

# **Scotts Valley Town Center Specific Plan**

## **Sustainable Design Guidelines**

A goal of the Town Center Specific Plan is to support and encourage sustainable design in the Town Center. The following core principles identify the overall sustainable design goals rooted in New Urbanism and Smart Growth principles. Guidelines have also been developed to guide the project from the early site planning stage through building design and construction. Ultimately the project may pursue certification through the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certification process.

### **Project Wide Sustainable Design Principles**

- Establish a distinct community center that offers a variety of land uses (including residential, retail, and civic uses) that cater to the needs of local residents and where many homes, both within the plan area and surrounding, are within a approximately a ¼ mile or within a five-minute walk of the center. This in essence could encourage residents to walk more and allow them to accomplish more in one trip, resulting in an overall reduction in the number of trips.
- Provide a well connected system of streets and paths both internally and to surrounding uses, to allow users to choose from a variety of transportation modes including walking and biking.
- Incorporate a range of pedestrian-oriented amenities (i.e. wide sidewalks, street trees, street lighting, benches, etc.) and design pedestrian paths as integral circulation routes that lead to specific destinations where people need and want to go.
- Foster a sense of community by providing housing with a mix of product types and densities in close proximity to each other and integrate common open spaces in the form of plazas and green spaces to provide places for people to relax, play, and interact.

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#### **Site Planning and Design**

An important first step in the site design process is to perform a site survey to identify key site elements and select a suitable building location and design the structures with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighboring uses to maximize open/common spaces on the site.

- Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.

- Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.
- Building placement should be sensitive to site topography and should be integrated seamlessly with minimal impact.
- Through site and building design, consider the use of building roofs, parking lots, and other horizontal surfaces to convey water to either distribute it into the ground or collect it for reuse.
- Site drainage should be designed integrating a decentralized system that distributes storm water across a project site to replenish groundwater supplies. In addition, various devices that filter water and infiltrate water into the ground should be considered.
- The project site should be designed to maintain natural stormwater flows by promoting infiltration. Techniques and materials such as vegetated roofs, pervious paving, and other measures to minimize impervious surfaces are encouraged. Stormwater should be reused for non-potable uses such as landscape irrigation.
- Impervious ground cover should be minimized, increasing on-site infiltration, and reducing or eliminating pollution from stormwater runoff and contaminants.
- Constructed surfaces on the site should be shaded with landscape features and utilize high-reflectance materials and materials to reduce the heat absorption for hardscape.

### **Landscaping**

A soil analysis should be performed to determine the appropriate plant material and the landscape should be designed with native or adapted plants to reduce or eliminate irrigation requirements. Stormwater and/or greywater water should be used for irrigation.

- Limit the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.
- Drought tolerant landscaping is encouraged. Plant selection should be based on the climate and environment of the area as well as site characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics should enhance the plants' likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death. Native species are preferred for natural landscapes but plant selection should again take into consideration the microclimate and topography of the site.

- To ensure water efficiency, appropriate landscaping should be irrigated through a drip system.

### **Building Design**

The design of the built environment in the project area plays a key role in promoting the sustainable components of the plan. The following principles were developed to guide the construction of buildings in the plan area.

- Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, brick and decorative items.
- Considering using rapidly renewable materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.
- Design buildings to maximize interior daylighting and provide for a connection between indoor spaces and the outdoors. Strategies to consider include building orientation, shallow floor plates, exterior and interior permanent shading devices, and high performance glazing.