

DIVISION 4-10: SUSTAINABLE COMMUNITY INDEX (org. 9/17/08)**SECTION 4-1000: PURPOSE**

The Sustainable Community Index (SCI) is a development review tool to comprehensively analyze how new developments contribute toward sustainable community development. The intent of the SCI is to give staff, developers, and decision makers an indicator as to the level of sustainability a project includes within it, as well as its contribution to the broader community.

Sustainable Community shall be defined as: *a community which fosters economic opportunity and social capital while protecting and restoring the natural environment upon which people and economies depend.*

SECTION 4-1010: APPLICABILITY

The SCI shall apply to all proposed PUDs, PUD amendments, Final Plats, Major Special Use Permits, and Zone Changes as a required finding to be met for approval.

SECTION 4-1020 POINT REQUIREMENTS

The SCI shall utilize the following point thresholds to be incorporated into the SCI finding:

140+	EXCEEDS MINIMUM STANDARDS
70-139	MEETS MINIMUM STANDARDS
0-69	DOES NOT MEET MINIMUM STANDARDS
	NOT APPLICABLE

The point scale above assumes a maximum point score of 210, with 70 (meets minimum standards) and 140 (exceeds minimum standards) representing 33% and 66% thresholds of this maximum number, respectively. For proposals where certain line items from the SCI which are not applicable to the project, the total maximum points and point thresholds shall be adjusted and pro-rated accordingly. A non-applicable point or line item is one which is impossible to include in the project because of its location or existing condition. A point or line item cannot become non-applicable due to a proposed design or recent actions taken by the applicant.

For example, a project with 30 non-applicable points would have a maximum of 180 points and the following SCI finding thresholds would apply accordingly:

120+	EXCEEDS MINIMUM STANDARDS
60-119	MEETS MINIMUM STANDARDS
0-59	DOES NOT MEET MINIMUM STANDARDS
	NOT APPLICABLE

SECTION 4-1030: POINT DETAILS**SECTION 4-1030.1 SITE/LOCATION:****1.1 LOCATION INFILL/REDEVELOPMENT:**

The project is either infill or adjacent to an existing town or community center (defined as an area with multiple private businesses and services within walking distance of each other).

- a. Infill site: The site is surrounded on all sides by development. 4 points
- b. Adjacent site: The site is adjacent to existing development as part of a town or community center on at least one side of the project. 2 points
- c. Previously developed (deconstruction required): 1 point

1.2 TRANSIT:

Over 50% of the development is within walking distance (1/4 mile) to public transit.
5 points

1.3 PROXIMITY TO EXISTING WATER/WASTEWATER:

- a. The project water distribution and sewer collection infrastructure connects to existing infrastructure on site or immediately adjacent to the property and is served by water and wastewater treatment facilities operated by the regional water and wastewater treatment provider. 4 points.
- b. OR, the developer is working with an existing regional water and wastewater service provider to obtain efficient infrastructure tie-in and service. 2 points.

1.4 WILDLIFE/ECOLOGICAL COMMUNITIES:

Upon biological study of the area, a wildlife plan shall be completed to the satisfaction of the CDOW for any critical wildlife habitats as defined by the CDOW. Identify and protect any wildlife movement route/corridors on or near the property. 5 points.

1.5 RIPARIAN/WETLAND PRESERVATION:

For any site with wetland/stream/water body(s), any development is setback at least 100 feet from the edge of the delineated riparian/wetland vegetation, and avoids any floodplain. 1 point. For any project within 200 feet of a wetland, stream, or water body, a water quality management plan is submitted, including erosion and impact control measures and water quality testing before, during, and after construction to demonstrate no impact to water quality. 2 additional points.

1.6 AGRICULTURAL LAND PRESERVATION:

The project is either on previously developed land or is not located on land historically used for agriculture or suitable for agricultural use as defined by the Natural Resources Conservation Service. 2 points

1.7 EXISTING VEGETATION PRESERVATION:

The project avoids disturbance of existing trees and mature shrub species (2 points), or disturbs no more than 10% of existing trees/shrubs on the site (1 point). Such vegetation is fenced off outside of limits of disturbance during construction. If no such vegetation exists on site, item inapplicable.

