

GREATER YELLOWSTONE FRAMEWORK FOR SUSTAINABLE DEVELOPMENT



Photo by Daniel Mayer

INTENTS, REQUIREMENTS, AND SUBMITTALS FOR LOCAL GOVERNMENTS

REVISION 2.0



TETON VIEW
REGIONAL PLAN



The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government.



GY-FRAMEWORK: HISTORY

The Greater Yellowstone Framework for Sustainable Development (GY-Framework) was created in 2006-2007 in response to intense development pressure on communities surrounding Yellowstone and Grand Teton national parks. The planning phase for this initiative was launched in 2006 with a pledge from the U.S. Green Building Council (USGBC) for their support. With this affirmation, YBP mobilized regional leaders in the fields of architecture, construction, land use planning, and community design who advocate more sustainable approaches to building and development. Over a nine-month period, more than 80 volunteers helped design a regional rating system that includes and goes beyond the application of LEED green building standards – a system that makes economic and environmental sense for the Yellowstone-Teton region and rewards real leadership.

The GY-Framework Design Phase was launched in August 2006 when volunteers met at the Jackson Campus of the Teton Science School to receive orientation and team assignments. Jennifer Henry, former manager of the USGBC LEED-ND program, provided invaluable guidance to the volunteers and facilitators as they fashioned their respective approaches. The six teams organized around these themes:

- Biodiversity and Rural Land Use
- Cultural and Historical Values
- Urban Land Use and Revitalization
- Infrastructure/Transportation Systems
- Recreation Resources
- Built Environment

Teams planned monthly conference calls, independent/paired research strategies, and a minimum of two in-person meetings. Credits were drafted based on research and discussions, and group consensus was required on the “intent” of each credit. The draft credits were submitted at the end of February 2007 for integration into a single document that would later be posted for public comment.

In March 2007, the design teams met at Chico Hot Springs in Pray, Montana, where prerequisites were reviewed and a consensus reached. Every credit was reviewed by the group for relevance, consistency, and technical accuracy. The decision to reorganize the credits led to the addition of another category called Regional Innovation.

Extensive discussions on certification, including the opportunities for multiple types of applicants and projects, resulted in the teams’ support for going beyond certifying single buildings. For example, teams set a goal to recognize and support the leadership of counties and municipalities for policies, programs, and incentives, in addition to green building projects.

Throughout April and May of 2007, the GY-Framework was further refined by design team members. Credits were re-organized; some were moved to more appropriate categories. Intent statements were clarified and requirements were made more specific.

The GY-Framework was introduced to the YBP membership and the general public at the YBP annual conference, at Jackson Lake Lodge, in May 2007. Recruitment of pilot projects began during the summer in tandem with the public comment period, and the GY-Framework pilot phase launched in early 2008. YBP recruited 13 pilot projects that were committed to test the GY-Framework over a three-year period. The intention was for these pilot projects to raise regional awareness of LEED and sustainable development concepts while providing real-world on-the-ground feedback on the GY-Framework.



GY-FRAMEWORK: ORIGINS OF LOCAL GOVERNMENT REQUIREMENTS

The timing of the GY-Framework pilot phase launch occurred at the height of the Great Recession; this proved detrimental to development in general and to YBP's pilot efforts. Of the original 13 pilot projects, most projects were put on hold, stalled indefinitely, or ceased to exist. Only three projects submitted for and were awarded certification:

- Lake General Store (Yellowstone National Park)
- Tower General Store (Yellowstone National Park)
- Mountainside Village (Victor, Idaho)

The construction lull afforded the opportunity to shift the GY-Framework focus from private development projects to local jurisdictions to encourage more sustainable development across the Greater Yellowstone region. In working with the pilot projects, YBP discovered that many existing city and county regulations ran counter to sustainable development principles. YBP brought together volunteers from three states, including planners, elected officials, and agencies, to help draft local government requirements for GY-Framework certification.

In late 2011, YBP was a key partner in the award of a \$1.5 million HUD Sustainable Communities Regional Planning Grant to the Western Greater Yellowstone Consortium, a 17-member group of four counties, seven cities and six agencies and organizations in eastern Idaho and northwest Wyoming. These entities oversaw the project, designed and participated in the individual studies, reviewed study results, and assisted in preparing the final regional plan for sustainable development (RPSD) that was completed in May 2015. The GY-Framework for Local Governments served as one of several a guiding documents for the three-year planning process and was refined in parallel with creation of a model development code.

A two-day workshop was convened to conduct an in-depth, credit-by-credit review and analysis of the GY-Framework Local Government Requirements 1.0, where each credit and prerequisite was reviewed for applicability, implementation logistics and weighting. The credit workshop brought together Consortium partners, pilot jurisdictions, original GY-Framework design team members, and other interested stakeholders to strengthen the GY-Framework for local governments and outline robust and feasible requirements. Additionally, the Town of Jackson and Teton County, Wyoming, received a third party assessment of their existing plans, codes and policies to identify their barriers to plan implementation and the extent to which their existing policies were aligned with the GY-Framework (see Appendix A.2 of the Teton View Regional Plan).

YBP worked with pilot jurisdictions in Teton County, Wyoming, and Teton County, Idaho, to compile best practices, case studies and lessons learned throughout the grant period. The resulting version 2.0 of the GY-Framework for Local Governments thus reflects the recommendations of all past participants and more recent pilot applications. It also is cross-referenced with the final Model Development Code for the Teton View Region, another product of the regional planning grant that was written in alignment with Idaho State statutes. Applicable model code articles/divisions are cited under the corresponding prerequisite/credit to assist the user in achieving GY-Framework intents and requirements.

Certification of local governments under the GY-Framework will be delayed until a new certifying body is identified to replace the Yellowstone Business Partnership, which dissolved at the end of 2014. Until that time, this document will be available as a reference for public use as Appendix A.1 of the Teton View Regional Plan for Sustainable Development.



GY-FRAMEWORK v. 2.0: MAJOR CHANGES

Major changes that occur in the GY-Framework for Local Governments v2.0 include new and edited prerequisites, delineation between city/town and county requirements, weighting and/or reallocation of points, shifting credits to different categories, and combining credits.

Credit points were allocated based on the following four criteria that allows local governments to increase their point count as more actions are taken:

- *Enable*: Remove barriers to achieving GYF credit strategies
- *Lead by Example*: Implement the GYF credit strategies on all local government funded projects
- *Carrot/Stick*: Provide incentives to encourage the sustainable activity described in the GYF credit and/or disincentives that discourage unsustainable activity
- *Enforce*: Adopt the GYF credit strategy as policy for all internal projects within jurisdiction, both public and private

New Prerequisites

LUC: Future Land Use Element (page 19)

Intent: *To build upon the assets of the community and establish consensus on land use policies related to future growth and change*

RR: Recreation Master Plan (page 50)

Intent: *To understand the recreation resources available in a community and to encourage coordination with public lands agencies that oversee the management of such public lands*

BE: Capital Improvement Plan (page 57)

Intent: *To help jurisdictions better understand the capital they currently have and to help communities plan for responsible/sustainable capital purchases in the future*

CV: Affordable Housing (page 91)

Intent: *To ensure that all citizens in the community have access to affordable, safe and appropriate housing and to ensure basic compliance with the spirit of Fair Housing laws.*

Edited Prerequisites

PPI: Comprehensive Planning and Spirit of Place (page 9)

Intent: *To gain a complete understanding of the community and its surroundings, and ensure that the community is responsive and respectful of its neighboring communities and its place in the Greater Yellowstone ecosystem*

PSI: Life Safety Code Compliance (page 68)

Intent: *To meet or exceed federal, state, and local infrastructure codes, standards and permits*

PSI: Water Planning (page 70)

Intent: *To understand the larger watershed system of where jurisdiction's water comes from and goes, how it is used, and to conserve scarce water resources over the long-term and raise owner and consumer awareness of this need*



PROCESS OF CERTIFICATION

Like LEED, the GY-Framework is designed as a self-assessing system, backed up by documentation and third-party verification. The third-party independent certification process is designed to ensure certifier anonymity and independence while minimizing costs of documentation and certification. **All prerequisites in every category must be fulfilled in order for jurisdictions to certify.**

Every prerequisite and credit contains the following:

- **Credit intent**
- **Requirements**
- **Documentation/submittal requirements**

125 Possible Points

Points	Certification Levels
50 - 59	Certified
60 - 79	Silver
80 -99	Gold
100 - 125	Platinum

PPI = Project Planning and Investments: 9 Possible Points

1 prerequisite - Comprehensive Planning and Spirit of Place

LUC = Land Use and Conservation: 13 Possible Points

1 prerequisite - Future Land Use Element

BD = Biodiversity: 13 Possible Points

1 prerequisite - Coexisting with Wildlife

CHV = Cultural and Historical Values: 11 Possible Points

0 prerequisites

RR = Recreation Resources: 8 Possible Points

1 prerequisite - Recreation Master Plan

BE = Built Environment: 12 Possible Points

1 prerequisite - LEED Prerequisites

2 prerequisite - Capital Improvement Plan



PSI = Public Service and Infrastructure: 20 Possible Points

1 prerequisite - Life Safety Code Compliance

2 prerequisite - Water Planning

TC = Transportation and Connectivity: 10 Possible Points

1 prerequisite - Transportation Plan

CV = Community Vitality: 13 Possible Points

1 prerequisite - Community Engagement Plan

2 prerequisite - Affordable Housing

SCO = Special Credit Opportunities: 12 Possible Points not included in the 125-point Project Total

0 prerequisites



GY-FRAMEWORK FOR SUSTAINABLE DEVELOPMENT SCORECARD

Yes	?	No	Project Planning and Investments		9 Possible Points
Y			Prerequisite 1	Comprehensive Planning and Spirit of Place	REQUIRED
Y			Credit 1	Region Based Accredited Professional	3
Y			Credit 2	Qualified Professional - Cultural Resources	2
Y			Credit 3	Local/Regional Business Support	1
Y			Credit 4	Sustainability Investments	1 to 2
Y			Credit 5	Continuous Improvement (Plan for Ongoing Compliance)	1
Yes	?	No	Land Use and Conservation		13 Possible Points
Y			Prerequisite 1	Future Land Use Element	REQUIRED
Y			Credit 1	Sensitive Resources	2
Y			Credit 2	Slopes	1
Y			Credit 3.1	Views: Visual Quality	1
Y			Credit 3.2	Views: Night Sky	1
Y			Credit 4	Minimize Natural Hazards	2
Y			Credit 5	Density/Intensity and Open Space	1 to 3
Y			Credit 6	Site Reuse	1
Y			Credit 7	Land Conservation	1 to 2
Yes	?	No	Biodiversity		13 Possible Points
Y			Prerequisite 1	Co-existing with Wildlife	REQUIRED
Y			Credit 1	Preservation of Aquatic Resources	1 to 3
Y			Credit 2	Surface and Ground Water Conservation	1 to 3
Y			Credit 3	Habitat Conservation and Connectivity	1 to 2
Y			Credit 4	Vegetative Management	1 to 2
Y			Credit 5	Habitat Restoration and Enhancement	1
Y			Credit 6	Fence Siting and Materials	1
Y			Credit 7	Domestic Animal Management	1
Yes	?	No	Cultural and Historical Values		11 Possible Points
Y			Credit 1	Cultural Resource Conservation and Management	2
Y			Credit 2	Conservation of Cultural/Historic Structures	2
Y			Credit 3	Historically Appropriate New Construction	1 to 3
Y			Credit 4	Cultural/Historic Interpretation and Documentation	1 to 4
Yes	?	No	Recreation Resources		8 Possible Points
Y			Prerequisite 1	Recreation Master Plan	REQUIRED
Y			Credit 1	Carrying Capacity	1 to 2
Y			Credit 2	Maximizing Recreation Opportunity	2
Y			Credit 3	Public/Private Land and River Access	1 to 2
Y			Credit 4	Outdoor Ethics and Education	2
Yes	?	No	Built Environment		12 Possible Points
Y			Prerequisite 1	LEED Prerequisites	REQUIRED

Y			Prerequisite 2	Capital Improvement Plan	REQUIRED	
			Credit 1	Optimize Energy Performance	1 to 3	
			Credit 2.1	Green Building Programs: Participation and Compliance	1	
			Credit 2.2	Green Building Programs: LEED Certification	1 to 5	
			Credit 3	Materials Efficiency	1	
			Credit 4	Outdoor Spaces	1	
			Credit 5	Size of Residential Dwellings	1	
Yes	?	No	Public Service and Infrastructure			20 Possible Points
Y			Prerequisite 1	Life Safety Code Compliance	REQUIRED	
Y			Prerequisite 2	Water Planning	REQUIRED	
			Credit 1	Shared Services: Energy/Water Efficiencies	1 to 2	
			Credit 2	Renewable Energy: Expanded Use	1 to 3	
			Credit 3	Carbon Emissions Reduction	1 to 3	
			Credit 4	Electrical Load/Demand Efficiency	1	
			Credit 5	Water Use Efficiency	1 to 4	
			Credit 6	Water Quality	1	
			Credit 7	Waste Management: Reduce & Recycle	1 to 3	
			Credit 8	Snow Plan	1	
			Credit 9	Utility Construction and Resource Management	2	
Yes	?	No	Transportation and Connectivity			10 Possible Points
Y			Prerequisite 1	Transportation Plan	REQUIRED	
			Credit 1	Complete Streets & Alternative Transportation	1 to 3	
			Credit 2.1	Efficient Vehicles: Fleets	1 to 2	
			Credit 2.2	Efficient Vehicles: Alternative Fuels	1 to 2	
			Credit 3	Trails, Walkability, and Pathways	1 to 3	
Yes	?	No	Community Vitality			13 Possible Points
			Prerequisite 1	Community Engagement Plan	REQUIRED	
Y			Prerequisite 2	Affordable Housing	REQUIRED	
			Credit 1	Diversity of Housing Types	1 to 3	
			Credit 2	Rewarding Sustainable Operations	1 to 4	
			Credit 3	Mixed Use/Employment Opportunities	2 to 4	
			Credit 4	Public Spaces: Availability and Access	1 to 2	
Yes	?	No	Special Credit Opportunities (not included in Project Total)			14 possible points
			Credit 1	Exceptional LEED Performance	1 to 3	
			Credit 2	Sustainable Agriculture	3	
			Credit 3	Site Development for Extraction Projects	3	
			Credit 4	Other Innovations	1 to 7	
Project Totals (pre-certification estimates)					125 Possible Points	
50 - Certified points 60- Silver points 80 - Gold points 100 -Platinum points						
Format based on U.S. Green Building Council's LEED Rating System. Used with permission 2006						

PROJECT PLANNING AND INVESTMENTS (PPI)



Photo by Tom Devlin

PPI PREREQUISITE: COMPREHENSIVE PLANNING AND SPIRIT OF PLACE REQUIRED

MODEL CODE REFERENCE: ARTICLE 1

INTENT

To gain a complete understanding of the community and its surroundings, and ensure that the community is responsive and respectful of its neighboring communities and its place in the Greater Yellowstone ecosystem.

Overarching objectives for local government participants:

- Remove barriers to achieving GYF credit strategies (enable)
- Implement the GYF credit strategies on all local government funded projects (lead by example)
- Provide incentives to encourage the sustainable activity described in the GYF credit (carrot/stick) and/or disincentives that discourage unsustainable activity
- Adopt the GYF credit strategy as policy for all internal projects within jurisdiction, both public and private (enforce)

REQUIREMENTS

Prepare and adopt a comprehensive plan for the community within the past seven years and have a regular schedule for review of the plan at least every five years with updates as necessary. Communities

should work to identify and utilize existing data, studies, maps, etc. and partner with those organizations already working in each area to complement and strengthen, rather than duplicate efforts.

