



Eagle County's commitment to our environment



Sustainable Community Index

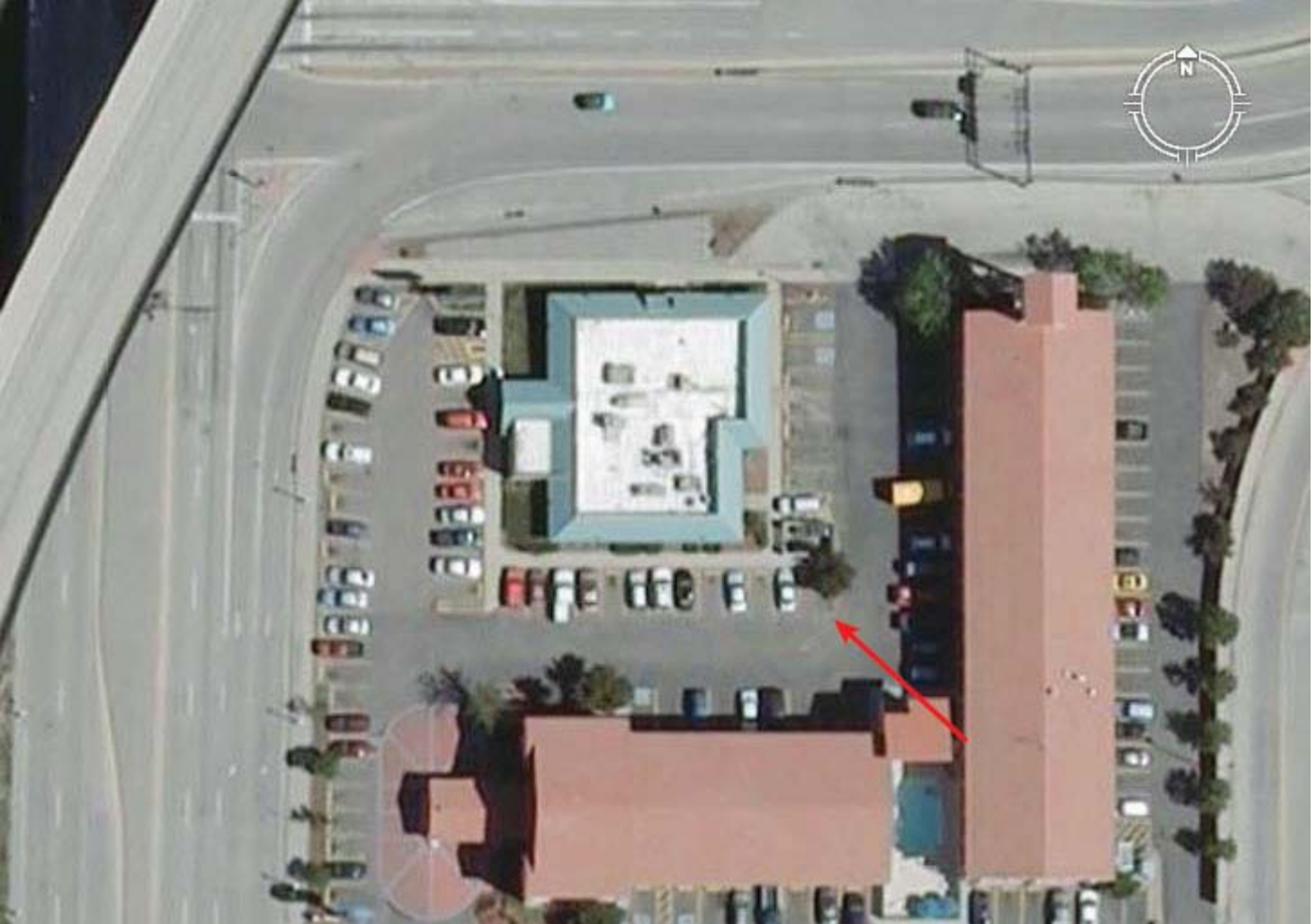
Defining smart growth in our communities



