



COMMUNITIES

# Guidelines

2008

Piedmont

EarthCraft Community Guidelines - Piedmont version

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Reminder: these guidelines are sometimes revised.  
Please refer back to the website for the most current version  
before evaluating your specific project.

EarthCraft House  
241 Pine St. NE  
Atlanta, Georgia 30308  
404/872-3549  
404/872-5009

[www.earthcrafthouse.com](http://www.earthcrafthouse.com)

Piedmont criteria

First edition prepared by Brian Holland and Ortrude White, published November 2005

Second edition prepared by Christina Corley, published August 2007

Third edition prepared by Christina Corley, published January 2008

Coastal criteria

First edition prepared by Christina Corley, published August 2007

Second edition prepared by Christina Corley, published March 2008

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## Introduction

In 1999 Southface Energy Institute developed the EarthCraft House Program in partnership with the Greater Atlanta Home Builder's Association. It is a voluntary green building program that serves as a blueprint for healthier, more comfortable homes, which reduce utility bills and help to protect the environment.

Since its inception, EarthCraft House has become a well recognized symbol of quality and building integrity. Originally a program for single-family new homes, builders and consumers created the demand to apply these principles to a broader range of residential construction. EarthCraft House Renovation was created to address the needs of existing homes, soon followed by EarthCraft Multifamily and affordable housing programs. In partnership with The Urban Land Institute, Atlanta Regional Commission, and the Greater Atlanta Homebuilders Southface applied the strategy to the broader development needs of planned communities in the EarthCraft Communities Program.

EarthCraft Communities is designed to encourage and recognize developments that contribute to economic vitality while protecting the environment and quality of life. It is a certification program that assists land developers in identifying and implementing positive environmental practices in their planning and implementation processes.

EarthCraft Communities provides a tool that can be used by developers and homebuyers, as well as public officials and citizen advocates, to evaluate and improve the quality of our communities. The program is voluntary and market-based, and rewards responsible developers with a well known and trusted certification for green development and support throughout the development process.

To be certified, participating development projects must feature a number of environmentally-responsible practices, chosen from the guidelines contained in this handbook. Drawing on principles of smart growth, new urbanism, green building, and "low-impact" development, the guidelines address major components of land development, including site selection, site planning, site design, vertical construction, and a participatory, integrated design process.

This handbook represents many hours of thoughtful input and evaluation of sustainable development components by stakeholders actively involved in creating such places. Over the course of two years, more than 30 developers, planners, designers and environmental professionals attended charettes and meetings, commented on drafts, and responded to enquiries to determine the best practices for sustainable community

construction and design. The result is the EarthCraft Piedmont Communities guidelines. Deserving of special thanks and recognition for their participation are ECOS Environmental Design, Preston and Reed Sustainability Associates and Village Habitat Design, Clark's Grove LLC, Cousins Properties and Pine Mountain Builders, Green Street Properties and Development, and Serenbe Company LLC.

### **Founding Partners**

Atlanta Regional Commission  
Greater Atlanta HBA  
Urban Land Institute-Atlanta District  
Southface

### **Pilot Projects**

Clark's Grove	Clark's Grove LLC
Glenwood Park	Green Street Properties
Longleaf	Cousins Properties
Serenbe	Serenbe Development LLC
Vickery	Hedgewood Properties

### **Advisory Team**

Mike Alexander	Atlanta Regional Commission
Jackie Benson	Benson Miles and Associates
Cyrus Bhedwar	City of Atlanta/Southface
Brian Borden	Georgia Regional Transportation Authority
Walter Brown	Green Street Properties
Ted Brown	Center for Watershed Protection
Christopher Burke	Greater Atlanta Home Builders Association
Jim Chapman	Lawrence Frank and Company
Harold Cunliffe	Pacific Group Inc.
Laurel David	Dillard and Galloway, LLC
Jim Durrett	Urban Land Institute-Atlanta District
Bruce Ferguson	University of Georgia
John Fish	PBS&J
Haley Fleming	Atlanta Regional Commission
Laurie Fowler	University of Georgia
Arthur Gibert	City of Chamblee, City Council
Mike Guinan	Pine Mountain Builders/Fortress Construction
Bryan Hager	Sierra Club, Georgia Chapter
Tal Harber	Hedgewood Properties
Harry Housen	Altamira Design
Andy Hull	EnviroNetwork Consulting
Shannon Kettering	ECOS Environmental Design
Susan Kidd	The Georgia Conservancy
Wayne King	Georgia Green Industry Association
Jonathan Lewis	Jordan, Jones, and Goulding
Bill Lincicome	Highgrove Partners
Charles McMillan	AEC, Inc.
Dee Merriam	Atlanta Regional Commission
Paul Morgan	Rainharvest Company
Liza Mueller	Highgrove Partners
Steve Nygren	Serenbe
Jeff Rader	Quality Growth Associates
Robert Reed	Preston and Reed Sustainability Associates
Dan Reuter	Atlanta Regional Commission
Pam Sessions	Hedgewood Properties
Erling Speer	Cousins Properties
Ron Sprinkle	Sprinkle Design Conservancy, Inc.
Susan Varlamoff	University of Georgia
Randy Vinson	Clark's Grove, LLC
Alycen Whiddon	Tunnell-Spangler-Walsh and Associates
Ortrude White	Ortrude White and Associates

# EarthCraft Piedmont Communities Green Development Guidelines Application and Certification Process

To be certified, participating development projects must be building at least 35 residential units, certify all residential structures as EarthCraft, and meet the mandatory threshold requirements as set forth in the EarthCraft Piedmont Communities or EarthCraft Coastal Communities guidelines respectively. The program awards a total of 35 points for meeting these required thresholds; communities must then gather an additional 65 points from a list of criteria in order to certify with a total score of 100 or higher.