- a. Policies to be included in the master plan should address wildlife habitat and migration corridor protection (if those resources exist in the community); identification and preservation of scenic areas; and identification with review (at least every 10 years) of cultural and historic resources in the community and their incorporation into the built environment.
- b. Local government should conduct public discussions centered on the jurisdiction's resources to inform the public and determine what value the public assigns to these resources. A planning board is an appropriate entity to conduct such a review.
- c. Make sure that baseline documents are current and relevant.
- d. Cities and towns should designate growth areas and set utility extension policies in support of these boundaries. Counties should work with cities and towns to ensure that designated growth areas and utility extension boundaries are agreed to by all jurisdictions. If the jurisdiction is an Idaho city or county, write the growth area and utility extension policy into the Area of Impact agreement between the city and county.
- e. Counties should set density policies that ensure the long-term viability of rural assets such as agriculture, wildlife habitat, and other sensitive natural resources.
- f. Cities and towns should set density policies that encourage growth to occur within city and town boundaries. To the extent possible, cities and towns should focus on policies that ensure future walkable and bikeable neighborhoods, including options for mixed use, mixed housing types, and mixed income neighborhoods.
- g. All local governments should set policies that encourage complete neighborhoods with the opportunity to live, work, shop, learn and play in close proximity.
- h. Land use regulations should require the inventory of natural, built, and cultural environments on the site and a defined distance beyond the site. Show that review criteria are adopted that will require site development to respond to the documented conditions and the community comprehensive plan.

AND

Create a Climate Action Plan that outlines strategies to engage the jurisdiction and its residents in minimizing and mitigating the impacts of global climate change while increasing resiliency. The Climate Action Plan should provide centralized leadership, oversight and coordination on the jurisdiction's climate change policies, practices, and programs, and coordination/integration with other long-range plans such as, comprehensive plan, community plans, transportation plans, capital improvement plans, parks and open space plans

AND

Prepare a "Spirit of Place" statement and/or community mission statement of two pages or less describing the essence of the jurisdiction AND a description of the jurisdiction's location and influence on the natural environment, built environment and cultural environment as described above, including an analysis of human resources/human capital and who lives in the community. Work with community groups, residents, and businesses to define this statement as a community

AND

Compile a resource inventory/site description/mapping for the jurisdiction that addresses the following categories:

Natural environment—include a resource habitat and native vegetation inventory describing existing conditions of the jurisdiction area, vegetative cover and habitat. At a minimum, this category inventory must include the following:

- Identification and classification of xeric, mesic, non-mesic, and agricultural land cover types
- Identification of endangered species habitat (inventory should go at least ½ mile beyond jurisdictional boundaries)
- Identification of forested areas and significant habitat
- Describe all wildlife, topography, water, view corridors and other landscape features
- Identification of a Natural Resources Overlay zone (including critical habitat areas, wildlife migration corridors, and view sheds)
- GIS Shape files of all bodies of water and GIS elevation file to show topography
- Future land use map
- Smaller communities with limited resources should collaborate with their local conservation district, BLM, national forest, environmental non-profits, etc. to complete the inventory.

Built environment – Describe existing structures, utilities, transportation services and other infrastructures

Cultural environment – Describe historic buildings or archeological sites, significant events that occurred on or near the site, and community assets such as proximity to schools or churches

Define the jurisdiction and explain how it functions in a larger regional setting (for instance a commuter shed or economic base). Explain how impact area and vicinity features in all three categories have shaped the community over time (past and in the present). Identify jurisdiction’s place in ecosystem (will yield area of impact/area of influence of community).

AND

Prepare a plan for implementation detailing how the jurisdiction intends to implement and enforce policies over the long-term, such as through zoning and subdivision regulations, capital improvement programming, partnering with other agencies, etc.

Recertification

Local Government certification is valid for five years. In order to recertify, local governments must resubmit minor documentation every five years (or within two years of a major GYF revision) and complete a comprehensive, rigorous recertification every 10 years.

Joint City/County Comprehensive Planning and Certification

A jurisdiction can earn up to four innovation points for coordination and joint planning between city/cities and county to achieve maximum benefit from the intents of the GY-Framework credits.

SUBMITTALS

1) Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND

2) Copy of comprehensive plan and regulations, and resolution or ordinance adopting the plan (may be electronic)

AND

3) Spirit of Place/Community Mission Statement

AND

4) Resource inventory and site description (including maps and survey forms, such as the existing form for the Montana Historic Property Record, for each property in the municipality), covering the three categories above and how these features shape the community

AND

5) Copy of enforcement plan

PPI CREDIT 1: REGION-BASED ACCREDITED PROFESSIONAL

1-3 POINTS

INTENT

To promote integration of sustainable design strategies into development projects by hiring accredited professionals from the Greater Yellowstone region.

REQUIREMENTS

Local government has formed a multidisciplinary team of resource planning and design specialists, to support the jurisdiction's commitment to sustainable development principles.

At least one planner shall be a LEED AP or GYF AP (or other equivalent accredited professional), from the Greater Yellowstone region (**1 point**)

At least one staff in building permits, public works or engineering shall be a LEED AP or GYF AP from the Greater Yellowstone region (**1 point**)

At least one employee of contracted firms (such as architecture firms) shall be a LEED AP or GYF AP for town or county contracted projects (**1 point**)

SUBMITTALS

Provide the GYF Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation of accreditation.

PPI CREDIT 2: QUALIFIED PROFESSIONAL - CULTURAL RESOURCES

1-2 POINTS

INTENT

To support and encourage the integration of cultural and historic values important to the Greater Yellowstone region.

REQUIREMENTS

At least one employee (or identified resource person on retainer) shall have a professional qualification in one of the following fields and shall be based in the Greater Yellowstone region: archeology, anthropology, history, historic architecture, or historic preservation. **(1 point)**

Qualifications can be met by: a baccalaureate degree plus two years of experience OR a graduate degree OR five years of work experience. Historic preservation job duties must include guidance for the treatment of historic properties, review of proposed projects affecting historic properties, and completion of historic resources survey.

AND/OR

Become a Certified Local Government through the State Historic Preservation Office AND have an element of the community comprehensive plan which specifically addresses cultural and historic resources in the community. **(1 point)**

An innovation point can be earned for jurisdictions that appoint a historic preservation board, or have an affiliation with an active local historical society, composed of persons with an established knowledge of the community's historic resources or with background in historic preservation.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met. Include the professional's name, title, company or institution, contact information, and how the individual meets the qualification requirements

AND

Provide the latest certification report to SHPO if applicable

AND

Provide the establishing ordinance or resolution for the creation of a historic preservation advisory board, or documentation of affiliation with active local historical society. Include the roster for the board, their qualifications, and the ordinance or resolution establishing their role

AND

Provide a job description for the historic preservation officer and proof that the officer is on the payroll or on contract.

PPI CREDIT 3: LOCAL/REGIONAL BUSINESS SUPPORT

1 POINT

INTENT

To encourage diversity and prosperity in the local/regional economy by utilizing local and regional professionals and/or products for your project's design and construction.

REQUIREMENTS

Establish purchasing and professional selection criteria giving preference to locally based (within 100 miles or region described in comprehensive plan/asset inventory of jurisdiction) manufactured products, firms, and suppliers. Within public contracts, requests for submittals/qualifications, invitations to bid, and other public/private relationships, offer incentives for local/regional LEED/GYF/other accredited professionals to encourage and support local economies. **(1 point)**

An innovation point can be earned if the successful contractor is local/regional AND 20% of the company is LEED/GYF/equivalent accredited.

An innovation point can be earned if the local purchasing and contracting is equal to or greater than 50%.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation/copy of the ordinance/resolution establishing the preference for local and LEED/GYF accredited vendors and/or products, and requiring familiarity with location and local resources. Ordinance can include appropriate escape clauses.

PPI CREDIT 4: SUSTAINABILITY INVESTMENTS

1 - 2 POINTS

INTENT

To help dispersed populations become better connected and learn to live more sustainably. This credit will reward those who go beyond the minimum requirements to help underwrite real regional change.

REQUIREMENTS

Have a formally adopted local government policy supporting sustainability, specifically including issues of growth, transportation, water conservation, etc. as part of local development regulations. Provide funding for a sustainability committee/task force to facilitate sustainability efforts.

AND

Create (1 point) and implement (1 point) a sustainability investment plan. Plan must include at least three action items with at least \$___ budget commitments in place (\$minimum total investment TBD proportional to population or \$amount greater than or equal to 1% of general fund), for initiating sustainable developments on a regular basis.

Choose at least one of the following options or bring forth other ideas for consideration:

1. Contribute financially to a community recycling program, household hazardous waste program, or electronic waste collection events to help reduce volumes of waste entering the landfill (See [BE 3.1](#))
2. Invest in local efforts to bring in community-shared services that will improve water, wastewater, and energy systems. **This contribution must go directly into an “earmarked or restricted” account specifically for conservation or environmental preservation and NOT into the general fund of the receiving organization** (See [PSI 5](#))
3. Work with local utility to construct an on-site renewable energy project that has an ROI of less than five years
4. Contribute to an established outdoor education program to deliver comprehensive interpretive programs that cover topics important to the region such as natural history, ecology, culture, history and geological features specific to the area (See [RR 4](#))
5. Contribute financially to local community foundation that serves local non-profits, restricting the money to be used to meet the intent of this credit
6. Establish or participate in a transit plan (such as local rails to trails) for the locality and its surrounding communities
7. Become a signatory to the Mayor’s Climate Protection Agreement
8. Sponsor alternative fuels or idle free campaigns, or contribute financially to organizations working on sustainable transportation issues (such as the Yellowstone Teton Clean Energy Coalition)

All investments must be above and beyond mandates and existing levels.

An innovation point can be earned for being the lead sponsoring agency of such a program and having a commitment or history of more than three years.

SUBMITTALS

Provide the GYF Framework Letter Template, signed by the responsible party, declaring that the requirements have been met.

AND

Provide the ordinance or resolutions that demonstrate participation with the established criteria

AND

Provide documentation of participation and leadership in sustainability investment programs

AND

Provide a narrative of action taken with a plan to continue implementation

AND

Provide copy of MOU or other agreement detailing partnerships with non-profit, etc.

PPI CREDIT 5: CONTINUOUS IMPROVEMENT (PLAN FOR ONGOING COMPLIANCE)

1 POINT

INTENT

To ensure continued compliance with awarded credits.

REQUIREMENTS

Create a plan for review of progress and regular public reporting of progress at least annually in between recertification

AND

Prepare a compliance plan that lists all the credited items, including a statement committing to update the GYF on a regular basis

AND

Commit to continuous improvement in any two credit categories, including opportunities for innovation.

Index of regional sustainability indicators as a resource

SUBMITTALS

Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND

Copy of Compliance Plan

AND

Letter of commitment signed by Council, Commission or City/Town Manager to at least five steps (20 total) in any four categories. The letter should include: why these credits are important to the project, how the commitment will be kept, what processes are in place or will be put into place to support ongoing upgrades, who will be responsible for implementation, monitoring, and reporting progress and challenges, and the budget source for continuous improvement.

LAND USE AND CONSERVATION (LUC)



LUC PREREQUISITE: FUTURE LAND USE ELEMENT

REQUIRED

MODEL CODE: DIV. 14.4

INTENT

To build upon the assets of the community, and establish consensus on land use policies related to future growth and change.

REQUIREMENTS

Prepare and adopt a future land use element of the comprehensive plan for the community within the past 7 years and have a regular schedule for review of the element at least every 5 years with updates as necessary. The element must identify at minimum the following policy areas (where applicable):

- Sensitive resources
- Steep slopes
- Scenic resources and critical viewscapes
- Flood, wind, earthquake, fire, geological and avalanche hazard areas
- EPA Superfund and other brownfield sites
- Grayfields (large previously-developed sites that are vacant, abandoned or otherwise underutilized)

SUBMITTALS

Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND Provide a copy of the future land use element of the comprehensive plan

LUC CREDIT 1: SENSITIVE RESOURCES

2 POINTS

MODEL CODE: DIV. 9.2 13.1, 13.2

INTENT

To preserve ecosystem processes, including the ability to produce local food, while minimizing cultural and environmental impacts from use and development in the Greater Yellowstone region.

REQUIREMENTS

Establish regulations that do not allow new development of buildings, hardscape, roads, or parking areas on portions of sites that meet any of the following criteria (**1 point for do not allow; 1 point for minimize on farmland and SGCN**):

- Cultural or historic areas, including Native American gravesites, trail rest stops, river accesses etc.
- Previously undeveloped land whose elevation does not exceed federal standard by at least 1 foot above the elevation of the 100-year flood as defined by FEMA (crossings are allowed which minimize encroachment)
- Within 100 feet of any wetlands as defined by United States Code of Federal Regulations 40 CFR, Parts 230-233 and Part 22, and isolated wetlands or areas of special concern identified by state or local rule, OR within setback distances from wetlands prescribed in state or local regulations, as defined by local or state rule or law. On a previously undeveloped site, the setback should be whichever is more stringent. On an infill site, the local or state rule or law shall be the required setback.
- Previously undeveloped land that is within a minimum of 100 feet from all natural jurisdictional bodies of water OR within setback distances prescribed in state or local regulations, as defined by state rule or law, whichever is more stringent.
- Land which prior to acquisition for the project was public land, unless land of equal or greater value (as defined by public landowner) as public land is accepted in trade by the project landowner. It is the intent of this criterion that the public landowner has valued and identified the potential trade parcel as appropriate. Any public access points existing prior to a trade shall remain.
- Minimize: Prime farmland as defined by the United States Department of Agriculture in the United States Code of Federal Regulations, Title 7, Volume 6, Parts 400 to 699, Section 657.5 (citation 7CFR657.5). Communities shall create a map of and protection plan for prime farmland and agricultural land.
- Minimize: Previously undeveloped land that is specifically identified as habitat for any species on Federal or State threatened, endangered, or species of concern lists.

There may be some revisions to the above standards; for example, a cultural site may include an existing building. Additions can be done appropriately. Compliance with the Secretary of the Interior's standards for Historic Preservation is required.

AND

Provide incentives for developments that follow this credit. Incentives could include faster review time, discounted fees, more streamlined process.

SUBMITTALS

Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation that supports the local government's commitment to protecting sensitive resources (maps, ordinances, codes, transfer of development rights programs, establishment of overlays, etc.).

LUC CREDIT 2: SLOPES

1 POINT

MODEL CODE: DIV. 13.4

INTENT

To minimize disturbance, erosion of steep slopes, and changes in grade; reduce habitat impacts, cleared area and cut and fill volume; and diminish fire and earthquake danger.

REQUIREMENTS

Establish land development regulations (with allowance for appropriate variances) that meet the following standards:

Only allow development on sites that have no slopes greater than 25%. **(1 point)**

OR On **previously developed sites** with slopes greater than 25%.

Treat any fractions of the site that have not been **previously developed** by complying with the requirements for sites that are not previously developed as set forth below; **(1 point)**

Reduce disturbance and erosion by:

- Green design and construction to reduce cut and fill volume
- Using mechanically stabilized earth, soil nails, or other retention systems to reduce cut and fill volume of roads, parking lots, and graded areas, as well as resist erosion
- Using best available control technology for erosion control
- Restoring slopes with native or adapted vegetation

Apply creative evaluation and technology by:

- Geological analysis to facilitate development on slope segments that are less vulnerable to erosion and slope instability, and are capable of standing at steeper angles (e.g., resistant bedrock)
- In rare instances, tunneling
- Biological evaluation to reduce habitat impact (e.g., some slope segments may have vegetation that is less attractive to wildlife)
- No flat topping of hillsides

Note: Some codes and guidelines suggest setbacks from top and toe of steep slopes. It is typical to avoid construction within 50 feet of the top of the slope, and 75 feet from the toe of the slope. These values may be revised by geotechnical evaluation of slope stability.

SUBMITTALS

Provide the GYF Framework Letter Template, signed by the responsible party, declaring that the requirements have been met.

AND

Provide a copy of the pertinent code(s) or ordinance(s) demonstrating compliance with this credit.

LUC CREDIT 3.1: VIEWS-VISUAL QUALITY

1 POINT

MODEL CODE: DIV. 9.1, 11.2, 11.3, 13.3, 13.5

INTENT

To minimize the impacts of development on existing viewsapes.

REQUIREMENTS

Identify scenic resources/critical viewsapes and implement policies that require development be placed outside of these areas.