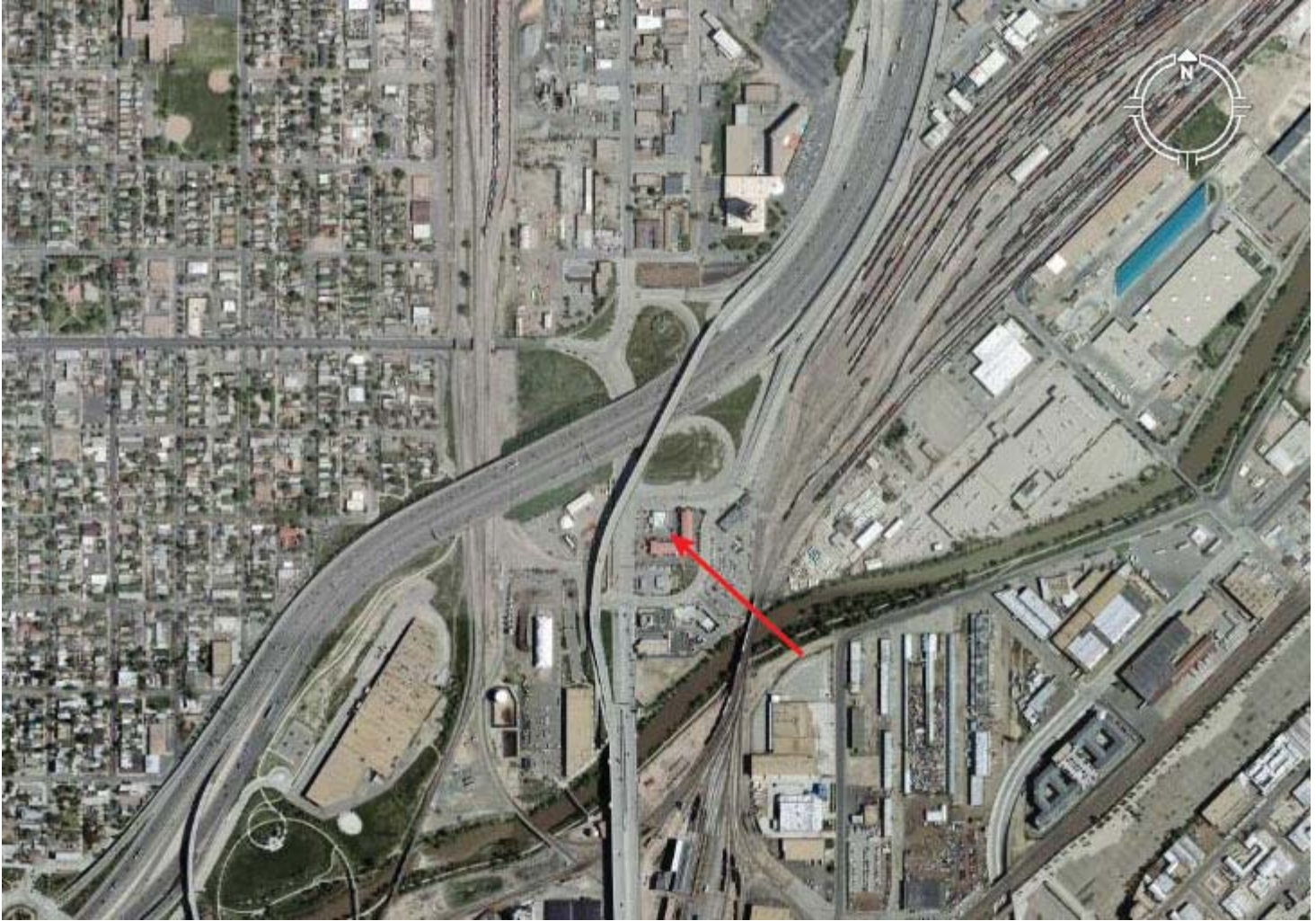
RMLUI

SCI not CSI











- 25-75 mph
- 300 mile range
- 12' x 7'



- 5 mph
- Around 6 ft. in height
- $\frac{1}{4}$ mile walking distance standard



- 10-15 mph
- 7-mile national average bicycle commute



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- 7-mile national average bicycle commute

Goal:

