



CEDAR RAPIDS
City of Five Seasons

Single Family New Construction Program 2nd Round

Mandatory and Optional Green Development Guidelines

SECTION 1: INTEGRATED DESIGN

1-1

Green Development Plan MANDATORY

Using *Attachment B: Green Building Checklist* outline the integrated design approach used for the development that demonstrates involvement of the entire development team identified in the application. The plan must include the following:

- ✓ A description of how each of the mandatory (and optional) items will be included in the project.
- ✓ Identification of which members of the design and development team are or will be responsible for implementing the green features.

SECTION 2: SITE, LOCATION AND NEIGHBORHOOD

2-1

Smart Site Location – Proximity to Existing Development MANDATORY

Provide a preliminary site map with your application demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25% of the perimeter bordering) to existing development. Do not build on tracts of land that require installing a septic tank or a sanitary sewer or water line extension of 1,000 feet or greater from the property line of the tract being developed, or within critical potable watershed areas.

2-2

Smart Site Location – Protecting Environmental Resources MANDATORY

Do not locate new development, including buildings, built structures, roads or other parking areas, on portions of sites that meet any of the following:

- ✓ Land in a wetland or within 100 feet of wetlands, including isolated wetlands or streams. Maintain or establish riparian buffer using native vegetation where possible. Bike and footpaths are allowed if at least 25 feet from wetlands boundary.
- ✓ Land within 100 feet of critical slope area
- ✓ Prime farmland
- ✓ Public Parkland
- ✓ Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists
- ✓ Land within the 100-year floodplain
- ✓ Land outside the corporate limits

2-3**Smart Site Location – Proximity to Services
MANDATORY**

Provide a preliminary location map with your application with exact distances indicating that the project is located within ¼ mile of at least 2, or ½ mile of at least four of the following facilities:

- ✓ Public transportation
- ✓ Supermarket
- ✓ Public school
- ✓ Library
- ✓ Licensed child care center
- ✓ Usable park space
- ✓ Bank
- ✓ Medical or Dental office
- ✓ Post office
- ✓ Convenience store
- ✓ Laundry/Dry cleaner
- ✓ Pharmacy
- ✓ Place of Worship
- ✓ Community or Civic center

2-4**Walkable Neighborhoods – Sidewalks and Pathways
MANDATORY**

Connect the project to the pedestrian grid. Provide a preliminary site map with your application indicating that sidewalks or other all-weather pathways exist or were created within a multifamily property or single-family subdivision to link the residential development to public spaces, open spaces and adjacent development. Projects whose building entrances open directly on to a public sidewalk meet this requirement.

2-5**Smart Site Location
OPTIONAL**

- ✓ Adaptive Reuse (25 Points)
Locate the Project on a Grayfield, Brownfield or adaptive reuse site.
- ✓ Solar Heating/Cooling (8 Points)
Elongate the building within 15 degrees of due East-West. The glazing on the North- and South-facing walls should be at least 50% greater than the sum of the glazing area on the East- and West-facing walls. The roof should have a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications. At least 90% of the glazing on the south-facing wall should be completely shaded (using shading, overhangs, etc) at noon on June 21 and un-shaded at noon on December 21.

2-6	Transportation Choices OPTIONAL
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- ✓ ¼ Mile from Public Transportation (12 Points)
Provide a context map demonstrating that the site is within a ¼ mile radius of adequate public transit services.
- ✓ ½ Mile from Public Transportation (6 Points)
Provide a context map demonstrating that the site is within a ½ mile radius of adequate public transit services.

2-7	Compact Development OPTIONAL
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(25 or 30 Points)

The Project architect or designer must complete the density calculation as defined below and certify its correctness. The project applicant must provide documentation from the applicable local jurisdiction indicating that the applicable density requirements provided below are permitted on the project site. The minimum net density for new construction must be:

- ✓ 6 units per acre for detached or semi-detached houses;
- ✓ 10 for townhomes; and

An additional 5 points is given to increase the average density to meet the following:

- ✓ 7 units per acre for detached or semi-detached houses;
- ✓ 12 for townhomes

Net density is measured by taking the total dwelling units after construction, divided by the acreage of the entire tract down to one decimal point, minus dedicated acreage of public street rights of way, riparian and wetland buffers, and open space that has been dedicated through a conservation program.

SECTION 3: SITE IMPROVEMENTS

3-1	Erosion and Sedimentation Control MANDATORY
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All construction that disturbs one acre or more requires a stormwater general permit #2 from the Iowa Department of Natural Resources. Obtain authorization and follow the requirements of the permit including the development and implementation of a Stormwater Pollution Prevention Plan before site disturbance begins.

For projects disturbing less than one acre, implement EPA's Best Management Practices for erosion and sedimentation control during construction, referring to the EPA document, Stormwater Management for Construction Activities (EPA 8320R-92-005).

Erosion control measures must include the following:

- ✓ Stockpile and protect disturbed topsoil from erosion (for reuse);
- ✓ Control the path and velocity of runoff with silt fencing or comparable measures;
- ✓ Protect on-site sewer inlets, streams, and lakes with straw bales, silt fencing, silt sacks rock filters, or comparable measures;
- ✓ Provide swales to divert surface water from hillsides;
- ✓ If soils in a sloped area (25% or 4:1 slope) are disturbed during construction, use tiers, erosion blankets, compost blankets, filter socks and berms, or comparable approach to keep soil stabilized;
- ✓ No compaction inside the drip ring of existing trees and shrubs.

3-2	Landscaping MANDATORY
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Commit to providing a tree or plant list, to be certified by the Architect or Landscape Architect that the selection of new trees and plants are at least 50% native species, 100% appropriate to the site's soil and microclimate, and do not include invasive species. Limit application of non-native turf species.

3-3	Surface Water Management MANDATORY
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Provide a comprehensive surface water management plan which successfully captures, retains, infiltrates and/or harvests rainfall equivalent to up to 1.25" per rainfall event.

Iowa Stormwater Management Manual: www.ctre.iastate.edu/PUBS/stormwater/