Adopt land use regulations that address the following issues:

All Projects:

Have an adopted sign plan that includes:

- Sign design guidelines
- Limits on temporary and off-site signage
- Lighting guidelines that comply with the Night Sky (LUC 3.2) requirements

AND

Previously Undeveloped Sites:

- Restrict development on ridgelines or hills that may protrude into the skyline when viewed from a federal, state or county road within 2 miles. Place development so when viewed against forests or vegetative hillsides it is camouflaged.
- Require that clearing and grubbing efforts in forested and vegetated areas completed during site development are a long term betterment to existing ecosystem and done in a manner to mimic the natural patterns of relative communities (i.e., tree farm federal program, mitigation, defensible space to area, etc.)
- Prohibit development that requires additional landforms created or displaced beyond the boundaries of property
- Encourage exterior finish materials of colors that are earthy color tones or complement the surrounding environment.

SUBMITTALS

Provide the GYF Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide the policies, code(s), or ordinance(s) demonstrating compliance with this credit.

LUC CREDIT 3.2: VIEWS-NIGHT SKY

1 POINT

MODEL CODE: DIV. 11.4

INTENT

To minimize light trespass from buildings and sites, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.

REQUIREMENTS

Adopt lighting regulations and local night sky ordinances that meet the following minimum standards:

Exterior Lighting:

Adopt policies for jurisdiction's own operations, including monochromatic lights, dark sky compliant standard fixtures for public spaces (such as roadways; include photo sensitive switches), replacement fixture processes, and regulations limiting the maximum output, direction and height of exterior lighting in accordance with established industry standards.

Only require lighting areas as required for safety and comfort. Do not allow developments to exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments.

Include lighting zone requirements and classify all projects under one of the following zones, as defined in IESNA RP-33:

LZ1 – Dark (Park and Rural Settings)

Design exterior lighting so that all site and building-mounted luminaries produce a maximum initial luminance value no greater than 0.01 horizontal and vertical foot-candles at the site boundary and beyond. Document that 0% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ2 – Low (Residential areas)

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial luminance value no greater than 0.10 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).

For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

LZ3 – Medium (Commercial/Industrial, High-Density Residential)

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial luminance value no greater than 0.20 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 15 feet beyond the site. Document that no more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

LZ4 – High (Major City Centers, Entertainment Districts)

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial luminance value no greater than 0.60 horizontal and vertical foot-candles at the site boundary and no greater than 0.01

horizontal foot-candles 15 feet beyond the site. Document that no more than 10% of the total initial designed site lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

SUBMITTALS

Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the regulations/codes/ordinances demonstrating compliance with this credit

LUC CREDIT 4: MINIMIZE NATURAL HAZARDS

2 POINTS

MODEL CODE: 9.2, 13.1, 13.7

INTENT

To minimize risk of damage from natural hazards such as floods, avalanches, fires, landslides, and earthquakes by approved design and construction techniques.

REQUIREMENTS

Establish land development regulations to meet the following requirements (2 points):

- Adopt building codes that comply with all applicable elements of the **most recent edition of the international building codes** or the most recent edition published by the International Code Council, www.iccsafe.org (or the most feasible recent edition if restricted by state building codes)
- Require performance of flood hazard, wind, earthquake, fire, geological and avalanche risk assessments for all projects as applicable; incentivize selection of site locations in areas out of aforementioned hazards. Where avoidance is not possible, provide mitigation measures that overcome aforementioned hazards, in ways that do not degrade sensitive resources. Mitigation measures must be designed and applied through multidisciplinary effort.
- Exceed the federal floodplain standards by 1 foot above base elevation
- Do not allow re-subdividing in the floodplain from this point forward and create separate regulations to deal with existing parcels in the floodplain
- Adopt the Wildland Urban Interface Code (where applicable) or establish regulations to avoid the Wildland Urban Interface as a first option; if avoidance is not possible, then require compliance with Fire Wise standards
- Require submittal of hazard susceptibility analysis with development applications
- Require building inspections by a qualified third party (a county or municipal building department inspection satisfies this intent)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documents (building codes, ordinances, maps, natural hazard report, etc) demonstrating compliance with the intent of this credit

LUC CREDIT 5: DENSITY/INTENSITY AND OPEN SPACE

1-3 POINTS

MODEL CODE: ARTICLES 3, 4, 5, 7

INTENT

To encourage development within existing communities and developed places, to preserve open space and to reduce multiple environmental harms associated with sprawl.

REQUIREMENTS

Establish zoning districts that meet the following requirements for private development and apply them on the zoning map:

Allow applicants to design and build projects to achieve the average densities of dwelling units (DU) and/or non-residential floor area ratios (FAR) per buildable acre of land shown below. Development review and approval must occur at the staff level (although discretionary design review of the project may be appropriate)

CITIES AND TOWNS:

Residential areas:

Allow the following densities in residential zoning districts (including mixed use districts). For low-density areas, cluster residential development on 50% or less of the buildable area of the site and calculate density for the residential cluster portion only (minus any protected open space or natural resource areas). Allow options for multiple housing types, including small lot detached houses, accessory dwelling units, attached units, cottage courts and townhouses.

Dwelling Units	Min. % of Residential/Mixed-Use Land Area	Points
6 to 10 DU/acre	50%	1 point
11 to 18 DU/acre	15%	2 points
18+ DU/acre	5%	3 points

OR For Non-Residential Areas: Allow the following intensities in commercial, industrial or mixed-use zoning districts.

FAR	Min. % of Commercial/Industrial/Mixed-Use Land Area	Points
.80 to 1.0 FAR	50%	1 point
1.0 to 1.35 FAR	15%	2 points
1.35+ FAR	5%	3 points

OR

For Non-Residential Areas:

Require applicants to design and build the project using a plan that accommodates phased development and change of use. Develop conceptual plans that allow for alternate uses, for example, residential units above parking areas, office uses in retail spaces or retail use of ground floor residential spaces. Structure development regulations to provide for administrative review of such changes.

COUNTIES:

If the development is outside of a municipality or areas at the minimum densities referenced above, develop the project using the following limitations to ensure preservation of open space, agriculture, opportunities for wildlife movement and habitat preservation, and reduced fragmentation of the natural environment.

Residential Areas:

Cluster development on no more than 30% of each site's buildable area. Use the remaining area to preserve open space, agriculture, wildlife habitat, cultural sites, steep slopes and other sensitive environments. Establish a hierarchy in the development regulations for such preservation areas.

Encourage re-platting of existing undeveloped subdivisions to meet new requirements.

All Areas:

Do not extend city or town utilities into the County; encourage annexation, where appropriate, and urban (city or town) development.

Do not allow urban services such as retail, office or other significant urban development to occur outside of cities and towns.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the pertinent ordinance(s)/code(s)/regulation(s) demonstrating compliance with the intent of this credit

CITIES AND TOWNS:

- Provide facilities planning to support development of centralized water and sewer systems sufficient to provide services to densities at or in excess of 6 DU per acre.
- Provide funding plan for on-going upkeep of urban infrastructure.
- Develop programs, standards and guidelines to facilitate infill development and redevelopment that respects and is compatible with the community.
- Target areas for redevelopment and provide additional density in those areas.

COUNTIES

Support planned extension of municipal services and boundaries.

- Identify future infrastructure expansion areas. Do not allow low-density development that inhibits urban development and extension of urban services.
- Implement countywide zoning.
- Require cluster development in rural areas, and encourage development within local established communities.

LUC CREDIT 6: SITE REUSE

1 POINT

MODEL CODE: DIV. 6.1, 6.2, 10.6

INTENT

To reduce pressure on undeveloped and underutilized land by encouraging the reuse of sites, including FUSRAP sites (Formerly utilized site remedial action program—those where development must remediate previous environmental contamination).

REQUIREMENTS

Establish land development regulations or programs to address sites, part or all of which are documented as contaminated (by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) or defined as brownfield by a local, state or federal government agency by:

- Identifying potential brownfield sites such as former mining sites, rail yards (creosote), fertilizer plants, gas stations, etc. on a map.
- Identifying grayfield sites that present a reuse opportunity, such as former gravel pits, lumberyards, car lots or other large-scale developed areas that are no longer in active use on a map.
- Establishing a redevelopment district to spur development on identified sites (formal district such as an Urban Renewal Agency District or a locally designated district).
- Providing incentives or density bonuses for redevelopment of brownfield or grayfield sites
- Providing technical support or local government endorsement on clean-up plans, planning for infrastructure needed to support redevelopment, cost sharing for remediation, and documenting known contaminated sites within the community. Remediate site contamination such that the controlling public authority approves the protective measures and/or clean up as effective, safe, and appropriate for the future use of the site.

Note: EPA Superfund Brownfield sites in areas identified by state level equivalent programs to those listed above will also qualify.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the ordinance(s)/regulation(s)/policies demonstrating compliance with the intent of this credit

AND

If applicable, provide confirmation of site being defined as a brownfield or contaminated site and narrative describing the site contamination and remediation efforts undertaken or to be undertaken.

LUC CREDIT 7: LAND CONSERVATION

1 - 2 POINTS

MODEL CODE: DIV. 3.4, 7.3

INTENT

To preserve in perpetuity undeveloped lands that have important natural or cultural resources.

REQUIREMENTS

Establish regulations that protect critical habitat and sensitive vegetative areas and restrict habitat fragmentation (1 point):

- Create open space plan that 1) reflects local open space values; 2) assesses the open spaces for their potential role in shaping an overall open space system that will provide the framework for future development; and 3) outlines at least three action items (with project schedule and budget commitment) for using existing tools or creating new ones, for putting the open space system into place
- Have at least one part- or full-time employee responsible for open space planning and management
- Use inventory created in PPI Prerequisite, Asset Inventory and Spirit of Place/Community Mission Statement to identify areas for development restrictions and/or prohibitions or eligibility for use of public funds for its acquisition, including areas of cultural or historical significance
- Provide incentives for the additional protection of undeveloped lands through conservation easements or other programs. Local land regulatory agency must accept the location of off-site land

AND/OR

Actively participate in open space bonding and other acquisition approaches (such as state or federal land exchanges) to obtain critical habitat and sensitive vegetative areas and provide long-term protection. Land for this credit may not be used as mitigation required by law (1 point).

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the regulation(s)/code(s)/policies/plan(s) demonstrating compliance with the above intent and requirements.

BIODIVERSITY (BD)



Photo by Kath Williams

BD PREREQUISITE 1: CO-EXISTING WITH WILDLIFE

REQUIRED

MODEL CODE: DIV. 3.4, 13.9, 13.10

INTENT

To advance practices that minimize the potential for conflicts with wildlife and support a harmonious and safe relationship between humans and the environment.

REQUIREMENTS

- Establish or cooperate in education programs to minimize conflicts with wildlife present in community
- Establish standards for government activities, such as landfills or parks, which avoid animal conflicts: i.e. routine trash pickup, storage in animal safe containers, or landfill cover and control
- Create affiliation with local wildlife professional (fisheries, wildlife biology, local university)
- Provide education and enforcement training to staff
- Establish land use regulations that require developers to adhere to all wildlife management plans and outline enforcement plans. Some examples of wildlife conflict minimization strategies include: properly contain all animal attractants (garbage, recycling, composting, and domestic animal food) in animal safe/bear proof containers, eliminate private feeding of wildlife (salt licks, bird feeders, etc.) that lead to conflicts, and employ sustainable storage for organic composting on farms and ranches
- In primary conservation areas or areas defined as occupied bear habitat, by the appropriate state wildlife agency, implement a plan and management agreement between jurisdiction and wildlife agency that minimizes wildlife conflicts. Some strategies include: no new fruit trees, no stocking of ponds that are storing water for firefighting, landscaping, etc., no permanent outside grills, gardens/livestock/pet areas fenced to keep wildlife OUT
- Work with the local conservation district to create brochures and disseminate information

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the regulations, guidelines developed, strategies adopted, and evidence of capacity to implement the guidelines and strategies

BD CREDIT 1: PRESERVATION OF AQUATIC RESOURCES

1 - 3 POINTS

MODEL CODE: DIV. 13.1, 13.2

INTENT

To preserve continuity and function of waterways and wetlands.

REQUIREMENTS

Map jurisdiction's watercourses, wetlands, and high/low stream flows. Establish regulations (2 points) or incentives (1 point) that protect watercourses and wetlands (which fall outside the jurisdiction of the Army Corps of Engineers) as outlined below:

- Construction on sites adjacent to streams is commonly evaluated by floodway requirements: i.e., whether the site is within the 100-year floodplain. The actual impact of development is a function of the extent to which the development impedes fluvial processes, which include meander migration and other changes that need to be anticipated during the planning stage. Similarly, wetland impacts are commonly judged by affected acreage, rather than overall effects to function.

Wetlands and Stream Channels: The meander belt of a waterway is roughly outlined by the outside extent of the existing stream channel and includes associated wetlands.

- Require identification and provide incentives for mapping/analysis of wetlands and watercourse for all development projects
- Development within this belt should be restricted, unless it can be established by professional evaluation that the channel is entrenched (i.e., that meander migration no longer occurs).
- Channel armoring is discouraged but may be permitted tangential to the outside of the meander belt, if it does not hinder downstream migration of meanders. Armoring must be consistent with natural material exposed in stream banks.
- Development within jurisdictional wetlands on any given site shall be avoided if possible. If any development occurs in wetlands, steps must be taken to enhance wetland continuity and function. Constructed wetlands must not only meet acreage requirements but must be demonstrated by professional evaluation to be consistent in function with patterns of existing regional wetlands. Consistency of function may include continuity with existing wetlands, unless the regional pattern is small, isolated wetlands (e.g., glacial potholes).

Aquatic Habitat:

- Establish policies that encourage developments to enhance patterns of shading, introduction of woody debris, and other off-channel impacts to streams. Constructed or reclaimed streams should mimic regional channel patterns for similar streams, including channel geometry, meander wavelength, riffle and pool sequencing, and gradient. An aquatic biologist should evaluate potential aquatic effects of any instream improvements.
- Constructed water features, primarily referring to off-channel self-contained ponds and small waterways are generally discouraged in the Greater Yellowstone region. If considered, they must enhance function and continuity of existing wetlands and maintain water and sediment delivery to adjacent streams. Instream dams on perennial streams must be demonstrated to preserve seasonal flow patterns and sediment delivery. Constructed channels should mimic similar natural channel patterns.

- All stocked fishing pond species must be sterile and stocking must be certified from an approved state agency. No credits will be awarded if stocked ponds have connectivity with natural aquatic systems. If water is diverted from streams that contain native fish populations, the diversions on that stream should be passable by native fish. The diversion should be constructed in a manner that would prevent entrainment.

AND/OR

Provide demonstration projects or educational programs to emphasize the importance of waterway and wetland preservation, as well as constructed wetland design and design to promote aquatic habitat (1 point).

Jurisdictions must go above and beyond minimal existing requirements to achieve points for this credit.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the regulation(s)/policies/documents demonstrating compliance with the intent and requirements of this credit, such as:

Fluvial map showing understanding of meander belt

Documentation showing educational communications for developers, builders, and residents

Demonstrate an understanding of waterway function and an understanding of mitigation

BD CREDIT 2: SURFACE AND GROUND WATER CONSERVATION

1 -3 POINTS

MODEL CODE: DIV. 2.4, 11.2, 13.1, 13.5

INTENT

To preserve or improve water quality and quantity throughout the jurisdiction.

REQUIREMENTS

Create and implement a water conservation program incorporating both maintenance of any public systems and education to citizens.