1.8 BROWNFIELD/BLIGHT REDEVELOPMENT:

- a. The project redevelops an area that is currently dilapidated or blighted. 'Blight' is defined as: an unsightly condition including the accumulation of debris, litter, rubbish, or rubble; fences or structures characterized by holes, breaks, rot, crumbling, cracking peeling, rusting or damage; and any other similar conditions of disrepair and deterioration regardless of the condition of other properties in the neighborhood. 2 points

OR

- b. The project cleans up a brownfield lot. In this case 'brownfield' is a property with actual demonstrated past commercial or industrial contamination. A contamination cleanup plan would need to be documented and administered. 3 points

1.9 STEEP SLOPES/RIDGELINES:

The project avoids ridgelines and slopes steeper than 20%. 3 points

1.10 STORMWATER MANAGEMENT:

- a. At least 30% of the runoff is reduced/detained during a 1-inch rain event. 1 point
- b. 100% of surface runoff travels through bioswales, engineered wetlands, landscaped detention areas, and/or other vegetated drainage features that remove particulates and pollutants from surface runoff, provide onsite rainwater irrigation, and promote natural groundwater recharge. No vegetated drainage feature that drains to a live stream shall be less than 100'. 2 points

SECTION 4-1030.2: CONNECTIONS/USES:

2.1 OPEN COMMUNITY:

The project is not gated; roads/paths/amenities are open to the public for use and connected to the community outside the development project. 2 points

2.2 PUBLIC ACCESS:

The project provides public access to existing or appropriate trailheads or access points to public lands or rivers (new access points must include approval from appropriate jurisdictional authority). 4 points.

2.3 COMPACT DEVELOPMENT:

Residential has a minimum average gross density of 7 units per acre. Non-residential has a minimum floor area ratio (FAR) of 0.50 for mixed use, 0.70 for non-residential only. 5 points

2.4 REDUCED FOOTPRINT:

The project is located entirely upon previously developed areas of the property. 1 pt.
And/or: Total footprint does not exceed 50% of the property: 1 point.

2.5 CLUSTERING

The project utilizes efficient infrastructure and reduced site impacts by concentrating development in compact clusters or nodes of development and creates or maintains open space on the property. (2 points)

2.6 OPEN SPACE:

The project creates or maintains open space **through conservation easement** that meets the intent of the Eagle County Open Space Criteria (available on the Eagle County website www.eaglecounty.us). The abbreviated criteria and associated points are as follows:

- a. Scenic Landscapes and Vistas 3 points
Preserve the protect Eagle County's outstanding natural beauty and visual quality.
- b. Regional Heritage, Agriculture and Ranching 3 points
Retain Eagle County's history, culture, and agricultural land uses.
- c. Wildlife, Wildlife Habitat and Migration Routes 3 points
Set aside areas critical to the long-term health and vitality of indigenous wildlife.
- d. Sensitive Lands and Environments 3 points
Protect and enhance riparian areas, flood plains, and other sensitive, unique, or endangered ecosystems or environments.
- e. Physical and Visual Buffers 3 points
Promote community separation and distinction, and provide separation between developed areas and sensitive lands.
- f. Access to Streams, Rivers, Public Lands, and Recreation Opportunities
Provide access to public and/or private lands, and improve opportunities for high quality dispersed recreation. 3 points

Open Space Potential points: 3 to 18 points

2.7 REDUCED PARKING FOOTPRINT:

- a. No more than 20% of the total development footprint is represented in surface parking. 2 points 10% or less: 3 points
- b. For nonresidential projects, 10% of parking spaces are reserved for carpool vehicles of 2 or more passengers. 1 point
- c. Covered bicycle storage for minimum 15% of occupants. 1 point
- d. Covered bicycle storage for minimum 25% occupants. 2 points

2.8 PARKING LOCATION:

For all non-residential and/or multi-family buildings, all surface parking must be at the side or rear of the structure, leaving building frontages and streetscapes free of parking lots. Side

parking must be adequately screened. For single family/duplex units, garages cannot protrude from the front façade; side/rear parking, access via alley, etc. to promote pedestrian access.

- a. Parking only to rear of structure(s), or no surface parking lots: 4 points
- b. Parking to side of structure (not obstructing entrance): 2 points

2.9 REDUCED PARKING:

- a. Onsite parking does not exceed LUR requirements by more than 5%. 1 point
- b. A transportation demand management plan demonstrates at least a 15% reduction in parking need than required, and no offsite parking impacts are created: 2 points.
- c. A 25% reduction in on-site parking: 3 points.
(Onsite parking does not exceed the plan's recommendations for parking.)

