SMART GROWTH LEADERSHIP RECOGNITION PROGRAM

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This program is for projects proposed in Sacramento County. However it could be utilized for others in the Metropolitan Sacramento Region and Sacramento Valley Urban Areas through the AIA Central Valley. For such applications contact the AIA Central Valley.

GOALS

The SMART GROWTH LEADERSHIP RECOGNITION PROGRAM shall:

- Promote and support coordinated land use and transportation planning that represents compact, intelligent, non sprawl urban development, that preserves and enhances the natural ecology of our open spaces, that reinforces the urban ecology/quality of existing communities through reinvestment, and that reduces pollution in our air, water, and land.

- Enable the Sacramento region to become a sustainable community through the application of Smart Growth principles in all planning and development actions.

- Foster community design excellence that improves the quality of the built environment.

- Provide public awareness and support of projects that embody the "public good" as described above through its project recognition.

- Provide an incentive to the development community to produce exemplary projects that embody the "public good" as described above through its project recognition endorsements.

- Be used as a positive tool to attain these goals.

GUIDING PRINCIPLES

The guiding principles that define Smart Growth and Sustainability are as follows:

Promote infill development. Take advantage of existing community assets by accommodating additional growth in already developed areas.

Foster walkable, close-knit neighborhoods through a system of fully connected streets, pedestrian paths and bicycle routes.

Promote distinctive, attractive communities of distinguished design that create a strong sense of place.

Mix land uses at an appropriate scale either vertically or horizontally within projects to create vibrant urban places.

Promote rehabilitation and use of historic buildings

Promote distinguished design of the "public realm" that emphasizes a pedestrian and ecological focus.

Promote social equity in residential, commercial, recreational and transportation usage.

Create a range of housing opportunities and choices with a diversity of affordable housing options.

Provide and strengthen a variety of transportation choices that promote walking, bicycling, and public transit usage.
Support appropriate and safe reuse of brownfields

Preserve open space, farmland, natural beauty, and critical environmental areas within the urban environment and on the urban edge.

Provide for minimal and managed storm and wastewater runoff.

Discourage projects that reinforce urban sprawl and its resultant infrastructure costs, excess vehicle usage, environmental degradation, social isolation, and public transit inefficiency.

These Guiding Principles have been developed from those presently utilized by the City of Sacramento and the County of Sacramento

EVALUATION CRITERIA

OVERVIEW

The Evaluation Criteria contain the following 10 elements: **Land Use, Transportation, Environment, Health and Safety, Community, Equity, Design, Planning, Services, and Funding**. The issues listed under those elements represent the range of issues that will be evaluated with the number required to receive a positive assessment determined by their appropriateness to the scale and location of the project. It is recognized that no project will include all the elements or all of their contents. The **bolded** criteria will be given highest priority during the evaluation process.

LAND USE
- **Provides mixed use development**
- **Provides transit oriented / transit route related development**
- **Lies within 1993 Urban Policy Area for Sacramento County and within existing city limits for incorporated cities.**
- **Does not facilitate growth beyond 1993 Urban Policy Area for Sacramento County or beyond existing city limits for incorporated cities.**
- Reinforces existing urbanized community structure
- Utilizes brownfields and/or underutilized & vacant commercial & industrial land
- Provides appropriate infill development

TRANSPORTATION

- **Reduces potential vehicle trips**
- **Provides opportunities for work related and recreational bicycle use**
- **Encourages pedestrian use both within project and with connections to the neighboring community**
- **Minimizes impact of private automobile usage both on and off site**
- **Is Transit Oriented Development (TOD)**
- Utilizes auto management strategies such as traffic calming
- Enhances pedestrian & bicycle safety (no sound walls)
- Contributes to public transit usage
- Minimizes congestion on local and community road network
- Does not expand the major infrastructure capacity for automobile use

ENVIRONMENT

- **Utilizes alternate and renewable energy sources**
- **Promotes water conservation**
- Minimizes intervention in natural ecosystems
- Protects habitats
- Provides for conservation of natural ecosystems and agricultural lands
- Conserves and preserves stream corridors
- Protects water supplies
- Manages storm water runoff to reduce storm water pollutants and allow groundwater to recharge
- Incorporates principles of integrated pest management design

HEALTH and SAFETY

- **Encourages and accommodates an active life style**
- **Improves air quality**
- Provides non-toxic living conditions
- Minimizes impact on waste stream
- Avoids building in locations that place people's health and safety at risk