Create a surface and ground water conservation plan with the assistance of hydrologists and water quality specialists that will protect water quality and quantity in streams and groundwater sources. The plan must identify ways to conserve water quantity and quality through reduced irrigation, efficient systems, alternative sources of water for irrigation, water harvesting and storage, and storm water runoff. Include:

- Regulations for sewer system maintenance and inspection to ensure the integrity and long-term functioning of septic systems, and to prevent contamination of ground water from septic systems and other pollution sources
- A sewer extension policy combined with policy to incentivize connecting to or building central sewer systems.
- Policies to address and minimize the application of fertilizers and pesticides
- Noxious weed control plan
- Low Impact Development (LID) strategies and Best Management Practices (BMP) for managing storm water runoff, both quality and quantity
- Policies to limit water consumptive plants and encourage native and drought tolerant plants
- Allowance for the use of rain capture for landscape irrigation (if legal in your state) and provide information and resources to citizens to be effective and safe (www.harvestingrainwater.com)
- Policies limiting irrigated landscaping and watering times
- Pay structures that charge for over-use and provide reduced fees for water conservation measures
- Education on native and quality xeriscaping and water wise design
- No code enforcement rules for lawn height barriers
- Removal of prohibitions on alternate landscaping approaches, such as front yard gardens or ground cover in place of lawn

Collaboration with Fish & Game, conservation districts, and non-profits working on water issues is highly beneficial and strongly recommended. (1 point)

AND FOR 2 ADDITIONAL POINTS - Meter all jurisdiction water consumption (2 points)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met, AND

Provide copies of the plan/ordinance(s)/policies/program(s) implemented that demonstrate compliance with the intent of this credit.

BD CREDIT 3: HABITAT CONSERVATION AND CONNECTIVITY

1 - 2 POINTS

MODEL CODE: DIV. 3.4, 7.3, 13.10

INTENT

To reduce or mitigate habitat impacts and fragmentation associated with new developments.

REQUIREMENTS

- Identify key habitats and corridors within and adjacent to jurisdictional boundaries. Create policies, guidelines and enforcement plans to protect designated habitat areas. Provide incentives and/or opportunities to increase habitat potential through corridors or areas.
- Contact the relevant state wildlife agency to obtain pertinent habitat information for your jurisdiction and its vicinity to ensure understanding of the wildlife resources that may be impacted by growth and development. Request the following information to ensure understanding of, and compliance with, its official Comprehensive Wildlife Conservation Strategy (CWCS) and/or state Wildlife Action Plan. If the agency is unable to provide such information, other creditable entities, such as the US Fish and Wildlife Service or the state's Natural Resource Data Center, may provide needed documentation. Use programs similar to the MT FWP's "Building with Wildlife" program: <http://fwp.mt.gov/fishAndWildlife/livingWithWildlife/buildingWithWildlife/default.html>
- Identify Species of Greatest Conservation Need (SGCN) and determine key habitat needs required to sustain each identified SGCN.
- If any of the identified SGCN species are migratory, locate any corridors in the jurisdiction so that they can accommodate seasonal wildlife movement.
- Prioritize and encourage development within existing municipalities and other development clusters rather than in undisturbed areas

Avoidance of Key Habitats and Corridors: Establish growth boundaries/development regulations that ensure growth plan and development designs completely avoid and permanently protect habitats and corridors for all pertinent wildlife species, including Species of Greatest Conservation Need, in jurisdiction. (2 points)

OR

Habitat Mitigation Credit: Establish growth boundaries/development regulations that ensure growth and development designs minimize fragmentation of key habitats and corridors for all pertinent wildlife species

AND

Select the three SGCN species most impacted by the jurisdiction for the design of habitat stewardship on or off-site. Evaluate the relevant habitat needs of each target species. For each potential habitat, evaluate how the jurisdiction will accommodate target species needs. The plan must outline conservation goals and identify at least three impact mitigation measures for which project scheduling and budget measures are in place. It must specifically address: vegetation, lighting, noise, proximity, and domestic animals including pets, and demonstrate adequate implementation capacity.

(1 point)

AND/OR

Corridor Mitigation Credit: Design corridor stewardship plans for all migratory SGCN species impacted on the site. Evaluate the relevant corridor needs (including flyway) of each target species. For each potential corridor, establish overlay districts and evaluate how the area will accommodate movement by each target species. The plan must outline conservation goals and identify at least three impact mitigation measures for which project scheduling and budget measures are in place. It must specifically address: vegetation, lighting, noise, proximity, and domestic animals including pets, and must demonstrate adequate implementation capacity. (1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a map of the jurisdiction that identifies the ecological system in which the jurisdiction is located and delineates habitat areas for all pertinent wildlife species, including SGCN

AND

Provide official documentation from the state wildlife agency or other creditable entity that identifies each SGCN species within the jurisdiction and lists those that will require habitat and/or corridor mitigation

AND

Provide a copy of the relevant regulation(s)/plan(s) that demonstrate compliance with the intent of this credit

BD CREDIT 4: VEGETATIVE MANAGEMENT

1 - 2 POINTS

MODEL CODE: DIV. 3.1, 3.2, 13.6

INTENT

To conserve productive wildlife habitat by preserving native vegetation where feasible and by controlling invasive plant species.

REQUIREMENTS

Prepare and implement an invasive/noxious weed management and monitoring plan and program for jurisdiction to identify and reduce the impacts of invasive plants. Plan and program should utilize Integrated Pest Management (IPM) strategies to control the spread of invasive/noxious species within the jurisdiction, and identify goals and recommended actions for maintaining vegetative cover in a healthy condition. Use the National Invasive Species Management Plan <http://www.invasivespeciesinfo.gov>.

AND

Inventory and map noxious weeds in the jurisdiction in cooperation with weed management district; designate areas that need restoration and prioritize them based on urgency. Consider alternatives to toxic spraying as removal technique. Consider rangeland mitigation in context to adjacent riparian and watercourses. The inventory and report must be prepared by a professional who possesses the proper experience, education, certifications, and strong understanding of native ecology. Work with a local weed management district to determine the appropriate strategy for preserving native species

AND

Provide educational programs to highlight the importance of invasive/noxious weed identification and management

(1 point)

AND/OR

Establish land development regulations that:

- Requires developers and landowners to control invasive/noxious weeds on site and avoid disturbance to/restore native vegetation on site, throughout the build-out of a project.
- Requires surface re-vegetation within a defined period
- Encourages avoidance/minimization of site disturbance
- Encourages development in areas that no longer possess native vegetation and/or habitat value, or cannot be restored to provide crucial wildlife or vegetated habitat
- Requires preservation of native vegetation critical to habitat conservation, including development of a master plan for maintaining existing and restored vegetation
- All noxious weeds to be eradicated prior to commencement of any construction project
- Implements restrictions that permit the planting of only native or non-invasive species in any landscaping
- Links native flora and fauna species to habitat (i.e. species important to grouse)
- Implements policy of contact avoidance with noxious weed infested areas (Seeds can become stuck in tire treads or mud on the vehicle and carried to unaffected areas)
- Avoids transport of unidentified flowering plants
- Requires development site plan and summary report that includes the following:

- Alternative site designs that must include measures taken to avoid impact to critical vegetation and habitat
- Summary of the critical findings related to protection of habitat and vegetation
- Outline of a long-term management plan that identifies responsible resources and funding in order to protect the habitat and vegetation

(1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the jurisdiction's weed management and monitoring plan/program(s) and implementation schedules for eradication and control of noxious/non-native vegetation and monitoring of vegetation within jurisdiction

AND

Provide existing conditions inventory and map(s) for noxious/invasive species infestations in jurisdiction

AND

Provide a copy of the pertinent regulation(s)/ordinance(s)/policies and implementation plans that demonstrate compliance with the intent and requirements of this credit

BD CREDIT 5: HABITAT RESTORATION AND ENHANCEMENT

1 POINT

MODEL CODE: DIV. 3.4, 7.3

INTENT

Re-establish native wildlife habitat to pre-development conditions where site restoration is feasible **OR** promote biodiversity by enhancing wildlife habitats on disturbed/developed sites.

REQUIREMENTS

Identify critical areas for habitat restoration and enhancement within the jurisdiction and provide education and incentives for developers to effectively produce such features.

Encourage and allow use of native and/or water-wise species in any required landscaping for development

Do not permit any new artificial water features requiring pumps (not including storm water services, swimming pools, etc.); ponds must be < 0.5 acres and/or must be designed for minimal evaporation loss.

Do not encourage monocultures such as blue grass lawns; have a communication plan to encourage habitat friendly and water wise landscaping appropriate to the area

Use public spaces as demonstration projects for good design using habitat friendly and other native species

Identify previously disturbed areas (excluding existing and in-use building or road footprints, associated structures, walkways, decks, etc.) that, if restored, would enhance the overall value of the property where located in terms of habitat and wildlife values. Require either restoration or enhancement of identified disturbed areas.

Permit and incentivize daylighting and rehabilitating streams that have been piped or diverted underground

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of pertinent regulation(s)/plan(s)/program(s) that demonstrate compliance with the intent and requirements of this credit

BD CREDIT 6: FENCE SITING AND MATERIALS

1 POINT

MODEL CODE: DIV. 13.8

INTENT

Preserve the integrity and function of wildlife and riparian corridors by minimizing the amount of property fencing and where installed, using only wildlife friendly designs and materials.

REQUIREMENTS

Identify and protect key corridors within jurisdictional boundaries where fencing may impact wildlife and riparian corridors. Provide education and incentives on the use of wildlife friendly fencing. Establish regulations to restrict fencing within important wildlife habitat conforming to the below guidelines:

- Review existing fencing regulations to remove barriers
- Minimize Fencing
- Use native vegetation (where they exist as a natural feature of the landscape), including trees and shrubs, to act as perimeter fencing
- Do not erect rigid fencing within any riparian and wildlife corridors
- Restrict cross property fencing to within a 25 foot radius of a housing site for the purpose of controlling domestic pets
- Use temporary fencing when only seasonal or intermittent fencing is required

Make Fencing Wildlife Friendly

The asset inventory should show if the property contains big game range, any important seasonal migration corridor, wildlife watering areas, and/or road or highway frontage. If so, follow these guidelines:

- No fencing shall be of buck and rail design unless a step-down is added every 500 yards for wildlife migration.
- Privacy fencing in town cannot create dead ends; if a situation exists, development must incorporate removable sections in the winter to allow for wildlife passage

The [“Landowner’s Guide to Fencing and Wildlife”](#) from the WY Community Foundation is a good resource for wildlife-friendly fencing.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of pertinent regulation(s)/policies/program(s) that demonstrate compliance with the intent of this credit

AND Where applicable, provide copy of site plans or maps identifying existing or planned fence lines

BD CREDIT 7: DOMESTIC ANIMAL MANAGEMENT

1 POINT

INTENT

Reduce disturbance to wildlife from domestic animals.

REQUIREMENTS

Through a combination of education and ordinance, address the following issues with a domestic animal management plan. Plan must include:

- Outreach and education for domestic animal management
- Designated dog parks, litter bags and disposal cans at trailheads, parks and in appropriate public gathering spaces
- Regulations stating that pet litter/waste is the responsibility of pet owner and must be cleaned up
- Regulations prohibiting the release of unwanted pets, including fish, reptiles and rodents
- Prohibition of feeding of feral cats
- Education and encouragement to pet owners to neuter or spay their dogs and cats
- Encouragement for the use of (and required use of within government entity's own operations) environmentally safe rodent control methods
- Requirement that all pets should be kept indoors, in outdoor enclosures, on a leash or under voice control

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of pertinent ordinance(s)/policies/program(s) demonstrating that the intent and requirements of this credit have been met

CULTURAL & HISTORIC VALUES (CHV)



Photo by Jana K. Felt

CHV CREDIT 1: CULTURAL RESOURCE CONSERVATION AND MANAGEMENT

2 POINTS

MODEL CODE: DIV. 3.4, 5.4

INTENT

To preserve significant cultural sites from adverse impact or, if adverse impacts to site cannot be avoided, mitigate the impact through research and documentation.

REQUIREMENTS

Avoid adversely impacting significant cultural sites, or if a significant cultural site will be impacted, recover information based upon a scientific research design. If proposed developed area includes, or is in close proximity to, a significant cultural site, prepare an impact statement and present it to the local authority for approval. The local authority could be a State, Tribal, and/or Local Historic Preservation Officer.

Develop a local Cultural Resource/Historic Preservation Plan and Policies for your jurisdiction:

- Identify, map and inventory significant cultural and historical resources in jurisdiction. Engage local groups and utilize community resources
- Identify cultural resource/historic preservation issues, challenges and opportunities in the jurisdiction
- State an overlying vision, and identify goals and objectives for the local government's cultural resource/historic preservation policy
- Establish requirements for documentation of historic properties that could be adversely impacted by new construction. These requirements should be based upon the HABS/HAER documentation standards of the Department of the Interior and include, at a minimum, photographic documentation and sketch plans of the existing conditions of property, as well as a brief history and statement of significance

- Municipality shall establish or identify a repository for the safekeeping of these documents. An existing repository, such as a historical society, library, or municipal building, would be acceptable
- Establish either zoning/development codes or design review to consider and avoid adverse impacts to both privately and publicly-owned culturally significant resources
- Inventory, evaluate and list where possible National Register eligible properties owned by the local government
- Hire and employ a Historic Preservation Officer (part- or full-time) to monitor the local government's preservation program or policies (or have a Historic Preservation Officer under contract to do work as needed or partner with neighboring communities to hire a circuit rider to serve multiple counties)
- Avoid impact to significant cultural sites by not developing within a reasonable distance as defined by local authority
- Enact or participate in a local or state historic preservation board to oversee important decisions regarding these resources
- Consult with your state SHPO officer to learn what their highest priorities are

(2 points)

A local government can earn a point by becoming a Certified Local Government (CLG) of the National Park Service Program (point is awarded in PPI 2: Qualified Professional: Cultural Resources)

SUBMITTALS

Provide the GY-Framework Letter template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of pertinent ordinance(s), standard(s), policies, and/or requirements

AND

Provide copy of Cultural Resource/Historic Preservation Plan. A copy of the local plan must be submitted to the State Historic Preservation Office for their opportunity to review and comment

AND

Provide resume of Historic Preservation Officer and proof of position's payroll

AND

Where applicable, provide proof of CLG certification

CHV CREDIT 2: CONSERVATION OF CULTURAL/HISTORIC STRUCTURES

2 POINTS

INTENT

To retain the values of significant historic structures, as identified in required asset inventory.

REQUIREMENTS

READ THIS FIRST http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Meet the appropriate Secretary of Interior's Standard for:

Restoration: http://www.nps.gov/history/hps/tps/standguide/restore/restore_index.htm

OR

Rehabilitation: http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_index.htm

OR

Reconstruction: http://www.nps.gov/history/hps/tps/standguide/reconstruct/reconstruct_index.htm

OR

Preservation: http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_index.htm

AND

Provide protection for significant cultural and historic sites identified CHV 1 by adopting Local Historic Preservation Standards for the jurisdiction. (2 points)

- Conduct a comprehensive cultural resource/historic preservation survey of the local government jurisdictional area to identify and inventory the significant cultural resources and historic sites
- Define actions required for the review of demolitions, alterations, and relocations of historic properties
- Define actions required to initiate and maintain a list of historic properties—both contributing and significant—in the jurisdiction
- Create Conservation Zoning District(s) or Historic District(s). The districts must provide a form of protection to the identified significant resources and sites
- Encourage development to retain all significant structures in their original locations, incorporate and use them in the development
- Require development to retain half or more of the significant structures and use in the development; if there are multiple significant structures, but one structure is justifiably of more importance to the historic context, retain that structure and use in the development
- If the jurisdiction no longer has a use for a publicly-owned significant historic structure, pass the structure to another owner with deed restrictions or covenants requiring the retention of this historic characteristics
- Move one or more of the significant structures intact to another location and reuse
- Require inventory of historic resources with development approvals
- Set up 2-step process for demolition: 1) appropriateness and 2) economic
- Demolition delay: to give notice to everyone that someone intends to demolish an historic property, and give people a set time period (such as 90 days) an opportunity to attempt to find a new home for building, buy building, or other ways to save it

- If state regulations allow, set up a city or county program for tax relief

An innovation point can be earned for conducting (or having conducted within the past 10 years) a SHPO standard compliant community inventory of historic sites

SUBMITTALS

Provide a copy of the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the cultural resource/historic preservation inventory, pertinent ordinance(s) and Local Historic Preservation Standards. Copy of material must be submitted to the SHPO for their opportunity to review and comment

AND

Provide a copy of a map showing the location of all conservation zoning districts or historic districts

AND

Where applicable, provide proof of SHPO compliant community inventory of historic sites, with date of completion

CHV CREDIT 3: HISTORICALLY APPROPRIATE NEW CONSTRUCTION

1 - 3 POINTS

MODEL CODE: DIV. 7.1

INTENT

To encourage the use of traditional regional building practices, including site selection/location of structure(s) on the land, **AND** incorporate traditional regional construction materials and techniques and the requisite craftsmanship.