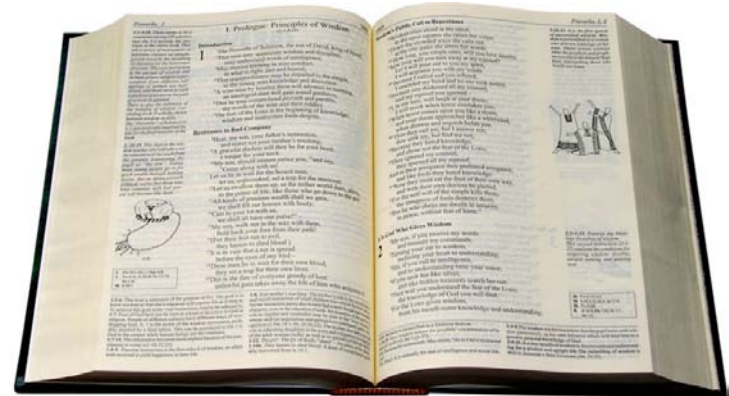
- Promote positive new development within a larger social and environmental framework to meet many of the goals and policies regarding community sustainability outlined in the Comprehensive Plan.
- Create working definition for many terms commonly used in public hearings.
- Be applicable and equitable to all projects
- Reduce uncertainty for developers
- Keep it simple

Commonly these two documents are not necessarily aligned

Comprehensive Plan



Land Use Regulations



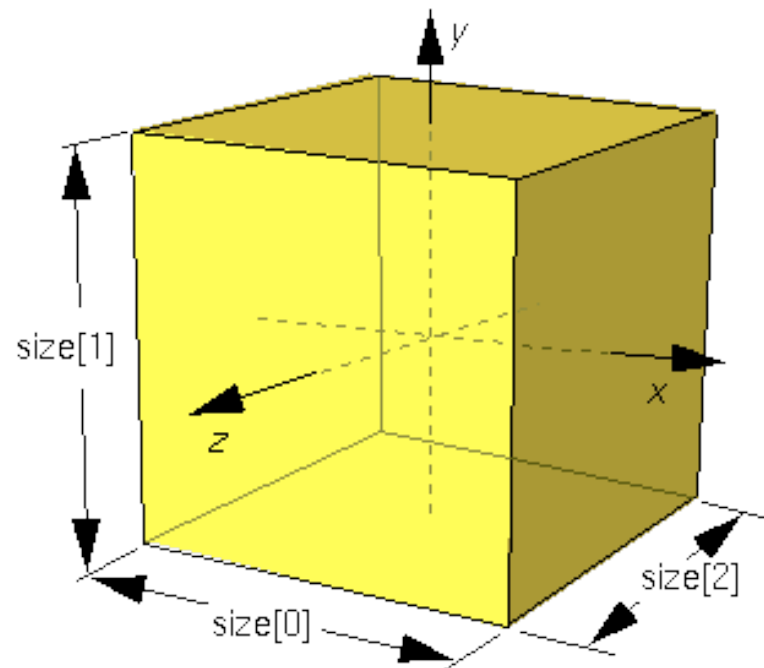
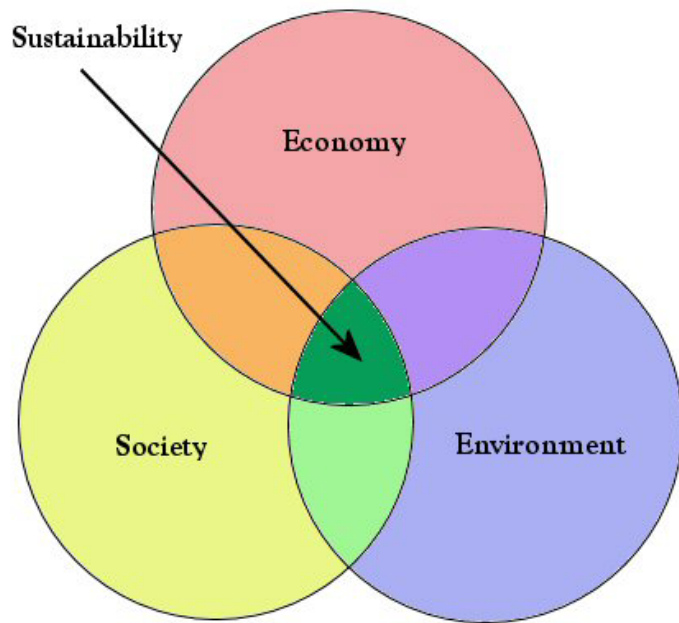
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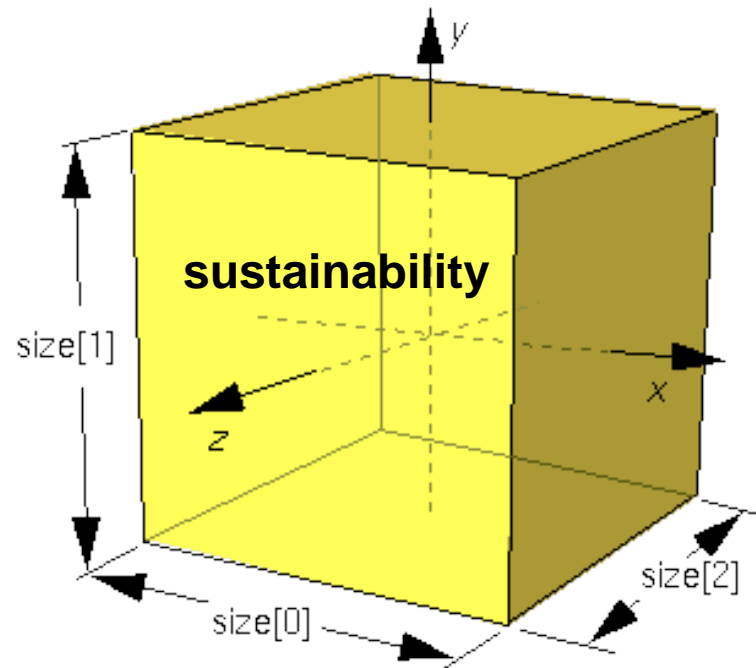
- SCI is a *required finding* for PUDs, PUD amendments, major special use permits, final plats, and zone changes (*would not apply to minor subdivisions (3 units or less), minor special use permits, amended final plats, variances, or FONSI*s).
- Came from comp plan policies, LEED ND (ULI, NRDC, AIA, APA), RMLUI sustainable development code, 2007 Quality of Place survey:
 - *Establish open space buffer zones between towns and community centers: 82% said “yes”.*
 - *Focus development by allowing higher density in towns and community centers to avoid sprawl: 70% said “yes.”*