COMMUNITY

- **Reinforces sense of community**
- **Strengthens neighborhood structure**
- **Contributes to community sense of place using elements such as common open space, meeting places, safe sidewalks, front porches, eyes (windows) on the street. The community sense of place should be an enhancement to its neighboring urban fabric.**
- **Improves adjacent public realm and engages the street (no sound walls)**
- Respects overall neighborhood / area physical and social context
- Involves community stakeholders in development review process

EQUITY

- **Provides housing choice**

- **Increases affordable housing supply**
- **Provides for legally required and reasonable disabled community access and usage**
- Provides economic benefit to total community
- Reflects Inclusionary Housing Policy
- Provides open and un-gated development
- Provides support for regionally necessary social services such as halfway houses and soup kitchens

DESIGN

- **Exemplifies sustainable design practices**
- **Building design makes a positive esthetic contribution to the community**
- Conforms to Green Building standards and principles
- Maximizes energy efficiency and reduces use of fossil fuels
- Respects history of area and community
- Mixed uses are esthetically integrated into the design both vertically and horizontally
- Preserves dark sky at night
- Reduces overall parking provided
- Reinforces the urban ecology/quality of existing communities through reinvestment

PLANNING

- **Reinforces transit oriented development and urban infill policies**
- Sufficiently addresses the impact on funding for public infrastructure needs generated by project's development
- Acts as a catalyst to community improvement
- Fully integrates Mixed Uses into project

SERVICES

- **Provides that project's ecological intervention does not negatively impact neighborhood's existing infrastructure and environmental conditions**
- Provides that project's infrastructure does not negatively impact neighborhood's existing conditions

FUNDING

- **Produces public revenues (i.e. taxes, exactions, etc.) that equal or exceed public service costs related to project. (i.e. off site services such as police, fire, school; library, increase in infrastructure service capacity, etc.)**
- Provides operational support for community public transit
- Provides support for community's affordable housing needs
- Provides funding or adequate mechanism for continuing maintenance of project

ENDORSEMENT PROCESS / METHODOLOGY

Presentation of Project to ECOS / AIA Project Review Committee

Evaluation of Project by ECOS / AIA Project Review Team using the SMART GROWTH LEADERSHIP RECOGNITION PROGRAM EVALUATION CRITERIA as described in the OVERVIEW.

Approval of Project for SMART GROWTH LEADERSHIP recognition designation by ECOS and AIA Boards based on ECOS / AIA Project Review Team evaluation.

<u>Composition and Operating Procedure for the Project Review Team</u>

The Project Review Team shall comprise three (3) members of AIA Central Valley and three (3) members of ECOS to be appointed by the Board of Directors of each organization. A quorum shall be at least four (4) members including at least two (2) members from each organization. The term of service shall be two (2) years and shall begin on January 1.

The Review Team shall evaluate projects by applying the Evaluation Criteria contained in this document using a holistic* approach. The Review Team shall select projects for recognition and submit their choices to the Board of Directors of each organization for approval. Projects selected for recognition by the Review Team and approved by both Boards of Directors will be notified with a letter of support as described under Endorsement Benefits. For projects selected for recognition by the Review Team and approved by both Boards of Directors, the Review Team shall decide if active advocacy is indicated and the level of such advocacy.

For projects submitted to the Review Team but not selected for recognition, the Review Team shall prepare a report to the applicant stating reasons why the project did not meet the threshold for recognition. The Review Team shall offer to meet with the applicant to review the project and make suggestions, by the implementation of which, the project might become eligible for recognition.

There shall be no application fee for the first two years of this program. After two years, the Boards of Directors of each organization shall reconsider the question of an application fee for this program.

* Emphasizing the importance of the whole and the interdependence of its parts.

ENDORSEMENT APPLICATION REQUIREMENTS

We encourage developers to contact us at the earliest possible date, preferably at the schematic design stage of the project.

This is a voluntary, non-regulatory program designed to promote exemplary Smart Growth projects.

Material should be submitted to:

AIA Central Valley (AIACV)
1400 S Street, Suite 100
Sacramento, CA 95814
(916) 444-3658 phone
(916) 444-3005 fax
www.aiacv.org

Provide to-scale drawings.

Please ensure that all drawings, schematics, and other papers are easily reproducible on 8.5 x 11 paper or 11 x l7 paper.