REQUIREMENTS

Reflecting the Spirit of Place statement ([PPI Prerequisite](#)), establish design guidelines to encourage sensitive development, including placement on the land and how development design fits into the larger community, in the identified areas with significant cultural resources and historic sites (whether listed as districts or merely identified as such).

- Establish Historic Districts (**1 point**)—whether local or national—and nominate individually significant properties to the National Register of Historic Places
- Establish comprehensive, jurisdiction-wide zoning (**1 point**)
- Create a design review process in identified historic districts or conservation districts that is mandated by local ordinance. Develop design review guidelines for use and guidance during the design review process. Establish a diverse committee to evaluate projects; it is up to the jurisdiction to determine whether they require any architectural or other professional experience. Do not stifle creativity (**1 point**)

An innovation point can be earned for successfully nominating six or more buildings to the National Register of Historic Places.

An innovation point can be earned for establishing a program to match interns with historical design construction projects, hosting traditional building skills workshops such as stone masonry, how to notch wood, etc.

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the design review process and design guidelines. Design guidelines must be submitted to the SHPO for their opportunity to review and comment

CHV CREDIT 4: CULTURAL/HISTORIC INTERPRETATION AND DOCUMENTATION

1 - 4 POINTS

INTENT

To provide and maintain the opportunity for learning about and preserving cultural and historic resources.

REQUIREMENTS

Financially support the local historical society or similar local historic preservation efforts (1 point)

AND/OR

Establish a Cultural/Historic Preservation Award Program whereby historic/cultural preservation efforts in the jurisdiction that serve as an inspiration for fostering preservation are recognized at least annually (see [Denver Mayor's Design Award](#) for example) (1 point)

AND/OR

Host events, utilize public spaces to tell stories or recognize efforts of community partners to preserve the culture of the people that are in your jurisdiction or have been there for an extended time. Some examples include the Jackson Hole airport's display of antique float planes, events such as Fremont County, ID's [Pioneer Days](#), or classes on fermentation/canning/tracking/how to skin an animal, etc. (1 point)

AND/OR

Develop and maintain a publicly accessible local repository and/or exhibit space for local cultural and historic resource information OR have an adopted policy on document retention to include an intergovernmental agreement with the cooperating parties for document storage (1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide proof of establishment of local repository and/or local exhibit space for local cultural and historic resource information.

AND

Provide proof of financial support of local historical society or similar local historic preservation efforts

AND

Provide documentation on Cultural/Historic Preservation Award Program and/or community events

RECREATION RESOURCES (RR)



RR PREREQUISITE: RECREATION MASTER PLAN

REQUIRED

MODEL CODE: DIV. 3.4, 7.2

INTENT

To understand the recreation resources available in a community and to encourage coordination with public lands agencies that oversee the management of such public lands.

REQUIREMENTS

Create a Recreation Master Plan for your jurisdiction, or participate in a county or regional Master Plan. At a minimum, it should:

- Inventory and map the recreation resources present in and adjacent to jurisdiction
- Mandate coordination with public lands management agencies that oversee the management of public lands in jurisdiction
- Establish (or cooperate in) education programs
- Establish standards for government activities, such as parks and public spaces that will enhance the larger recreation network and encourage connectivity
- Create affiliation with local recreation professionals (such as resource management agencies, non-profit organizations and interested businesses and individuals)
- Provide education and enforcement training to staff
- Establish land use regulations that require developers to understand the recreation resources on or near their development and in the larger community

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of the Recreation Master Plan

AND

Provide copy of pertinent ordinance(s), standard(s), policies, and/or requirements

RR CREDIT 1: CARRYING CAPACITY

1 - 2 POINTS

INTENT

To preserve high quality public and private recreation resources by reducing the negative impacts of increasing numbers of users.

REQUIREMENTS

Jurisdictional Carrying Capacity Assessment and Plan (1 point): Assess your jurisdiction's impact on public land recreation resources and opportunities in cooperation with appropriate resource management agencies, nonprofit organizations and interested businesses and individuals. Identify where recreational carrying capacity limits are likely to be approached or exceeded; note potential impacts from increased use, and outline mitigation options in conjunction with growth plan.

Outline and submit to the lead resource agency a consensus plan for mitigation that is collaborative in approach.

Include in plan implementation of local trail networks/etc to reduce pressure on wildland trails and areas with wildlife habitat, and alternative options such as shuttles or different access points.

In the review process, coordinate local infrastructure to fill gaps in trail networks as a priority and accentuate existing facilities.

Plan Implementation. Assist public agencies in funding and implementing the mitigation plan created above using the calculation shown below that determines the appropriate investment value for your jurisdiction. Submit a letter of completion from the lead agency.

Investment Calculation: Use a Level of Service Calculation (LOS) to determine the minimum value of investment required for implementing your mitigation strategy. This is based upon the total number of recreationists who are likely to be attracted to public lands in your area of impact. The investment value may be fulfilled in any combination of donated funds, volunteer labor, materials, expertise or equipment contributed to the mitigation project.

For Example: (Number of people) x (portion of year people are present) x (\$100 per person)

For a real estate development planning 100 houses, assuming on-average 3 people per household x 1.0 (year-round residents) would be: $300 \times 1 \times 100 = \$30,000$ of value.

For projects **on private land** where impacts of increasing use would affect the quality of recreation opportunities on project and in the immediate vicinity, provide incentives to developers to work with public land management agencies, and require the following of all projects **(1 point):**

Carrying Capacity Assessment and Plan: For all recreational components of proposed projects in jurisdiction, briefly describe the carrying capacities (i.e. ecological, community, perceptual - subjective or spatial - design) relevant to the project's activities and numbers of recreationists. Identify threshold indicators for determining limits of those capacities, and describe what measures will be implemented to avoid approaching or exceeding those capacities.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation of barrier reduction and incentives for private development

AND

Provide copy of jurisdictional carrying capacity assessment and plan

RR CREDIT 2: MAXIMIZING RECREATION OPPORTUNITY

2 POINTS

INTENT

To create and/or expand recreational opportunities on private and public lands while minimizing user conflicts and resource impacts.

REQUIREMENTS

In cooperation with appropriate agencies, prepare an assessment of supply and demand for different types of recreational experiences in jurisdiction (1 point):

- Identify existing and potential recreation opportunities and possible users.
- Identify sources of potential user conflict.
- Outline strategies for fostering positive interactions among users, organizations and land managers as new recreation services and opportunities are proposed and developed.
- Provide allocation in budget each year for adequate maintenance of recreation facilities
- Maintain a recreation specialist on staff, whose job description includes working collaboratively with other resource specialists, including other public agencies that also manage recreation resources and facilities

AND

Locate recreation services and facilities (hiking trails, ski slopes, restroom facilities, camping, etc.) on a site previously impacted. Enhance the site so that the natural environment is restored.

OR

If no impacted sites exist, locate recreation services and facilities at a site that minimizes the impact on the existing ecosystem and environment both socially and biologically.

Prepare a management plan that demonstrates how the site's resources and carrying capacity will be respected and how the facility design and operation will minimize user conflicts.

Propose an independent monitoring plan to document performance.

(1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide assessment of recreation opportunity in the jurisdiction

AND

Provide management and monitoring plans for the recreation services and/or facilities should they be advanced

RR CREDIT 3: PUBLIC/PRIVATE LAND AND RIVER ACCESS

1 - 2 POINTS

MODEL CODE REFERENCES: 12.1.6, 13.2.4

INTENT

To maintain access to land and rivers for recreational purposes and enhance private/public partnerships in the process.

REQUIREMENTS

Within the jurisdiction (1 point):

- Identify points of public access to public/private lands and streams throughout the jurisdiction (identified in recreation master plan)
- Identify jurisdictional goals (in recreation master plan) for maintaining and enhancing access while minimizing conflict with nearby landowners
- Identify areas of focus for access preservation (in recreation master plan)
- Create, maintain and update public amenities (picnic tables, restroom, interpretive signs, etc) at access points

Implement the plan (1 point): Create ordinance(s) that require developments to meet the following requirements:

- Create a pedestrian and/or vehicle easement to ensure permanent public access to public/private land or streams, and provide relevant signage OR create a conservation easement with a clause that ensures public access to public/private land or streams and provide relevant signing
- Maintain historic public access in some form (jurisdiction to provide incentives for developers to provide new points of permanent public access)
- Include public access through the subdivision and site development processes including park locations, trail connectivity, and open space protection

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of pertinent ordinance(s) demonstrating compliance with the intent of this credit

AND

Provide relevant documentation demonstrating compliance with requirements listed above.

RR CREDIT 4: OUTDOOR ETHICS AND EDUCATION

2 POINTS

INTENT

To promote common understanding and appreciation of bioregional resources, and minimize environmental and facility impacts through educational opportunities that teach conservation and ecological concepts.

REQUIREMENTS

Create a comprehensive interpretive program for residents, visitors, and/or employees that accurately interprets the region's natural history and the jurisdiction's specific ecological, cultural, historical, and geological features. Provide comprehensive interpretive education through brochures, displays, signage and educational presentations.

Institute ongoing educational programs for users and employees that will minimize user impacts upon the recreational resources of the jurisdiction/region. These programs should demonstrate how best management practices would provide for continued ecosystem functioning and long-term resource and facility protection. Utilize recreation impact monitoring methods and document the monitoring results as part of the outdoor ethics training program.

Support local land stewardship education programs by funding, making meeting spaces available, and helping share information.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide detail on the comprehensive interpretive program developed, including interpretive education programs, materials and local support, and any other relevant material demonstrating compliance with the requirements listed above

AND

Provide an outline of outdoor ethics training and plan for monitoring the program

BUILT ENVIRONMENT (BE)



Photo by Kath Williams

BE PREREQUISITE 1: LEED PREREQUISITES REQUIRED

INTENT

To design and construct sustainable buildings and structures

REQUIREMENTS

The national green building leadership standard, LEED, was developed to transform the market of the design and construction industry to sustainability. Use of the LEED family of products forms the basis for a sustainable, habited structure and serves as a measurement tool. LEED Accredited Professionals support the design and construction teams in meeting the requirements, earning points, and documenting the project in this third-party verified system.

Built environments encompass all constructed entities. Habited structures are enclosed, occupied, and conditioned. Non-habited include but are not limited to structures that are not enclosed, occupied or conditioned, such as barns, sheds, gazebos, transit shelters, bridges, retaining walls, landscape features.

The GY-Framework has relied heavily on the lessons learned by the U.S. Green Building Council in the development of LEED. The current LEED V4 rating systems available for use are:

BD&C BUILDING DESIGN & CONSTRUCTION RATING SYSTEMS	ID&C INTERIOR DESIGN & CONSTRUCTION RATING SYSTEMS	EB-O&M EXISTING BUILDINGS: OPERATIONS & MAINTENANCE RATING SYSTEMS	ND NEIGHBORHOOD DEVELOPMENT RATING SYSTEMS	HOMES HOMES RATING SYSTEMS
New Construction	Commercial Interiors	Existing Buildings: Operations & Maintenance	Neighborhood Development Plan	Homes
Core & Shell	Retail	Schools	Neighborhood Development	Mid-Rise
Schools	Hospitality	Retail		
Retail		Hospitality		
Hospitality		Data Centers		
Data Centers		Warehouses & Distribution Centers		
Warehouses & Distribution Centers				
Healthcare				

From [Green Building Alliance Website](#)

All GY-Framework registered jurisdictions are encouraged to use the appropriate LEED rating system as their guide throughout design and construction, and to encourage developers to do the same. **LEED registration and certification is not required but highly encouraged. The prerequisites of the appropriate rating system, however, are required of all government owned or controlled projects containing habited structures.**

Requirements for a local jurisdiction are as follows:

- Commit to using the LEED prerequisites in new building and renovation projects directly controlled by the local government
- Provide incentives for developers and builders seeking LEED certification (including LEED EBOM), including, but not limited to:
 - Expedited permitting process
 - Reduced building permit fees
 - Reduced impact fees
 - Tax credits

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide the Governing body resolution or other publicly voted upon commitment to follow the LEED prerequisites

AND

Provide documentation on available incentives for developers or builders seeking LEED certification

BE PREREQUISITE 2: CAPITAL IMPROVEMENT PLAN

REQUIRED

INTENT

To help jurisdictions better understand the capital they currently have, and to help communities plan for responsible/sustainable capital purchases in the future

REQUIREMENTS

Create a capital improvement plan for jurisdiction. Plan should include:

- Guidelines on location selection that support local Comprehensive plans, including the location of services within cities and towns, in order to illustrate that inexpensive land in the county often lacks city services
- Policies that address improvements to walkability and bikeability, and extension of services
- Opportunities for collaboration between towns/counties that encourage development in already developed areas rather than rural parts of county

Conduct a life cycle cost analysis for all new government-controlled projects in jurisdiction. Document long-term cost/savings

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide the Governing body resolution or other publicly voted upon commitment to conduct life cycle cost analyses for all new government-controlled projects

AND

Provide a copy of capital improvement plan

BE CREDIT 1: OPTIMIZE ENERGY PERFORMANCE

1 - 3 POINTS

INTENT

Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution, and environmental impacts from energy production and consumption.

REQUIREMENTS

Create an energy efficiency plan for the jurisdiction (**2 points**). Plan must include:

- Inventory of buildings in jurisdiction and plan for audit/implementation for increased energy efficiency
- Energy efficiency policy for private development (policies, incentives, or regulatory). See detail below for example standards. Could offer a tiered system: cost recovery from the developments that are most wasteful—they pay more or mitigate through renewable, better buildings. Could work with local utility to provide incentives.
- Comprehensive education program targeting developers, builders, and real estate agents

Create or identify two incentives you have already created to encourage higher than average energy performance

Adopt the following standards in local building code (minimal improvement being required and moderate/aggressive incentivized—through reduced fees, expedited permitting, etc—accordingly) (**1 point**):

BE Credit 1: Optimize Energy Performance	Nonresidential/Residential over 3 stories	Residential
Minimal	Whole Building Energy Simulation: +10% Improvement compared to IECC	Qualify as Energy Star Home (Builder Option Package)
Moderate	Whole Building Energy Simulation: +20% Improvement over IECC (option 1) or Prescriptive Compliance Path, ASHRAE Advanced Energy Design Guide (option 2)	Qualify as Energy Star Home with HERS Index rating of 80 or better for IECC Climate Zones 3- 5
Aggressive	Whole Building Energy Simulation: +30% Improvement over IECC (option 1) or Prescriptive Compliance Path: Basic and Prescriptive Criteria of Advanced Buildings Benchmark v 1.1 (option 2)	Qualify as Energy Star Home with HERS Index rating of 70 or better for IECC Climate Zones 3- 5

Minimally Exceed Performance:

For non-residential buildings and residential buildings over 3 stories:

Option 1

Whole Building Energy Simulation: Demonstrate a minimum 10% improvement in the proposed building performance rating compared to International Energy Conservation Code (IECC). Perform a whole building project simulation using the Building Performance Rating Method per Appendix G of

ASHRAE/IESNA Standard 90.1-2004. Appendix G requires that this energy analysis include ALL of the energy costs within and associated with the building project. To achieve this point, the proposed design:

Must comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2004 (without addenda) or local code, whichever is more stringent.

AND

Must include all the energy costs within and associated with the building project,

AND

Must be compared against a baseline building that complies with IECC. The default process energy cost is 25% of the total energy cost for the baseline building. For buildings where the process energy cost is less than 25% of the baseline building energy cost, the LEED submittal must include supporting documentation substantiating that process energy inputs are appropriate.