2.10 JOBS/HOUSING:

- a. For a commercial project, at least 25% of the floor area is residential. Jobs that would provide incomes able to support 50% of potential residents either exist onsite or within a half mile of the project. 4 points
- b. For a residential project, at least 25% of the floor area is for commercial uses. The commercial component would create jobs with incomes able to support 50% of potential residents. 4 points

2.11 SCHOOL PROXIMITY:

A public school is located within a mile of the project. Children are able to walk or ride from the development to the school safely on designated routes or paths. Distance is measured as traveled on such routes. 3 points.

2.12 DIVERSITY OF USES:

The project includes the following non-residential uses (one point for each type):

Bank	Pharmacy
Child care facility (licensed)	Church
Community/civic center	Police/fire station
Convenience store	Post office
Hair care	Restaurant
Hardware store	School
Health club or recreation facility	Senior care facility
Laundry/dry cleaner	Supermarket
Library	Theater
Medical/dental office	Bar
Office, general (not in-home)	Liquor Store

2.13 DIVERSITY OF HOUSING TYPES:

To enable citizens from a wide range of economic levels and age groups to live within a community, a diversity of housing types is necessary. One point for each housing type above 2 as defined in the following list:

- Detached residential large (> 1800 ft², not to exceed 3000 ft²)
- Detached residential small (< 1800 ft²)
- Duplex or townhouse large (> 1200 ft², not to exceed 2000 ft²)
- Duplex or townhouse small (< 1200 ft²)
- Multifamily large (> 1000 ft², not to exceed 2000 ft²)
- Multifamily small (< 1000 ft²)
- Live/work large (> 1200 ft²)
- Live/work small (< 1200 ft²)
- Accessory Dwelling Unit large (> 850 ft², not to exceed 1000 ft²)
- Accessory Dwelling Unit small (< 850 square feet)

2.14 AFFORDABLE HOUSING:

One points for each affordable housing unit provided above what is called for in the housing guidelines.

2.15 AFFORDABLE RENTAL HOUSING:

Onsite rental housing is provided.

- a. Minimum 15% onsite rental housing is attainable for households up to 50% AMI 2 points.
- b. Beyond item above, 15% additional onsite rental housing is available for households up to 80% AMI. 2 additional points.

SECTION 4-1030.3: TRANSPORTATION:**3.1 WALKABLE STREETS:**

- a. Each building has a principle front entry that faces a functional public pedestrian space. A functional public pedestrian space is one that has gathering areas nearby and is connected to pedestrian walkways. 2 points
- b. Sidewalks, footpaths, or woonerfs are available on all streets within and bordering the project. 2 points A 'woonerf' is defined as a multi-modal plaza or street where pedestrians and bicycles have legal priority over motorists. Cars have access through woonerfs, but their designed speed is 5 mph.
- c. The public realm is entirely ADA accessible. REQUIRED
- d. 10' wide sidewalks in front of non-residential buildings. 1 point
- e. All streets facing non-residential mixed-uses have road designs for 25 mph or slower. 2 points

- f. All streets in residential-only blocks have road designs for 20 mph or slower. 2 additional points
- g. At least 50% of the building frontages have less than 18-foot setback and are contiguous to the sidewalk/public realm. 2 points
- h. Functional entryways for non-residential/mixed-use buildings occur at least every 75 feet on average. 2 points
- i. All ground-level non-residential interior space has at least 30% transparent glass on the ground-level façade. 2 points
- j. No blank walls longer than 50 feet occur along sidewalks. Windows, doors, artwork or murals act as breaks to blank walls. 2 points
- k. On-street parking is provided for at least 70% of streets. 2 points
- l. Street trees occur between the street and sidewalk at least every 40 feet. 2 points
- m. For non-residential projects, at least 50% of ground level space is retail or service (banks/real estate not included). 2 points
- n. Trees, awnings, or other structures provide shade to at least 50% of sidewalks (tree shading at maturity). 2 points
- o. Pet pickup stations are provided in appropriate locations throughout the development. 1 point

3.2 STREET NETWORK:

The project has a traditional small-block grid pattern. 2 points

If not a grid pattern, At least 50% of cul-de-sacs have a bicycle/pedestrian path through-connection. If topographic or other limitations prevent connection, those are not included in calculation. 1 point

3.3 TRANSIT FACILITIES:

Provide transit stops designed pursuant to Eco-Transit or RFTA design specifications for covered, partially enclosed, lighted facilities with bicycle racks, maps and route signage information. 2 points
Covered bicycle storage: 1 additional point.

