 1) **Zone 1 - 25 feet**
This zone begins at the edge of the stream bank of the active channel and extends a minimum of 25 feet from the top of the bank. Allowable uses within this zone are highly restricted to flood control structures, utility rights of way, pervious footpaths, and road crossings, where permitted. Preserve undisturbed native vegetation, and plant native vegetation where possible.
- 2) **Zone 2 - 50 feet**
This zone begins at the outer edge of the streamside zone and extends a minimum of 50 feet. Allowable uses within the middle zone are restricted to biking or hiking paths, low-impact recreational uses, and road crossing paths. Preserve mature native vegetation and plant native or regionally adaptive vegetation where possible.
- 3) **Zone 3 - 25 feet**
This zone begins at the outward edge of the middle zone and extends a minimum of 25 feet between Zone 2 and the nearest permanent structure. There shall be no septic systems, permanent structures, or impervious cover, with the exception of paths, within the outer zone.

*Water quality buffer criteria:****Urban***

Preserve a variable width buffer of 50 feet averaged across the onsite length of the stream. Minimum width at any point in the stream is 25 feet. Levels of permitted use follow a three-tiered system outlined below:

Zone 1: 25 feet

Zone 2: 25 feet

Zone 3: none

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative confirming that the requirement was met.

Minimize impact of stream crossings

2 points

Minimize the number of stream crossings AND construct all stream crossings to meet the following criteria:

- Stabilize stream bank prior to and immediately after construction
- Construct the crossing perpendicular to stream flow
- Design for the crossing to occur at a point of narrow stream width and minimal approach slope
- Do not use traditional culverts with inverts

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative confirming that the requirement was met.

Community Gardens

2 points

Dedicate land to community garden use, and preserve the plot with an agricultural conservation easement or permanent deed restriction. To qualify, the area of dedicated land must be greater than 10 square feet/dwelling unit.

2 points

In consultation with residents, construct community gardening plots, including soil improvements and raised accessible beds, and provide start-up gardening supplies. Encourage organic gardening techniques.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation confirming that the size requirement was met.

Provide a copy of the easement document or deed restriction.

For the construction point, provide a narrative confirming that the requirement was met.

Additional Resources:

Conservation Subdivision Toolkit, Atlanta Regional Commission – http://www.atlantaregional.com/qualitygrowth/CONSERVATION_SUBDIVISION_TOOL.pdf

Guidelines for Streambank Restoration Georgia Soil and Water Conservation Commission – http://gaswcc.georgia.gov/vgn/images/portal/cit_1210/60/20/31110081Guidelines_Streambank_Restoration.pdf

Arbor Day *Building With Trees* program – <http://www.arborday.org/programs/Buildingwithtrees/index.cfm>

Georgia Urban Forestry Council “Landmark and Historic Trees” program – <http://www.gufc.org/registeredtrees>

Conservation Easements information, Georgia Environmental Policy Institute – <http://www.gepinstitute.com/consease.htm>

American Community Garden Association – <http://www.communitygarden.org/>

Community Engagement

Threshold Requirements

Community Stakeholder Participation

Neighborhood Association

Covenants, Codes, and Restrictions

Environmental Education-Staff

Criteria

1. Environmental Education-Resident
2. Environmental Education-Government
3. Environmental Education-Public
4. Staff Environmental Coordinator
5. Community-Based Recycling
6. P2AD Partnership

Threshold Requirement

Community Stakeholder Participation- Charrette

Convene an initial planning charrette with community stakeholders.

Community Stakeholder Participation- Ongoing

1 Point

Engage in an ongoing consultation process around planning and development issues with community stakeholders.

Definitions:

“Community” designates a surrounding geographic area dependant on the acreage of the applicant project.

- 1-10 acres: ¼ miles out from property line in all directions
- 11-50 acres: ½ mile out from property line in all directions
- 51+ acres: 1 mile out from property line in all directions and any neighborhood organizations within 5 miles.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative describing stakeholder participation and its influence on the project.

Threshold Requirement

Neighborhood Association

Establish a neighborhood association open to all residents charged with maintaining all community features that contribute to EarthCraft Communities points.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative confirming that the requirement was met.

Provide a copy of the covenants, codes, and restrictions, and designate passages relevant to maintenance of EarthCraft Communities points.

Threshold Requirement

Covenants, Codes, and Restrictions

Require the preservation and maintenance of all amenities and features that contribute to EarthCraft Communities points in the Covenants, Codes, and Restrictions (CCRs). Register the CCRs with the title.