For the purposes of the analysis, process energy is considered to include, but is not limited to:

Office and general miscellaneous equipment: computers, elevators and escalators, kitchen cooking and refrigeration, laundry washing and drying, lighting exempt from the lighting power allowance (e.g. lighting integral to medical equipment) and other (e.g. waterfall pumps).

Regulated (non-process) energy includes: lighting (such as for the interior, parking garage, surface parking, facade, or building grounds, except as noted above), HVAC (such as for space heating, space cooling, fans, pumps, toilet exhaust, parking garage ventilation, kitchen hood exhaust, etc.), and service water heating for domestic or space heating purposes.

For this credit, process loads shall be identical for both the baseline building performance rating and for the proposed building performance rating. However, if process loads are reduced, the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) may be used to document such process loads reductions.

Documentation of process load energy savings shall include a list of the assumptions made for both the base and proposed design, and theoretical or empirical information supporting these assumptions.

For residential buildings 3 stories or fewer:

Qualify as an ENERGY STAR Home by the prescriptive Builder Option Package (BOP).

Moderately Exceed Performance:

For non-residential buildings and residential buildings over 3 stories:

Option 2

Whole Building Energy Simulation: Demonstrate a minimum 20% improvement in the proposed building performance rating compared to the baseline described above in Option 1 for non-residential buildings and residential buildings over 3 stories.

OR

Option 3

Prescriptive Compliance Path: Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide for Small Office Buildings or the ASHRAE Advanced Energy Design Guide for Small Retail Buildings, as appropriate to building type. The following restrictions apply:

Buildings must be less than 20,000 square feet.

Buildings must be office or retail occupancy.

Project teams must fully comply with all applicable criteria as established in the Advanced Energy Design Guide for the climate zone in which the building is located.

For residential buildings 3 stories or fewer:

Qualify as an ENERGY STAR Home by achieving a HERS Index rating of 80 or better for IECC Climate Zones 3-5.

Aggressively Exceed Performance:

For non-residential buildings and residential buildings over 3 stories:

Option 4

Whole Building Energy Simulation: Demonstrate a minimum 30% improvement in the proposed building performance rating compared to the baseline described above in OPTION 1 of non-residential buildings or residential buildings greater than 3 stories.

OR

Option 5

Prescriptive Compliance Path: Comply with the Basic Criteria and Prescriptive Criteria of the Advanced Buildings Benchmark™ Version 1.1 with the exception of the following sections: 5.7 Monitoring and Trend-logging, 5.11 Indoor Air Quality, and 5.14 Networked Computer Monitor Control.

For residential buildings 3 stories or fewer:

Exceed the ENERGY STAR for Homes requirements by achieving a HERS Index of 70 or better for IECC Climate Zones 3-5.

SUBMITTALS

Provide a copy of the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the Energy Efficiency Plan and Policies adopted by the jurisdiction, including standards adopted in local building code

BE CREDIT 2.1: GREEN BUILDING PROGRAMS: PARTICIPATION AND COMPLIANCE

1 POINT

INTENT

To encourage incorporation of green building standards into built environment projects and to build well-constructed buildings with a longer life cycle

REQUIREMENTS

Meet the intent and requirements of a local, regional, or national green rating system other than LEED (See [BE2.2](#) to achieve points using LEED) for all new government buildings and substantial retrofits. The rating system must include elements of green building in addition to energy efficiency and conservation.

AND

Provide incentives or other encouragement for developers and builders to meet the intents and requirements of a local, regional, or national green rating system other than LEED.

(1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Identify and document why you chose the program. Provide supporting documentation showing how the program criteria, including certification or completion of the program, have been accomplished

AND

Provide copy of pertinent regulations/incentives/etc. documenting encouragement for developers or builders to follow the standards listed above

BE CREDIT 2.2: GREEN BUILDING PROGRAMS: LEED CERTIFICATION

1 - 5 POINTS

INTENT

To recognize and encourage built environment projects to meet the highest national standards.

REQUIREMENTS

Implement a policy stating that all new government buildings must be built to LEED standards, and provide incentives for developers and builders to build to LEED standards (1 point).

The jurisdiction can earn additional points for achieving certification for government-owned buildings (2 points per building certified, up to 4 points total).

For non-habited built environments:

For projects in the jurisdiction that are only a non-habited built environment, or if non-habited built environment is not included in the habited building certification, demonstrate that it meets the equivalent of 15 points of the following LEED-NC requirements:

Prerequisite SS1 Construction Activity Pollution Prevention

SS1 Site Assessment

SS4 Rainwater Management

SS5 Heat Island Effect

SS6 Light Pollution Reduction

WE1 Outdoor Water Use Reduction

MR2 Construction and Demolition Waste Management Planning

MR3 Building Life Cycle Impact Reduction

MR4 Building Product Disclosure and Optimization - Sourcing of Raw Materials

MR5 Building Product Disclosure and Optimization - Material Ingredients

Innovation and Design

Regional Priority

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of the pertinent ordinances/regulations/policies stating that all new government buildings must be built to LEED standards and incentives for developers and builders to do so

AND

Provide official documentation from USGBC verifying project certification and certification level, where applicable, for government-owned buildings.

BE CREDIT 3: MATERIALS EFFICIENCY

1 POINT

INTENT

To reduce the amount of materials needed in projects, and to reduce construction costs and project waste, including construction waste, road waste (asphalt millings, gravel base, etc.), infrastructure, excavation waste, and other waste as identified by jurisdiction.

REQUIREMENTS

Incorporate into building code or land development regulations, including for projects by the jurisdiction, the following building guidelines:

- Building components for all buildings owned by jurisdiction to be designed using standard-sized units for masonry, structural and framing lumber, wallboard, plywood, advanced framing and other sheet goods (i.e. wood components in standard measures of 2x4, 2x6, 2x8, etc.)
- Education to developers on standard-sized design
- Waste reduction during design
- Incentives and conduct training courses and/or education campaigns on this subject for the public
- Waste reduction during construction: require source separation and provide facility at transfer station
- For public works projects, have adopted policies encouraging on-site reuse of waste such as asphalt millings as gravel base for road widening
- Grinding of concrete as fill material
- Incentives or encouragement for reuse on-site

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide copy of pertinent code(s)/regulation(s) demonstrating compliance

AND

Provide details on public education campaign and training courses

BE CREDIT 4: OUTDOOR SPACES

1 POINT

INTENT

To ensure connection to the natural environment, reduce the need for mechanical systems, and enhance the health and well being of residents and visitors.

REQUIREMENTS

Create a jurisdiction-wide plan for outdoor spaces, including location, design, and integration with public buildings/community parks/etc. Consider allocating a portion of impact fees to update and implement outdoor spaces plan.

For all public buildings, provide accessible outdoor space(s), independent of public sidewalks and access easements, a minimum of 20' away from building exhaust, designated smoking areas, parking lots, and trash enclosures AND greater than or equal to 15 square feet per occupant, for 10% of the building occupants, but not less than 100 square feet

AND

For all public buildings, provide daylighting as a connection from the inside to the outside

AND

Provide education programs for builders and developers on how to build community through outdoor spaces, and provide encouragement or incentives for including outdoor spaces for all new private developments

AND

Adopt a smoking ordinance consistent with national progressive ordinances.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the Outdoor Spaces Plan for your jurisdiction

AND

Provide a copy of the pertinent ordinance(s) demonstrating compliance with the above requirements

AND

Provide detail on the education programs available to the public

BE CREDIT 5: SIZE OF RESIDENTIAL DWELLINGS

1 POINT

MODEL CODE: ARTICLES 2, 8

INTENT

To conserve natural resources over the life of buildings in jurisdiction.

REQUIREMENTS

Determine average house size or average energy use in jurisdiction. Remove (or do not create) mandatory minimum residence size requirements in local regulations which are greater than those required by the building code. **(1 point)**

An innovation point can be earned for jurisdictions that implement ordinances restricting size of residential dwellings to equal to or less than 3,000 square feet above grade for single residential units in either single-family or multi-family residences.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of pertinent ordinance(s)/code(s) demonstrating compliance with the above requirements.

PUBLIC SERVICE AND INFRASTRUCTURE (PSI)



Photo by Kath Williams

PSI PREREQUISITE 1: LIFE SAFETY CODE COMPLIANCE REQUIRED

INTENT

To meet or exceed minimum existing federal, state and local infrastructure codes, standards and permits.

REQUIREMENTS

Comply with/adopt existing federal, state and local infrastructure codes and standards (e.g., Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), National Pollutant Discharge Elimination System (NPDES), Clean Air Act (CAA), International Code Council (ICC), International Energy Conservation Code (IECC)). Encourage efficient use of infrastructure.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of ordinance adopting relevant codes

AND

A copy of relevant operating permits for publicly owned treatment works or infrastructure (i.e., wastewater treatment facility, solid waste landfill, stormwater)

AND

A letter of compliance from the appropriate state or federal regulatory agency (for community or systems)

AND

Documentation of life safety inspections

AND

Provide a copy of higher level permitting (state, federal agencies)

PSI PREREQUISITE 2: WATER PLANNING

REQUIRED

MODEL CODE: DIV. 12.5

INTENT

To understand the larger watershed system of where jurisdiction's water comes from and goes, how it is used, and to conserve scarce water resources over the long-term and raise owner and consumer awareness of this need.

REQUIREMENTS

Create a jurisdictional water management plan that maps the jurisdictional watershed and uses, including water rights, projected needs and sources for the next 20 years (minimum)

Create a plan to implement water metering on all existing and new community water systems, including an implementation timeline

AND

Require water metering for all new developments. If the proposed structure is a private development with the need to haul water, this prerequisite will not be met as it is generally believed that this type of development should not occur in areas where water resources are not readily available to sustain the development.

The intent is to raise owner and consumer awareness about their water use and potential for waste with the ultimate goal being to promote conservation and wise use of water resources. State and seasonal projects can apply for an exemption under special circumstances.

- Stage 1 requirements (completed before certification): Conduct a town meeting regarding the goals of the jurisdiction and reasons metering is important
- Stage 2 requirements (completed before certification): Create a plan for the entire jurisdiction to implement water metering
- Stage 3 requirements (within 5 years maximum): Begin to implement plan; implement metering for at least ½ of jurisdiction
- Stage 4 requirements (within 10 years maximum): Full implementation of metering jurisdiction-wide

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of pertinent ordinance(s) identifying metering requirement, billing structure, and ordinance demonstrating that meters will be read and maintained

AND Provide a plan and timeline for implementation and meter installation for all government owned facilities

PSI CREDIT 1: SHARED SERVICES: ENERGY/WATER EFFICIENCIES

1 -2 POINTS

MODEL CODE: DIV. 12.5

INTENT

To encourage the installation of renewable, community-owned and used energy production to avoid energy fuel depletion. Help create a cooperative atmosphere of businesses sharing renewable energy resources and responsible energy and water systems.

REQUIREMENTS

Municipality must work to explore opportunities for neighborhood based renewable energy.

Remove any barriers or make exceptions for developments pursuing alternative infrastructure solutions (i.e. solar panels (roof mounted and in side yards, etc.), graywater systems, rainwater collection, or ordinance for right to solar access). Provide an assessment of alternative infrastructure opportunity. **(1 point)**

Promote alternative infrastructure by offering incentives to developers who are reducing the load or demand on the jurisdiction-supplied services. Organize and facilitate, encourage, or enable (private, city or county owned) renewable, community-owned and used energy production systems. **(1 point)**

An innovation point can be earned for jurisdictions actively working together with utilities, joint powers, etc.

SUBMITTALS

Provide GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the pertinent ordinance(s), regulation(s), or other documentation demonstrating compliance with the above requirements.

PSI CREDIT 2: RENEWABLE ENERGY: EXPANDED USE

1 - 3 POINTS

INTENT

To reduce dependency on fossil fuels through the use of green energy resource alternatives.

REQUIREMENTS

Generate energy from non-traditional sources such as biomass from wastewater treatment plant or landfill, solar, wind, geothermal, or small hydro (**1 point for each use, up to 2 points**)

AND/OR

Install solar/wind production on your own facilities (proportional to your population size: minimum 1 kW per 1,000 people). Include the ability for real-time generation data for education on project (**1 point**)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of pertinent ordinance(s) (such as ordinance supporting the right to solar access)

AND

Provide a copy of signed agreement to generate ethanol, steam or electricity from solid waste

AND

Provide detail on solar/wind facilities installed on government owned facilities, including educational components

PSI CREDIT 3: CARBON EMISSIONS REDUCTION

1-3 POINTS

INTENT

To demonstrate leadership in addressing climate change and to reduce carbon emissions in the region.

REQUIREMENTS

Complete a baseline greenhouse gas inventory using ICLEI or equivalent program (1 point).

Reduce carbon emissions by at least 15% over three years (1 point). Reductions in carbon emissions can be achieved by, but are not limited to: use of bio-fuels in diesel vehicles, purchasing hybrid or electric vehicles, providing access to renewable energy to residents, comprehensive recycling and composting programs, following LEED Silver or higher building guidelines, or purchasing carbon offsets or green energy.

Calculations should take into account both impacts of development as well as operations. Purchase of carbon offsets can help achieve emission reductions by supporting projects elsewhere, such as wind farms, solar installations, energy efficiency projects, and/or reforestation projects.

In addition, create an assistance program for residents through local government offices providing information about carbon emissions reduction, alternative fuels and alternative fuel vehicles, energy conservation, renewable energy, recycling and composting, green building, or carbon offsets (1 point).

Up to 2 innovation points can be earned if the jurisdiction reduces carbon emissions at least 50% over three years with a plan for continued reductions moving forward.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a narrative demonstrating leadership on climate change and explaining what specific actions are being taken and their direct result in carbon reduction or offsets

AND

Provide a copy of baseline greenhouse gas inventory and calculations of total carbon being produced

AND

If purchasing carbon offsets, provide evidence of purchased credits with an established provider following the guidelines of an independently audited program that delivers high quality carbon credits, such as The Gold Standard (<http://www.goldstandard.org>)

AND

In the case of reforestation provide evidence of credible selection of planting sites, an accurate assessment of existing carbon stocks, development of woodland management plans, prediction of sequestration, and the monitoring of changes in carbon stocks

PSI CREDIT 4: ELECTRIC LOAD/DEMAND EFFICIENCY

1 POINT

INTENT

To reduce the need for power peaking capacity and to minimize the need for upgrades to transmission and distribution electrical systems.

REQUIREMENTS

Conduct an assessment of peak load for the community as a whole, working with the utility. Establish a communication plan between jurisdiction and utility. Become an advocate for off-peak timing and provide community education on peak usage. Implement a program for off-peak use in own facilities and infrastructure (1 point).

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a letter from a utility representative declaring that a community-wide program is in place, or providing a timeline and commitment for implementing a community-wide program

AND

Provide a copy of the peak load assessment, plan and program(s) for off-peak timing advocacy.

PSI CREDIT 5: WATER USE EFFICIENCY

1 - 4 POINTS

INTENT

To reduce water quantity demand by promoting water use efficiency or water reuse.

REQUIREMENTS

Demonstrate policies that encourage water efficiency and minimizing water waste. These policies should be established in ordinance. Policies could include:

- Demand side management program (requiring low use fixtures)
- Metering and water charges based upon metered use
- Program to audit accounts with high water use
- Creative municipal re-use of treated wastewater effluent, grey water, or storm water by irrigating city grounds with such waters and/or that have an established program that encourages development to reuse such waters in their development
- Existing or proposed “Storm Water Management Program” encouraging permeable surface use to minimize runoff and risk of contamination
- Implementation of post-construction phase “Best Management Practices” (BMP), storm water management program to treat storm water runoff, minimize impact to neighboring water bodies, and minimize erosion and sedimentation

Indoor Efficiencies: (1 point)

For all public buildings, employ strategies that in aggregate use at least 30% less water than the water use baseline calculated for buildings (not including irrigation in the calculation) using water efficient or low demand fixtures or through diverted non-potable water (stormwater, recycled greywater or treated wastewater effluent). Calculations are based on estimated occupant usage and shall include only the following fixtures: water closets, urinals, toilets, lavatory faucets, showers, and kitchen faucets.