Sustainable Community Definition:

A community which fosters economic opportunity and social capital while protecting and restoring the natural environment upon which people and economies depend.







Green Creek PUD: 40 townhomes, environmental education school, fire department

			SITE/LOCATION
	pts.		
2	2-5		LOCATION INFILL/REDEVELOPMENT: Infill (4), adjacent (2), and/or previously developed (1)
5	5		TRANSIT: Over 50% of the development is within walking distance (1/4 mile) of transit stop (5).
4	2-4		PROXIMITY TO EXISTING WATER/WASTEWATER: ties into existing (4); public extension (2)
0	5		WILDLIFE/ECOLOGICAL COMMUNITIES: biological study with DOW compliance
0	1-3		RIPARIAN/WETLAND PRESERVATION: 100' setback and water quality testing
2	2		AGRICULTURAL LAND PRESERVATION: Doesn't remove historic/potential agricultural land
1	1-2		EXISTING VEGETATION PRESERVATION: <10% existing tree/shrubs impacted (1) or no impact (2)
0	2-3		BROWNFIELD/BLIGHT REDEVELOPMENT: Improves blighted lot (2), contamination cleanup (3)
2	2		STEEP SLOPES/RIDGELINES: on slopes less than 20%
0	1-3		STORMWATER MANAGEMENT: 100% of surface drainage through bioswale/vegetated system.

		CONNECTIONS AND USES
2	2	OPEN COMMUNITY: no gates, amenities are open to the public
0	4	PUBLIC ACCESS: provides appropriate public access to public lands/rivers (with agency approval) 4 pts.
0	4	COMPACT DEVELOPMENT: 7 or more units/acre; commercial > .50 FAR
0	1-2	REDUCED FOOTPRINT: on previously disturbed area (1); all structures and parking < .50 lot (1)
2	2	CLUSTERING: efficient infrastructure, development concentrated in node(s), allowing for open areas.
0	3-18	OPEN SPACE: conservation easement meets components of open space criteria. See regulations.
2	2-7	REDUCED PARKING FOOTPRINT: less surface parking (2-3), carpool (1), covered bike storage (1-2)
0	2-4	PARKING LOCATION: surface parking to rear of structures only (4); to side and screened (2).
1	1-3	REDUCED PARKING: Does not exceed LURs: 1 pt. Study shows reduced on-site demand (2-3 pts.)
4	4	JOBS/HOUSING RATIO onsite housing for mixed-use non-residential (see regulations)
3	3	SCHOOL PROXIMITY: within a mile of a public school
4	1-20	DIVERSITY OF USES: 1 point each use category listed in regulations
2	1-8	DIVERSITY OF HOUSING TYPES 1 point each housing type listed in regulations above 2.
0	1-20	AFFORDABLE HOUSING 1 point each affordable housing unit provided above housing guidelines.
0	2-4	AFFORDABLE RENTAL HOUSING: Onsite rental housing, see regulations.