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide a copy of the CCRs.

Threshold Requirement

Environmental Education - Staff

Train all project staff on environmental values and practices in place in the community. Instruct each employee of their specific responsibilities in implementing best practices.

Documentation needed to achieve this threshold:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide a narrative confirming that the requirements were met.

Environmental Education - Resident

2 points

Train staff to review environmental features, and the residents' responsibilities in maintaining them, with each resident upon move-in.

2 points

Install educational displays or information about natural or historic features such as wetlands, streams, specimen trees, or historic sites.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating intent to meet the requirement.
- *Additional*
Provide a narrative confirming that the requirement was met.

Environmental Education - Government

2 points

Work with local government officials to change existing codes or ordinances to accommodate an EarthCraft Communities guideline.

3 points

Succeed in changing existing codes or ordinances to accommodate an EarthCraft Communities guideline.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative confirming that the requirement was met.

Provide a copy of relevant correspondence with public officials.

Environmental Education - Public

1 point

Highlight EarthCraft Communities certification and specific environmental features in media and marketing materials.

Documentation needed to attain this point:

- *Initial*
Provide a narrative indicating intent to meet the requirement.

- *Additional*
Provide marketing materials that refer to EarthCraft Communities certification and environmental features.

Staff Environmental Coordinator

2 points

Designate a staff person dedicated to managing environmental features and programs.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Community Recycling

3 points

Build a community-recycling center that exceeds local recycling capabilities and maintain a contract with a pickup service.

2 points

Construct a community composting facility for use by residents.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative confirming that the requirement was met.

P2AD Partnership

1 point

Participate in the Georgia Department of Natural Resources (DNR) Pollution Prevention Assistance Division (P2AD) Partnership Program at the Red Ribbon level.

Additional Resources

- P2AD Partnership Program – <http://www.dnr.state.ga.us/dnr/p2ad/ppl.html>

Documentation needed to attain this point:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a letter or supporting document from P2AD confirming participation in the program.

Additional Resources

Public Involvement Toolkit, Atlanta Regional Commission – http://www.atlantaregional.com/qualitygrowth/public_involvement_TOOL.pdf

Information on design charrettes, National Charrette Institute – <http://www.charretteinstitute.org/>

State of Smart Growth in the Atlanta Region - A report on local codes and ordinances related to smart growth and EarthCraft Communities criteria. http://www.p2ad.org/Assets/Documents/pp_home.html

P2AD Partnership Program – http://www.p2ad.org/Assets/Documents/pp_home.html

Green Building

Threshold

EarthCraft House

EarthCraft Multifamily Low-Rise

Green Building Criteria

1. EarthCraft House Renovation
2. Leadership in Energy and Environmental Design (LEED)
3. District Heating or Cooling
4. Distributed Renewable Energy
5. Combined Heat and Power

Threshold Requirement

EarthCraft House

Require builders to pursue EarthCraft House certification of all single-family units.

Builders must complete an EarthCraft House scorecard of projected points prior to construction. Maximum failure rate to qualify for this point is 2% of built units for each builder. Homebuyers must be explicitly informed that the failed product is not EarthCraft House certified.

Threshold Requirement

EarthCraft Multifamily Low-Rise

Require builders to pursue EarthCraft Multifamily certification on all multifamily units under four stories.

Builders must complete an EarthCraft House scorecard of projected points prior to construction. Maximum failure rate to qualify for this point is 2% of built units for each builder. Homebuyers must be explicitly informed that the failed product is not EarthCraft House certified.

Documentation needed to achieve this threshold:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a copy of the section of builder agreements that specifies the requirement to certify EarthCraft Houses. This section can take the form of an addendum to lot purchase contracts.

EarthCraft Renovation

3 points

Certify at least one residence as an EarthCraft Renovation.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

LEED® Certification

4 points

Register and certify at least one commercial building as LEED-Core and Shell (CS), LEED-New Construction (NC), or LEED-Existing Building (EB).

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a copy of the LEED registration letter and the certificate as they become available.

District Heating/Cooling

6 points

Install a district heating and/or cooling system to replace primary Heating, Ventilation and Air Conditioning (HVAC) units in private residences, and install individual meters in every housing unit.

Utilize a renewable or “recycled” energy technology, such as geothermal heating/cooling or Combined Heat and Power (CHP), as the primary energy source in the district heating/cooling system.

Documentation needed to attain these points:

- *Initial*
Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.
- *Additional*
Provide the site plan or district energy plan.