AND

Implement policies such as demand side management, tiered pricing based on usage, and other policies that encourage water efficiency and minimize waste

Outdoor Efficiencies and Landscape Use: (1 point)

For irrigation on jurisdiction properties, use only captured rainwater, recycled wastewater or greywater, or water conveyed by a public agency or irrigation district/company specifically for non-potable uses. Use to reduce irrigation needs by 50% based upon mid-summer baseline calculations.

OR

Install landscaping on jurisdiction properties that does not require permanent irrigation systems and is either native or adaptable to the regional climate. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation.

AND

Incentivize or require developments to adhere to same standards as jurisdiction

Stormwater Use: (1-2 points)

Create a comprehensive stormwater management plan for the jurisdiction. Plan should identify practices to be employed, such as permeable pavements, rainwater harvesting systems or green roofs. Development

footprint will include typically impervious surfaces included in the definition of “development footprint,” such as roofs and pavements, even though the surfaces may be made pervious as part of the stormwater management plan. (1 point)

AND/OR

Implement stormwater management plan for the jurisdiction’s own facilities that recaptures, re-uses, or evapotranspirates runoff from 90% of the average annual rainfall or 1” of rainfall from a percentage of the jurisdiction’s development footprint and other areas that have been graded so as to be effectively impervious. (1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the relevant code(s)/ordinance(s)/policies/program(s) demonstrating compliance with the above requirements

AND

Provide copy of relevant plans, demonstrating compliance with above requirements, such as landscape plan with information on selected species of native/water-wise vegetation and/or storm water management plan

PSI CREDIT 6: WATER QUALITY

2 POINTS

INTENT

To improve and protect water quality.

REQUIREMENTS

Create a Source Water Protection Plan, including total maximum daily loads (TMDLs) for municipality or community water systems, addressing all neighboring land uses. Where applicable, jurisdiction should work with utility district to map existing septic systems and wells and set requirements for all new septic systems/wells in cooperation with the local health departments/water resource departments responsible for permitting (1 point)

AND

Create and implement a plan to change septic systems over to sewer within city limits or water system areas (1 point)

- Counties will need to have aggressive plans addressing septic systems.
- Develop requirements for individual on-site treatment systems, including a comprehensive watershed management plan based upon geological constraints, vulnerable aquifers or water bodies, and allowable treatment alternatives/standards based upon unique site criteria (link to above)
- Include a plan to reduce contamination potential (also addressing pesticide runoff, stockyards, agricultural uses, etc.)
- Implement maintenance program for septic systems, such as a third party or county program with annual maintenance fees

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of Source Water Protection Plan and other relevant plan(s)/map(s)/regulation(s)/maintenance program(s) demonstrating compliance with above requirements

PSI CREDIT 7: WASTE MANAGEMENT: REDUCE AND RECYCLE

1 - 3 POINTS

INTENT

To reduce the amount of waste generated, transported and disposed of in landfills.

REQUIREMENTS

Provide a comprehensive recycling program (or if a current regional system exists, then opt in) including the separation, collection, and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, plastics and metals; if this is not currently an option, at the very least jurisdiction must cooperate with neighboring communities and form a committee of public servants and private citizens to work on establishing recycling in the community.

Participate in and enforce on-site recycling within all jurisdiction facilities **(1 point)**

AND/OR

Require all construction projects to reduce or recycle construction waste as part of building permit requirements.

Provide construction organics recycling and composting as part of solid waste programs sponsored or participated in by the local government. Work with the DEQ to identify potential composting locations. Encourage privatized operation of composting center. Start-up could be funded by government entity; try to avoid subsidizing program if possible.

Require all government projects to compost, reuse, or share compostable materials generated by project on-site or within 100 miles of the site. **(1 point)**

AND/OR

Provide at least one appropriately installed compost station available to entire jurisdiction dedicated to the collection and composting of food wastes, yard wastes, and all organics (excluding sludge from sewage treatment plants). Locate compost station appropriately to avoid potential animal conflict. If a plan for post-collection use does not exist, establish one. **(1 point)**

An innovation point can be earned for providing a glass recycling and utilization program.

An innovation point can be earned for collaborating with neighboring jurisdictions for a regionally focused program

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met AND

Provide a plan for addressing the jurisdiction's waste stream. Demonstrate established or developing recycling and/or composting program through issued permits or ordinances. Also, demonstrate commitment to waste reduction and recycling through an adopted solid waste management plan that includes waste diversion or recycling goals. Include a written commitment to publicize the availability and benefits of the drop-off points or stations for the community.

PSI CREDIT 8: SNOW PLAN

1 POINT

INTENT

To reduce the impact of snow and meltwater on pedestrian travel and safety, on nearby water bodies, and on stormwater systems.

REQUIREMENTS

Establish a comprehensive snow management plan including snow removal from streets, sidewalks, and bicycle lanes, snow storage, and meltwater management to prevent contamination of ground or surface water or flooding. Avoid use of chemicals or salts as melting agents

AND

Ensure removal of snow and ice from sidewalks and similar pedestrian areas in a timely manner to facilitate walking and prevent injury. Establish ordinance(s) that require timely and appropriate removal methods

AND

Properly configure and maintain pedestrian crossings to avoid blocked storm and meltwater inlets and resulting water and ice barriers to pedestrian use.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the snow management plan for the jurisdiction and any other relevant maps, ordinances, or regulations demonstrating compliance with the above requirements.

PSI CREDIT 9: UTILITY CONSTRUCTION AND RESOURCE MANAGEMENT

2 POINTS

INTENT

To reduce environmental impacts and social costs of, and provide economic alternatives to traditional open cut methods of utility installation, rehabilitation, or replacement.

REQUIREMENTS

Jurisdiction must demonstrate measures to:

- Monitor and reduce water system loss due to transmission system leaks
- Reduce wastewater system infiltration and inflow (I&I)
- Have a section of jurisdiction's established and routinely updated "Capital Improvements Plan" (CIP; see BE prerequisite 2) that addresses municipal utilities. Criteria might look at person served per lineal mile of sewer or water line, and the ratio of vacant to occupied residential lots and require delineation of water and sewer service areas broken into 5, 10, 15, and 20 year subareas.
- Avoid use of Poly Vinyl Chloride (PVC) in any new utility material where possible
- Coordinate with any private or non-jurisdictional improvement projects, such as broadband companies laying fiber/cable independently
- Reduce by 80% Asphalt and/or Concrete pavement **removal** associated with water, wastewater, or storm water conveyance utility rehabilitation, replacement, or installation OR reduce by 80% **new** Asphalt and/or Concrete pavement **replacement** associated with water, wastewater, or storm water conveyance utility rehabilitation, replacement, or installation

(1 point)

AND/OR

Provide a written commitment to the appropriate use and implementation of Trenchless technology for the rehabilitation, replacement, or installation of water, wastewater, or stormwater conveyance utilities. Any areas having to improve the condition or capacity of water, wastewater, or storm water conveyance utilities shall investigate the applicability of Trenchless technology to rehabilitate, replace, and/or install new utilities.

(1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the relevant plan(s)/policies/regulations or other pertinent information demonstrating compliance with the above requirements

TRANSPORTATION AND CONNECTIVITY (TC)



TC PREREQUISITE 1: TRANSPORTATION PLAN REQUIRED

INTENT

To reduce energy consumption and pollution from motor vehicles by encouraging use of pedestrian traffic, public transit, ride sharing/car-pooling, and alternative fuels.

REQUIREMENTS

Create a community transportation plan for the jurisdiction that evaluates and addresses multiple modes of travel, and that encourages and supports pedestrian and bicycle travel. Plan must include an assessment of current pedestrian and bicycle pathways and future expansion opportunities. Plan should address, at a minimum:

- Pedestrian safety and accommodation
- Provision for safe bicycling and bike racks
- Ride sharing and carpooling incentives
- Parking infrastructure and unobtrusive parking
- Safe vehicle speed limits
- Alternative fuel availability
- Use of public transportation services and accommodation of necessary infrastructure
- Public awareness program promoting alternatives to driving personal vehicles
- Other innovative approaches describing how the prerequisite will be met
- Monitoring vehicle miles traveled (VMT) within your jurisdiction, regardless of which community VMT is attributed to. As communities grow, average VMT should improve (decrease), not degrade (increase)
- Internalization of transportation impacts (i.e. federal or other public lands, neighboring communities,

Provide or support public transportation in the community, including plans for expansion of service and connectivity to neighboring communities. Establish population 'triggers' that will set expansion plans into action. Agree to implement expansion plans when established population triggers are met.

Draft a plan demonstrating interconnections with county and develop plan in concert with the county.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the relevant plan(s) and supporting documentation demonstrating compliance with the requirements outlined above.

TC CREDIT 1: COMPLETE STREETS AND ALTERNATIVE TRANSPORTATION

1 - 3 POINTS

MODEL CODE: 12.3, 12.4

INTENT

To reduce air pollution, global climate change and greenhouse gas emissions, and inefficient land use patterns by reducing dependence on automobile use, and to enable safe access for all users, including **pedestrians, bicyclists, motorists and transit riders of all ages and abilities**

REQUIREMENTS

Establish a network approach for non-motorized transportation including inventory of existing conditions, identification of critical missing parts of the network, and development of a plan to correct the deficiencies. Show substantial action over the next 1, 3, and 5 year periods.

Provide at least one item from each of two categories below (**1 point**) with **3 points** awarded for five or more items (**2 items from 2 categories=1 point, 3 items from at least 2 categories=2 points, 5+ items from at least 3 categories =3 points**):

Development Regulations:

- Require sidewalks and bicycle facilities for all new subdivisions in cities and towns, and within new residential clusters in counties
- Require bicycle parking for all new development in highly visible areas adjacent to pedestrian activity for short-term use (where visitors are anticipated), and in safe, covered or enclosed, convenient areas for long-term use (where residents or employees are anticipated)
- Require preferred parking for carpools, vanpools, and electric vehicles
- Allow car sharing to reduce the number of parking spaces required
- Allow shared use (based on time of day) to reduce the number of parking spaces required in mixed use developments
- Encourage location of new development to take advantage of existing infrastructure
- Set impact fees (where allowed by law) that address the true impact on roadways (for example, uses that generate heavy vehicle traffic pay more due to their impact on the road surface)

Road Construction:

- Require all new streets in towns and cities to be complete streets, designed and operated for the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation; provide cross-sections for typical complete streets
- Implement “complete street” cross-sections on existing streets through road diets, restriping, addition of bike lanes, accessible curb ramps, and sidewalks or trails
- Reduce emissions through improvements that reduce idling, such as roundabouts in place of traffic signals

Transit:

- Provide public transit service within cities with a population of 10,000 residents or greater
- Provide transit service between cities
- Provide covered and at least partially enclosed shelters, adequate to buffer wind, with at least one bench and basic schedule and route information at each transit stop in downtown or neighborhoods with an average of 6 or more dwelling units per acre

- Create Alternative Transportation Incentive Policy that provides incentives for public transit use (such as partial transit pass reimbursement), carpooling, walking, or bicycle commuting for all employees or residents of jurisdiction

Rail:

- Engage in preservation of railroad passenger depot buildings and an ownership structure that assures reuse if railroad passenger service can be provided

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the existing conditions inventory, critical missing parts and correction plan

AND

Provide relevant documentation outlining amenities provided

OR

Provide relevant ordinance(s)/regulation(s)/plan(s) demonstrating compliance with the above requirements.

TC CREDIT 2.1: EFFICIENT VEHICLES: FLEETS

1 - 2 POINTS

INTENT

To reduce air pollution and global climate change gases from vehicle operations by improving average fleet mileage and by purchasing more efficient vehicles.

REQUIREMENTS

Implement a plan and schedule for purchasing 20% of automobiles and pickup trucks owned by the jurisdiction that achieve the U.S. EPA's SmartWay Green Vehicle designation <http://www.epa.gov/smartway/>, or 10% of automobiles and pickup trucks owned that achieve U.S. EPA's SmartWay Elite Green Vehicle designation. (1 point)

OR

Implement a plan and schedule for purchasing 40% of automobiles and pickup trucks owned by the jurisdiction that achieve U.S. EPA's SmartWay Green Vehicle designation; or 20% of automobiles and pickup trucks that achieve U.S. EPA's SmartWay Elite Green Vehicle designation. (2 points)

*The [Department of Energy's Clean Cities Program](#) has grants available for federal and state agencies and local jurisdictions to purchase hybrid vehicles and bolster fleets.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the plan and schedule for purchasing a specific percentage of SmartWay Green Vehicles OR a copy of the title for each vehicle with SmartWay and SmartWay Elite designation

TC CREDIT 2.2: EFFICIENT VEHICLES: ALTERNATIVE FUELS

1 - 2 POINTS

INTENT

To reduce air pollution, greenhouse gasses from vehicle operations, and support transportation alternatives to fossil-based fuels.

REQUIREMENTS

Implement Biodiesel (minimum of B10) or alternative fuel programs in jurisdiction vehicles

Provide education incentives for private or public fleet use of alternative fuels (**1 point**)

AND/OR

Provide infrastructure for alternative fuel vehicles in community, including charging stations, liquid natural gas (LNG) and/or biodiesel (**1 point**)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of documentation detailing alternative fuel regulations for jurisdiction vehicles and incentives/education programs for private vehicles

AND/OR

Provide a copy of the contract with Biodiesel distributor

AND/OR

Provide a summary and photos of other alternative fuel and electrical infrastructure

TC CREDIT 3: TRAILS, WALKABILITY, AND PATHWAYS

1 - 3 POINTS

MODEL CODE: DIV. 3.4, 7.2, 12.4

INTENT

To provide direct and safe connections for pedestrians and bicyclists to local destinations, neighborhood centers, existing trails systems, and publicly owned parks and natural resources and to promote public health through increased physical activity

REQUIREMENTS

Already included in the transportation plan prerequisite:

- Adopt and implement a Complete Streets policy as part of the implementation of the community transportation plan (see Bozeman, MT [transportation plan, chapter 6](#) for example policy)
- Create and implement a maintenance plan so bike lanes, sidewalks, and trails remain functioning and pleasant to use
- Provide bike lanes and sidewalks alongside all new primary roads and modify existing roads to make pedestrian and bike connections
- Reduce the speed limit and provide safe crossing for bikes and pedestrians
- Increase public awareness through community events, promotions, and programs designed to encourage public transportation, walking, and bicycle use
- Require safe and functional bicycle parking with all development (see Bozeman MT [transportation plan, chapter 5](#) for example standards)
- Connect trails, sidewalks, bicycle lanes, and other facilities to adjacent existing or planned facilities to establish or expand larger networks
- Pedestrian and bicycle facilities shall comply with the American Association of State Highway and Transportation Officials, Guide for the Planning, Design, and Operation of Pedestrian Facilities, The Institute of Transportation Engineers (ITE), Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities, or similar widely accepted standard

Implement **at least 3** of the following (**1 point**), or **greater than 4** of the following (**2 points**):

- Require urban block standards (maximum block length and perimeter) in cities and towns, as well as in cluster subdivisions in rural areas, including requirements for connecting to adjacent existing development. Provide safe crossings for pedestrians and bicycles
- In rural or other areas where regular block patterns are not provided due to topographic or natural resource limitations, provide pedestrian and bicycle facilities that connect activities and facilitate travel other than motor vehicles.
- Include pedestrian or bicycle through-connections between the development and existing trail systems, local destinations, and publicly-owned parks and natural resources
- Design and construct all streets within the jurisdiction, whether new or existing with traffic calming features (and design speed) intended to slow the traffic to pedestrian safe speeds
- Plant street trees between the vehicle travel way and sidewalk at intervals of no greater than 50 feet
- Provide on-street parking
- Where new trails are being constructed in or adjacent to important wildlife habitat, prohibit motorized use and establish seasonal closures timed to provide wildlife security during critical times of the year

- Other innovative solutions can be proposed with a narrative describing how the intent of the credit is met

Cooperate with neighboring jurisdictions, public lands agencies, or regional efforts to enhance connectivity beyond jurisdictional boundaries (1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide relevant ordinance(s)/regulation(s)/plan(s) demonstrating compliance with the above requirements.