Please include the following information when applying:

1. Project Name: Developer Name, Address, Phone, Fax #, and email.

2. Description of Project: Existing zoning and General Plan designation for site and applicable city and county policies such as general plan, housing element and other infill development goals. Location and site plans - Plans, sections and elevations of buildings. Size of site (acreage). For residential or mixed use projects indicate number and type of units, net density (units/acre), and density range. The proposed price of units and the number of units at each price level. If below market rate units, please list specific prices.

3. Description of the project's response to the SMART GROWTH LEADERSHIP RECOGNITION PROGRAM Evaluation Criteria. Each Element and the relevant issue within it should be addressed.

3. Environmental Clearance: Give status of the Draft EIR or Negative Declaration.

4. Description of Surrounding Area (include the following): Zoning and General Plan designation for surrounding properties. Description of uses of surrounding area including height of structures and architectural context. Location of nearest transit route, stops, and service frequency. Distances from major and service commercial services, downtown, recreational facilities and parks, and major job centers.

5. Public Hearing Process: State if application has been made for entitlement review by the approving public jurisdiction. Provide public hearing timetable including dates of hearings/review by approving public jurisdictions hearings. Please include a list of interested parties, both of supporters and any known opponents.

6. Planning Staff Contact: List name, phone #, and email of planning staff assigned to review project proposal

ENDORSEMENT PROCESS AND BENEFITS:

Process of Endorsement:
Recognizing that projects change over time through economic forces, public comment and administrative review, the process of endorsement shall occur in three steps. After a project has been submitted to the jurisdiction of entitlement approval and the jurisdiction has determined that the application is complete, the Committee may find that it meets the guidelines of the Smart Growth Leadership Recognition Program and it may receive a "Letter of <u>Intent</u> to Endorse".

When the environmental review of the application is completed by the jurisdiction and hearings are eminent, it will be reviewed again and if it still meets the Smart Growth Leadership Recognition Program standards it will receive a Letter of Endorsement.

After the project is completed, the project proponent may request a Certificate of Smart Growth Leadership if the project has previously received a Letter of Endorsement and the constructed project still meets the Smart Growth Leadership Recognition program standards

Project Endorsement Conditions and Benefits:
• Letter of Intent to Endorse:
  When a project is initially reviewed by the Smart Growth Committee and found to meet the guidelines of the program, the developer or project sponsor will receive a letter from ECOS / AIA letter stating their Intent to Endorse the project submitted and reviewed. If the project plan is modified from its reviewed form the Intent to Endorse letter is no longer valid for use as a vehicle of support and the project may be resubmitted for review.

• Letter of Endorsement:
  When a project is subsequently reviewed at the time it is scheduled for public hearing with the jurisdiction of entitlement approval and the Committee finds that it still meets the guidelines of the Smart Growth Leadership Recognition Program, the developer or project sponsor will receive an official ECOS/AIA letter of support, a "Letter of Endorsement" that can be used publicly to promote the project. ECOS/AIA may also issue a news release highlighting the benefits of the project and the ECOS/AIA endorsement.

• Active Advocacy:
  ECOS/AIA may also actively support an endorsed development project at hearings and other public forums. The level of such advocacy will depend upon the importance of the project, innovative use of the site, and the extent to which it supports Smart Growth.

  Note: ECOS/AIA endorsement at any level must be re-evaluated if project undergoes significant changes subsequent to its receipt of recognition.

RELEVANT REFERENCES

CityDesign - Seattle Design Commission
www.seattle.gov/dclu/citydesign/projects

City of Austin Green Building program
www.ci.austin.tx.us/greenbuilder

City of Austin Smart Growth Matrix
www.ci.austin.tx.us/smartgrowthmatrix.htm

City of Portland, Bureau of Planning, Infill Design Project
www.planningci.portland.or.us/cp_infill_over.html

City of San Jose Smart Growth
www.ci.san-jose.ca.us/planning/sjplan

Greenbelt Alliance
www.Greenbelt.org

Green Home Remodel
www.seattle.gov/sustainablebuilding/gr

Livable Places
www.livableplaces.org

Local Government Commission
www.lgc.org

Meet the USGBC
www.usgbc.org

Multifamily Green Building Guidelines
www.multifamilygreen.org

Smart Growth Caucus
www.assembly.cagov/sgc

Smart Growth Resource Library
www.smartgrowth.org/library

Urban Ecology
www.urbanecology