Provide a narrative confirming that the requirement was met.

Distributed Renewable Energy

7 points

Install a renewable energy technology that will distribute electricity to multiple housing units in the project.

Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating intent to meet the requirement, and explain specific strategies for meeting the requirement.

- *Additional*

Provide a site plan designating renewable energy infrastructure.

Provide a narrative explaining how the requirement was met.

Innovation

5 available points

Demonstrate an innovative strategy or practice in the application narrative. Points awarded by the review committee will be based on the degree of improved environmental performance and difficulty in implementing the practice.

Additional Resources

EarthCraft House - Detailed information about the EarthCraft family of programs - New Homes, Renovation, Multifamily, and Communities. Includes cost analyses, guidelines and worksheets, and information on trainings. www.earthcrafthouse.org

US Green Building Council - the administrator of the Leadership in Energy and Environmental Design (LEED) programs. Sign up for trainings, conferences, and application information. www.usgbc.org

Southface - The Southeast's green building resource, located in Atlanta, Georgia. Southface provides responsible solutions for environmental living - contact them any time. www.southface.org



COMMUNITIES

EarthCraft Communities

Sensibly Built for the Environment

CERTIFICATION WORKSHEET

A worksheet must be submitted to EarthCraft Communities for each community to be certified. An EarthCraft House Community certification requires a total 100 points; 35 of which are automatically awarded for completion of threshold items, leaving 65 to be selected by the development team.

Worksheets may be submitted via mail, fax, email, or presented on-site to the inspector.

Mail: EarthCraft Communities

241 Pine Street N.E.

Atlanta, GA 30308

Fax: 404-872-5009

Email: earthcraftcommunities@earthcrafthouse.org

Development Group:

Community Name:

Contact Person:

Phone:

Fax:

Email:

Developer - By accepting the EarthCraft Community certification, I pledge that this development has been constructed to the standards listed on the Scoring Worksheet.

Developer Signature: _____

Date: _____

Worksheet Total Score:

	Points	Score	Documentation
SITE SELECTION			
<i>Threshold : Regional Plans</i>	x	2	
Brownfield Redevelopment	5		
Greyfield Redevelopment	4		
Infill Development -- 30%	1		
Infill Development -- 60%	2		
Infill Development -- 90%	3		
Transit Orientation – 1/4 mile existing/planned	3		
Transit Orientation – 1/2 mile existing planned	2		
Transit Orientation – Bike Path	2		
Jobs/Housing Balance	3		
SITE SELECTION TOTAL	25	2	
WATER MANAGEMENT			
<i>Threshold : Construction BMPs</i>	x	2	
<i>Threshold : On-call Personnel</i>	x	2	
<i>Threshold : Post-Construction Stormwater Performance</i>	x	3	
Minimize Mass Grading	2		
Materials Reuse – <i>Organic Materials</i>	2		
Materials Reuse – <i>Construction Waste</i>	2		
Vehicle Wash Station	1		
Turbidity Testing	3		
Runoff Volume Reduction	4		
Water Conservation -- Common -- <i>Reduce potable irrigation by 75%</i>	2		
Water Conservation -- Common -- <i>Eliminate potable irrigation</i>	4		
Water Conservation -- Private	5		
No Septic Systems	3		
WATER MANAGEMENT TOTAL	28	7	

PLANNING AND DESIGN

<i>Threshold</i> : Site Analysis -- Basic	x	2	
Site Analysis -- Additional (one point per item, max 4 pts)	1 pt per item		
<i>Threshold</i> : Integrated Design	x	2	
<i>Threshold</i> : Bicycle Accommodations	x	2	
<i>Threshold</i> : Pedestrian Accommodations	x	2	
Connectivity – <i>External, Stubs</i>	2		
Connectivity – <i>External, Trails</i>	1		
Connectivity – <i>External, Streets</i>	1		
Connectivity -- <i>Internal</i>	3		
Ped/Bike Paths- create	1		
Ped/Bike Paths- connect to existing off-site	1		
Hearing and Sight Impaired Accommodations	1		
Bike Lanes	2		
Traffic Calming Design	2		
Street Width – <i>Reduce below local minimum requirements</i>	2		
Street Width – <i>75% designed to EarthCraft specifications</i>	3		
Street Trees	3		
Public Parking -- <i>reduce below local minimum requirement</i>	2		
Public Parking -- <i>preferred space designation</i>	1		
Private Parking	3		
Density	3		
Mixed Use - Development for two distinct uses (One pt per additional use)	2-6 pts		
Mixed Use -- <i>Civic Use</i>	2		
Housing Diversity -- <i>under 60% AMI</i>	3		
Housing Diversity -- <i>61-80% AMI</i>	2		
Housing Diversity -- <i>81-100% AMI</i>	2		
Housing Diversity -- <i>101-120% AMI</i>	1		
Housing Diversity -- <i>Rental</i>	2		
Housing Diversity -- <i>Section 8</i>	1		
Community Center -- <i>common facility</i>	3		
Community Center -- <i>Intranet</i>	1		
Adaptive Reuse	2		
Adaptive Reuse -- <i>Historic Preservation</i>	1		
Parks and Recreation Areas	2		