COMMUNITY VITALITY (CV)



Photo by Jana K. Felt

CV PREREQUISITE 1: COMMUNITY ENGAGEMENT PLAN

REQUIRED

INTENT

To promote public dialogue and partnerships among all stakeholders affected by, or interested in, building sustainable developments and communities.

REQUIREMENTS

Create and implement a community engagement plan that goes beyond the public hearing process required by statute or legislation.

Establish community engagement policies and a road map for steps to engagement. Provide a community engagement clearinghouse, at a public location such as a library or city hall, or online, to assist projects with the process of sharing information and receiving feedback from the community and to provide one location so the public knows where they can obtain information. Examples include, but are not limited to: surveys, review boards, web sites, public meetings, workshops, charrettes, focus groups, public comment, citizen advisory committees, participatory decision making, open houses, and neighborhood meetings.

Basic components of any community engagement program should:

- Provide comprehensive information on development and a process to keep those with an interest in the strategy informed.
- Ensure dialogue will be meaningful and influential in the decision making process.
- Provide inclusive consultative mechanisms for all stakeholders affected by, or interested in, the public participation process throughout the life of the project.
- Provide feedback to stakeholders underscoring where concerns were reflected in the decision making process.
- Build collaboration among key leaders and civic institutions to encourage successful implementation of the project.
- Offer services to support a facilitated meeting, with professional facilitator if needed, to help projects mitigate public criticism and concerns and promote understanding.
- Keep any information in English. Do not use technical jargon, or if technical jargon must be used, provide an easy-to-understand explanation

- Provide priority treatment in city reviews or at public hearing agendas to projects that show evidence of community engagement
- Commit to transparency and to making information available—on website, through social media, in public libraries, at community locations, etc.
- Provide community education beyond notification of public meetings
- Reach out to underserved and underrepresented/marginalized communities
- Make efforts to be judicious with your community’s time and attention; use established framework for notifications and engagement to reduce community fatigue
- Create a policy for translating public notices to Spanish, and for providing interpretation at public meetings

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a brief narrative describing the approach and methods used to meet the prerequisite intent, and how community engagement has influenced the process

AND

Provide a copy of community engagement plan including ongoing communication and education

CV PREREQUISITE 2: AFFORDABLE HOUSING

REQUIRED

INTENT

To ensure that all citizens in the community have access to affordable, safe and appropriate housing and to ensure basic compliance with the spirit of Fair Housing laws.

REQUIREMENTS

Demonstrate a willingness to address known or suspected impediments to fair housing, through such avenues as:

- Conduct a housing needs assessment and inventory of housing stock, including a gap analysis and projected growth scenarios, to better understand jurisdiction's population and housing needs
- Create a community housing plan
- Conduct an Analysis of Impediments (AI)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the relevant housing plan(s), assessment(s), and/or analyses demonstrating compliance

CV CREDIT 1: DIVERSITY OF HOUSING TYPES

1 -3 POINTS

MODEL CODE: ARTICLES 4, DIV. 8.2-8.10

INTENT

To enable citizens from a wide range of economic levels and age groups to live within a community, and to provide a spectrum of size, age, type, design, accessibility, and market within housing types.

REQUIREMENTS^[HH1]

Ensure that land-use regulations permit a wide diversity of affordable housing, including rental opportunities, with an even distribution of affordable housing throughout the community and housing densities. **(1 point)**

Include planning language that limits any single type of housing (i.e. single family, high end apartments, affordable housing, etc.) to no more than 30% of a single type for the city or town as a whole. This option could qualify the jurisdiction for innovation points. **(1 point)**

Adopt the Simpson Diversity Index as part of the review process or use it to quantify community housing diversity goals. **(1 point)**

The Simpson Diversity Index score <http://www.countrysideinfo.co.uk/simpsons.htm> is calculated with the following equation:

Score = $1 - \sum (n/N)^2$ where n = the total number of dwellings in a single category, and N = the total number of dwellings in all categories.

- Rural Communities (less than 5,000):
 - Recommended minimum score on the Simpson Diversity Index: ≥ 0.5
- Small Communities (between 5,000 and 20,000):
 - Recommended minimum score on the Simpson Diversity Index: ≥ 0.5
- Large Communities (more than 20,000):
 - Recommended minimum score on the Simpson Diversity Index: ≥ 0.6

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND Provide copy of changes in land use regulations and planning language

AND

Provide a copy of, or a written commitment to create, a regulatory and operating agreement, deed restrictions, land lease restriction, or other recorded document evidencing that the units will be maintained at the specified affordable levels for the specified timeframes.

CV CREDIT 2: REWARDING SUSTAINABLE OPERATIONS

1 - 4 POINTS

INTENT

To encourage sustainable operation of jurisdiction-wide operations by acknowledging compliance with nationally and/or regionally recognized programs.

REQUIREMENTS

Make sustainable operations a priority in jurisdiction. Maintain or create the position of Sustainability Manager or Director to ensure jurisdiction is implementing sustainability initiatives and progressing. Commit to continuous improvement. (1 point)

AND

Certification under the [Star Communities](#) rating system

AND/OR

Graduation from *UnCommon Sense* Program

AND/OR

Registration and first-year certification by LEED-Existing Buildings program for all building stock

AND/OR

Proof of qualifying membership or initial selection by other organization certifying sustainable operations and additional proof of measurement, accreditation, successful examination or qualified selection in organization or achievement by third party

Jurisdiction can choose a mix of the above, or equivalent, options: one point for each option for a total of two points.

An innovation point can be earned for jurisdictions that Lead education and awareness campaigns such as Ban the Bag, Ban Bottled Water, etc. for jurisdiction to create social change.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation of STAR Community certification, graduation from *UnCommon Sense*, LEED-EB certification, ISO 14001 certification, or current membership certificate in other programs and written narrative describing compliance.

CV CREDIT 3: MIXED USE/EMPLOYMENT OPPORTUNITY

2 - 4 POINTS

MODEL CODE: ARTICLE 5; DIV. 8.11, 8.12, 8.14

INTENT

To promote community livability, transportation efficiency, and walkability through proximity and accessibility, as well as promoting a safe day and night community. To encourage balanced communities with a diversity of employment opportunities while reducing energy consumption and pollution from motor vehicles.

REQUIREMENTS

Identify areas where mixed uses are appropriate in the community. If there are areas of commercial/residential higher density then ... Allow mixed uses in development regulations, with a specific focus on ensuring housing is allowed in proximity to retail, office and other non-residential uses. Encourage mixed use through reduced parking requirements that reflect sharing of parking areas and by time of day.

Allow mixed uses in development regulations, with a specific focus on ensuring housing is allowed in proximity to retail, office and other non-residential uses. **(1 point)**

AND/OR - Encourage mixed use through reduced parking requirements that reflect sharing of parking areas and by time of day. **(1 point)**

AND/OR - Remove barriers to mixed use **(1 point):**

- Allow home businesses which are consistent with residential character of an area
- Do not zone large monotype areas for either residential or employment uses. Carefully consider residential developments with respect to a plan for commercial access, either incorporated within development or appropriately accessible
- Do not zone for new residential areas without walking or biking access to retail and services. Within municipalities, services and work should be available within one mile of all points of the community
- Support an incubator that provides modest cost space for startups. Help make new small businesses a success story
- Provide education about wages and housing affordability/availability

AND/OR

Work with housing authority/developers to incorporate residential components in projects: great opportunities for senior apartments, affordable housing, seasonal housing, rental housing, and other identified housing needs. **(1 point)**

SUBMITTALS

Submit the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND Provide a copy of the pertinent regulations, incentives, or other documentation demonstrating compliance with the above requirements.

CV CREDIT 4: PUBLIC SPACES: AVAILABILITY AND ACCESS

1 - 2 POINTS

INTENT

To provide public spaces and encourage activity and interaction in the urban built environment as well as foster and maintain community and connectedness beyond neighborhood or development boundaries.

REQUIREMENTS

Develop a community place-making plan, including recreational facilities (outlined in Recreation Master Plan: “parks and public spaces that will enhance the larger recreation network and encourage connectivity”), incorporating the following (1 point):

- Require that new developments are open and have public spaces. Incentivize developments to contribute to community playgrounds, soccer fields, etc.
- Protect and enhance existing civic centers as inviting public spaces
- Develop programs to support downtown activities such as farmers markets, community gatherings and street parties, fun runs, community gardening, etc.
- Promote actions that encourage public access
- Provide or help facilitate the availability of community/shared garden spaces
- Promote the community place-making plan by offering incentives to contributors
- Require trail connectivity in all new developments

Implement community place-making plan (1 point):

- Offer incentives to contributors
- Reward actions by projects that encourage safe public access and vitality
- Plan to invest in restoring existing public spaces and making connections between public spaces

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the community place-making plan and implementation plan, and any other pertinent documentation demonstrating compliance with the above requirements

SPECIAL CREDIT OPPORTUNITIES



Photo by Jana K. Felt

SCO CREDIT 1: EXCEPTIONAL PERFORMANCE

1 - 3 POINTS

INTENT

To demonstrate exceptional green building leadership.

REQUIREMENTS

Certify a large percentage of habited buildings in the applicable Leadership in Energy and Environmental Design (LEED) program at the Gold or Platinum level.

LEED Certification - Exceptional Performance		
	Gold	Platinum
50% of buildings owned by government	1 point	2 points
At least 80% of buildings owned by government	2 points	3 points

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of official USGBC LEED certification for each building

SCO CREDIT 2: SUSTAINABLE AGRICULTURE AND FORESTRY

3 POINTS

MODEL CODE: DIV. 3.1, 3.2, 10.7, 10.8

INTENT

To support cultivation of productive farm, ranch, and forest lands that are managed in concert with ecosystem processes and that contribute to the stability of rural families and communities.

REQUIREMENTS

Conduct an assessment and map/inventory productive farm, ranch and forest lands in jurisdiction. (1 point)

AND

Identify within your jurisdiction where small farms/community gardens can be located with the intent of organic farming/minimizing pesticide use

Provide support for farmers markets and local agriculture processing plants, and help connect producers to local markets (1 point)

AND/OR

Remove barriers and provide opportunities for:

- Small-scale agriculture
- Related processing facilities compatible with adjacent uses
- Small-scale logging
- Sustainable fuel reduction or Forest Stewardship Council (FSC) certified timber stands
- Mobile processing options, co-ops, or community processing facilities
- Incubators for local food
- Slow food, ranch to restaurant, or similar initiatives
- Residential gardens
- Food landscaping in shared utility strips

AND/OR

Farm and ranch land should be managed under one or more government, nonprofit, or cooperative program that follow the basic tenets of holistic or sustainable resource management: build biodiversity and maintenance of ecosystem functioning; enhance production and farm/ranch profitability; and contribute to the quality of life of rural communities. Examples of programs include:

- NRCS's (Natural Resources Conservation Service) reserve, watershed or stewardship programs.
- Holistic Resource Management or an equivalent operator program that advances sustainable agriculture
- Organic or natural food program or operate within a grower's cooperative (such as Country Natural Beef) that emphasizes sustainable practices

Manage jurisdictional farm/ranch land under a cooperative program for holistic or sustainable resource management.

Provide incentives for private farm/ranch/forest lands management under a cooperative program for holistic or sustainable resource management. (1 point)

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a copy of the inventory/map of productive farm/ranch/forest lands in jurisdiction

AND

Provide pertinent documentation demonstrating compliance with the requirements listed above.

SCO CREDIT 3: SITE DEVELOPMENT FOR EXTRACTION PROJECTS

3 POINTS (ALL THREE PLANS MUST BE COMPLETED)

MODEL CODE: DIV. 6.2, 10.6, 10.9

INTENT

To reduce the impacts of mining and energy resource operations during and following operations.

REQUIREMENTS

Local governments can achieve points for this credit from a regulatory standpoint. Implement regulations requiring that gravel pits for road departments, landfills, and mines follow the below requirements:

Extraction projects undergo two major phases: operation and closure. For GY-Framework certification, exploration and development activities will be considered part of operations. The emphasis is on operations, because closure activities tend to be well-regulated, assuming planning and enforcement are adequate. All extraction operations must “plan for closure” from the outset, to make sure that the economics of the project justify true closure costs.

1. Operations Plan. Extraction operations should institute a “Good Neighbor” policy beginning at the initial planning stages, by instituting an advisory council comprising representatives of their neighbors and other interest groups. Regular meetings should be held to allow neighbors to address complaints and concerns.

Visual impacts and impacts on sensitive resources should be minimized by implementing the following:

- Interim reclamation (“bottom up”), whereby mine waste repositories are reclaimed as they are placed, rather than when completed
- Landscape architecture involvement during planning and operations
- Construction of berms
- Closure and reclamation of roads on a planned basis, as soon as possible in the extraction process
- Building exteriors that avoid typical industrial appearance and are more consistent with local construction
- Construction of excavations and repositories with irregular profiles designed to mimic surrounding natural slopes or cliffs. In some cases, coloring may be necessary to allow mine cuts and fills to more readily blend into the landscape
- If timber removal is required, it should mimic natural patterns of forest and open land to the extent possible
- Design and implementation of impact mitigation measures that will conserve important wildlife habitat (e.g., minimize extent of road construction; limit facility height; buffer extraction activities from sensitive sites)

2. Stewardship Plan:

Extraction operations should practice good stewardship by:

- Reclamation of damage created by previous operations, whether or not the current operator has the direct responsibility
- Careful control of noxious weeds, including systematic removal of seeds from vehicle tires entering the site
- Use of alternative fuels and energy sources
- Recycling engine oil and other consumables

Water handling improvements should include the following:

- Diversions should preserve to the extent possible; channel pattern, sediment yield, and hydraulics
- Open cuts and sedimentation basins should be constructed to perform as wetlands and wildlife habitat during operations
- Dewatering discharges must be managed to avoid alteration of natural channel hydraulics that result in instability. Water quality of streams should not be degraded. Although existing regulations address limits to degradation, this requirement calls for a higher standard (total non-degradation). Professionals should be involved in planning and implementation
- Springs and ground water supplies must be protected. The operation should have the opportunity to provide approved temporary replacement sources

3. Closure Plan: Reclamation activities in most cases are addressed by existing regulations. A few possible exceptions are noted below. Others may present themselves depending upon local conditions.

- No approved project shall require long-term water treatment following closure
- No approved project shall leave soils permanently degraded from land application of produced water
- Reconstructed pre-mining drainages and waterways shall mimic local channel patterns and hydraulics
- Closure plans should consider site reuse, return to natural use (where appropriate), or some element of design for end use

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide documentation demonstrating compliance with the above requirements.

SCO CREDIT 4: OTHER INNOVATIONS

1 - 7 POINTS

INTENT

To recognize remarkable innovations and encourage exceptional performance in and beyond the scope of the GY-Framework rating system.

REQUIREMENTS

Submit in writing the details of the exceptional performance on any GY-Framework Prerequisite or Credit, and the innovative steps taken to be considered.

Credits with potential innovation points include:

- PPI Prerequisite: Comprehensive Planning and Spirit of Place
- PPI 2: Qualified Professional - Cultural Resources
- PPI 3: Local/Regional Business Support
- PPI 4: Sustainability Investments
- CHV 2: Conservation of Cultural/Historic Structures
- CHV 3: Historically Appropriate New Construction
- BE 5: Size of Residential Dwellings
- PSI 1: Shared Services - Energy/Water Efficiencies
- PSI 3: Carbon Emissions Reduction
- CV 2: Rewarding Sustainable Operations

LEED innovation credits can be submitted for consideration in this category.

SUBMITTALS

Provide the GY-Framework Letter Template, signed by the responsible party, declaring that the requirements have been met

AND

Provide a narrative describing in detail the intent, requirements, submittals and strategies for the innovation

AND

If the exceptional performance fits into one of the GY-Framework credit categories, specify which category and why this should be considered exceptional.