3.4 WALKABLE VICINITY ACCESS:

Outside services and stores are within walkable distance to the project location. Use www.walkscore to establish the vicinity walkability of the project. A score of:

- 10-25 gets 1 point
- 26-50 gets 2 points
- 51-75 gets 3 points
- 76-100 gets 4 points

3.5 BICYCLE NETWORK:

The project provides accessibility and connection to bicycle paths and routes connecting it to a town of community center, Eco-Trails Core Valley Trail, or Mid-Valley Trail. 3 points

3.6 ACCESS TO PUBLIC SPACES:

90% dwelling units and/or non-residential spaces are within a 1/4 mile of a public green space that is at least 1/4 acre in size (cannot be a narrow strip of greenspace). 2 points

3.7 ACCESS TO ACTIVE SPACE:

The project allows access to public outdoor recreation areas.

- a. 90% of dwelling units are within 1/2 mile of a public active space of at least 1 acre (soccer fields, ball fields, basketball court, park with active recreational facilities, etc.) 2 points
- b. 50% of dwelling units are located within 1/2 mile of a recreation path or network or that is least 3 miles in length. 1 point
- c. 50% of dwelling units are located within 3/4 mile of a dog park area (pickup stations required) 1 point.

3.8 LOCAL FOOD PRODUCTION:

- a. The project allows for private gardens in sideyards, backyards, and/or balconies. 1 point
- b. Neighborhood gardens exist as dedicated areas of 100 square feet per dwelling unit that include fencing, irrigation, and raised beds. 2 points
- c. The project is within 3 miles of a farmer's market that has been in place at least 2 years and includes no less than 3 local agricultural producers. 1 point

SECTION 4-1030.4: RESOURCE EFFICIENCY

4.1 LIMITED TURF/EFFICIENT TURF SPECIES:

- a. Less than 25% of landscaped areas are irrigated turf grass. 1 point
- b. Irrigated turf grass areas use a species that requires on average 25% or less irrigation than Kentucky blue grass. 1 point

4.2 DIVERSE NATIVE LANDSCAPING:

The project uses over 10 or more species of native low-water plant species as a part of its landscape plan. 2 points

4.3 XERISCAPE:

The landscape plan demonstrates utilization of the seven principles of xeriscape design: 2 points

- a. Thoughtful landscape plan for dry/wet zones and plant maturity

- b. Select low-water-use plants as identified by CSU or recognized source.
- c. Minimize or eliminate turf areas
- d. Use efficient irrigation (drip systems, EV schedules, etc.)
- e. Improve the soil
- f. Use mulches
- g. Demonstrate appropriate maintenance plan

4.4 SOLAR ORIENTATION:

75% of all buildings in the project have solar orientation. The south-facing façade of the buildings must be at least 1.5 times the east-west façades. 3 points. At least 50% of the south-facing façade area is capable of mounting a solar collection device which would generate at least 90% of an ideal aspect as calculated on www.pywatt.com. Additional 2 points

4.5 RENEWABLE ENERGY:

Provide on-site renewable energy system(s). 3 points for each 5% of total energy consumption offset by system(s).

4.6 INFRASTRUCTURE RECYCLED CONTENT:

Concrete and/or asphalt is at least 75% recycled content. 1 point

Any mulch is recycled wood waste chip, and/or recycled tire mulch (for play areas). 1 point

4.7 RECYCLING:

The project is designed with recycling containers for co-mingled, newspaper, and cardboard for non-residential, mixed-use, and multi-family projects (**REQUIRED**).

4.8 LIGHT POLLUTION:

The project utilizes dark sky fully shielded down-facing lighting for infrastructure. Lighting doesn't create glare or be unnecessarily overpowered. Buildings shall only have exterior illumination necessary for safety requirements and minimal signage illumination for commercial uses (**REQUIRED**).

4.9 INNOVATION IN DESIGN:

Demonstrate other components of the design that meet the intent of the Sustainable Design Index which is to promote resource efficiency, renewable power, reduced impacts, and social capital/equity. Points reviewed on a case by case basis.