PLANNING AND DESIGN TOTAL	63	8	
PRESERVATION LANDSCAPE			
<i>Threshold: Riparian Buffers</i>	x		
<i>Threshold: Dock/Pier Construction</i>	x		
<i>Threshold: Construction Phasing</i>	x		
Minimize Clear Cutting -- 25%	2		
Minimize Clear Cutting -- 50%	3		
Minimize Clear Cutting -- Replant 25%	1		
Utilities Installation- <i>Reduce Disturbance</i>	2		
Utilities Installation- <i>Install prior</i>	1		
Landscape Installation	3		
Onsite Greenspace Preservation -- <i>Tier 1</i>	1		
Onsite Greenspace Preservation -- <i>Tier 2</i>	2		
Onsite Greenspace Preservation -- <i>Tier 3</i>	3		
Offsite Greenspace Preservation	3		
Greenspace Restoration	2		
Tree Preservation -- <i>Building With Trees</i>	1		
Tree Preservation -- <i>Design Adjustments</i>	3		
Tree Preservation -- <i>Specimen Trees</i>	1		
Tree Preservation -- <i>Culturally-Significant Trees</i>	1		
Tree Transplanting	2		
Materials Reuse	3		
Water Quality Buffers -- 75ft	2		
Water Quality Buffers -- 100ft	3		
Stream Crossings	3		
Community Gardens	2		
Community Boat Landing/Pier	5		
Dock/Piers Individual Lots -- 40%	1		
Dock/Piers Individual Lots -- 20%	2		
Dock/Piers Individual Lots -- 30%	3		
Dock/Piers Individual Lots -- 10%	4		
PRESERVATION LANDSCAPE TOTAL	59	0	

COMMUNITY ENGAGEMENT			
<i>Threshold</i> : Community Stakeholder Participation -- <i>Charrette</i>	x	2	
<i>Threshold</i> : Advertised Public Meeting	x		
<i>Threshold</i> : Neighborhood Association	x	2	
<i>Threshold</i> : Covenants, Codes, and Restrictions	x	2	
<i>Threshold</i> : Environmental Education -- <i>Staff</i>	x	2	
Environmental Education – <i>Resident, Move-in review</i>	2		
Environmental Education – <i>Resident, Signage</i>	2		
Environmental Education – <i>Government, Attempt</i>	2		
Environmental Education – <i>Government, Success</i>	3		
Environmental Education – <i>Public</i>	2		
Conditional Rezoning	2		
Staff Environmental Coordinator	2		
Community-Based Recycling – <i>Facility</i>	3		
Community-Based Recycling -- <i>Composting</i>	2		
P2AD Partnership	1		
COMMUNITY ENGAGEMENT TOTAL	21	8	
GREEN BUILDING			
<i>Threshold</i> : EarthCraft House	x	5	
<i>Threshold</i> : EarthCraft Multifamily -- <i>Low-Rise</i>	x	5	
EarthCraft Renovation	3		
LEED Certification	4		
District Heating/Cooling	6		
Distributed Renewable Energy	7		
Clean Emissions Protocol for Heavy Equipment	2		
Reuse of Existing Structures	2		
GREEN BUILDING TOTAL	24	10	
INNOVATION			
Innovation points - Builder submits specifications for innovative products or design features to qualify for additional points	5		
INNOVATION POINTS TOTAL	5	0	
EARTHCRAFT COMMUNITIES TOTALS			
SITE SELECTION	2	2	
WATER MANAGEMENT	7	7	
PLANNING AND DESIGN	8	8	
PRESERVATION LANDSCAPE	0	0	
COMMUNITY ENGAGEMENT	8	8	
GREEN BUILDING	10	10	
INNOVATION	0	0	
GRAND TOTAL	100	35	