			TRANSPORTATION
12	1-28		WALKABLE STREETS: see commentary note: <i>16 pts. Not applicable</i>
0	1-3		STREET NETWORK: grid small block pattern, 2 pts, pedestrian connection at cul de sacs (1)
0	2-3		TRANSIT FACILITIES: transit stop provided by development (2 pts.), covered bike storage (1 add'l pt.)
3	1-4		⁷ WALKABLE VICINITY: www.walkscore.com score 10-25=1pt, 26-50=2pts, 51-75=3pts, 76-100=4pts.
3	3		BICYCLE NETWORK: Connection to community center via bicycle paths/routes.
2	2		ACCESS TO PUBLIC SPACES: 90% of units within 1/4 mile of public green space
0	1-4		ACCESS TO ACTIVE SPACE: within 1/2 mile of ball field, 3-mile recreation trail, and/or dog park
0	1-3		LOCAL FOOD PRODUCTION: private garden areas (1); community garden(s) (2); local market (1)

		RESOURCE EFFICIENCY
1	1-2	LIMITED TURF/SPECIES: <25% landscaped areas turf (1). Turf uses 25% less water than KBG (1).
1	1	DIVERSE NATIVE LANDSCAPE: Landscape plan utilizes 10 or more local native low-water species.
0	2	XERISCAPE: Landscape plan incorporates seven xeric design principles (see regulations)
0	5	SOLAR ORIENTATION: 75% of all buildings have solar orientation (see regulations)
3	3-30	RENEWABLE ENERGY 3 points for every 5% total energy offset by onsite renewable system(s).
0	1	INFRASTRUCTURE RECYCLED CONTENT: Concrete/asphalt 75% or more recycled content.
REQUIRED		RECYCLING: Design includes areas for recycling co-mingled, paper, and cardboard.
REQUIRED		LIGHT POLLUTION: Exterior lighting minimized, shielded, night sky compliant.
0	X	INNOVATION IN DESIGN:
63	210	TOTAL

140+

70-139

0-69

EXCEEDS MINIMUM STANDARDS

MEETS MINIMUM STANDARDS

DOES NOT MEET MINIMUM STANDARDS

Staff recommendations

- DOW compliance for wildlife migration/habitat
- Increase stream setback/wetland impacts
- Improve drainage plan to incorporate natural drainage/bioswale design.
- Provide public trailhead access.
- Reduce overall footprint
- Open space through conservation easement
- Demonstrate specific clustering strategies
- Reduce Parking Footprint
- Provide variety of housing types and possibly commercial uses at frontage
- Provide onsite inclusionary affordable housing beyond guidelines
- Incorporate playground/court/area within development
- Design pedestrian trail connecting clustered nodes within the development with the town.
- Incorporate xeric landscape design
- Solar Orientation= <75% of buildings are oriented to maximize solar orientation.
- Renewable Energy=Estimated ~30KW solar system proposed, provide additional onsite renewable energy.

Inclusion of above items would increase score to 136 points

East End Case Study



Pro-rated adjustment:

East End:

Project came in at 103. Staff recommendations:

- **Better location/screening for parking (2-4 points)**
- **Renewable Energy system(s) integrated (3-30 points)**
- **Private or Community garden area(s) (1 to 3 points)**
- **Covered bicycle parking (2 points)**
- **Diverse native landscape/xeriscape (1 to 3 points)**

Inclusion of above items could increase SCI to 145.

Pro-rated adjustment:

- **5-unit PUD: 78 Not Applicable points**

88+

EXCEEDS MINIMUM STANDARDS

44-87

MEETS MINIMUM STANDARDS

0-43

DOES NOT MEET MINIMUM STANDARDS

Pritchard Scale

You cannot rate
greatness on a
graph! Rip it out!



Pritchard Scale

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Word



*"You never change things by fighting the existing reality.
To change something, build a new model that makes the existing
model obsolete."*

-Buckminster Fuller



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