The application and certification process is ongoing from the conceptual stages of planning through to the building of the last EarthCraft House and involves:

- An initial planning and design meeting with EarthCraft Community staff in which the development plans are discussed in the context of pursuing EarthCraft Community certification.
- Contractual agreement to pursue EarthCraft Community certification.
- Pre-development site visit with the EarthCraft staff; followed by ongoing site visits at major phases of the development.
- Submission of an initial application with ongoing assistance from EarthCraft Community staff, which includes the *initial* narratives, site plans and project information requested in the worksheet.
- Receive designation as a “Certified EarthCraft Community”
- Submit additional documentation required of the worksheet as the site design is developed and construction is commenced and submit to additional site visits and annual design charrette with the development team and EarthCraft Community staff.
- Receive “Certified EarthCraft Community” plaque upon completion of all infrastructure and the transference of the last residential lot to an EarthCraft House builder.

The certification support provided by EarthCraft Communities also includes an integrated design charrette for the entire project team with the EarthCraft Communities staff, ongoing technical assistance to identify strategies and provide resources appropriate to attain EarthCraft Communities certification, multiple site visits by EarthCraft Communities staff and an EarthCraft House builder training or Realtor training.

## Initial application information

1. *Site Analysis and Base Information* - Boundary; topography and aspect; conceptual hydrologic study (including drainage planes and direction of flow, flood plain location, wetlands delineation, state waters); vegetative cover; soil series; historic, cultural, and archaeological resources; land use and existing infrastructure map to ½ mile from property line; viewsheds, solar access and prevailing wind patterns; and other items identified by the developer as being critical to the proposed design.
2. *Conceptual Site Plan* – The site plan should illustrate elements that will satisfy EarthCraft Communities points, to the extent that their location is determined in the preliminary stage. Descriptive notes may also be included where locations are not yet determined
3. *Projected analytical information* - Number, types, and projected price points of residential units; gross and net residential densities; area of total building footprint and open space coverage; square footage of each land use category
4. *Narrative* - The narrative should address specific EarthCraft Communities points, indicating an intent to pursue the point and a description of how the point will be attained. Future inspections and verifications will refer to this narrative.
5. An *aerial photo* of the site and one of the general area. Photographs of unique features impacting the design.
6. *Agreement* by applicant to allow inspections (paid for in advance) by EarthCraft Communities, to ensure compliance with approved design.

## Commonly used acronyms

American Society for Testing and Materials .....	ASTM
Area Median Income .....	AMI
Atlanta Regional Commission .....	ARC
Best Management Practices.....	BMPs
Combined Heat and Power .....	CHP
Covenants, Codes, and Restrictions .....	CCRs
Georgia Department of Natural Resources .....	DNR
Georgia Regional Transportation Authority.....	GRTA
Heating, Ventilation and Air Conditioning .....	HVAC
Leadership in Energy and Environmental Design .....	LEED
Livable Centers Initiative .....	LCI
National Association of Home Builders .....	NAHB
Nephelometric Turbidity Units.....	NTUs
Pollution Prevention Assistance Division .....	P2AD
Regional Development Center .....	RDC
Total Suspended Solids.....	TSS
Traffic Analysis Zone .....	TAZ
Transferable Development Rights .....	TDRs
U.S. Green Building Council .....	USGBC

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## **Performance Categories**

- **Site Selection**
- **Water Management**
- **Planning and Design**
- **Preservation Landscape**
- **Community Engagement**
- **Green Building**



## Site Selection

### Threshold Requirement

Regional Plans

### Criteria

1. Brownfield Redevelopment
2. Greyfield Redevelopment
3. Infill Development
4. Transit Orientation
5. Proximity to Regional Bike Path
6. Jobs/Housing Balance

## *Threshold Requirement*

---

### **Regional Plans**

The development must be consistent with Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA) regional plans, or those of the applicable Regional Development Center (RDC). Demonstrate engagement with the RDC to understand regional significance of the development.

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*

Wherein a regional plan exists, provide a copy or web link to this plan and a narrative describing how the development is consistent with said plan. If no plan exists, provide a narrative of interaction with the RDC, including names of the representatives contacted, discussing the regional significance of the development.

AND

Provide narrative describing the integration of the development with the regional plan.

## Brownfield Redevelopment

5 points

Develop a brownfield site, defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

*Requirement: Conduct an ASTM Phase II environmental assessment that reveals contamination OR demonstrate the site is classified as a brownfield by a local, state, or federal agency. Address any hazardous contamination in an approved remediation plan.*

### **Documentation needed to attain these points:**

- *Initial*  
Provide a narrative demonstrating how the site meets the above definition of a brownfield.
- *Additional*  
Provide a copy of the Phase II assessment results.  
OR  
Submit a letter confirming governmental designation as a brownfield and provide a copy of the approved remediation plan.

## Greyfield Redevelopment

3 points

Develop a greyfield site, defined as: a commercial or institutional property in economic decline due to high rates of vacancy, abandonment, or the degradation of existing infrastructure.

### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating how the site meets the above definition of a greyfield.

## Infill Development

Infill development 25% – 2 points

The development is directly adjacent to existing roads and sewer infrastructure AND 25% of the site is directly adjacent to existing development or permanently preserved greenspace AND *connectivity threshold* and points are attained.

OR

Infill development 90% – 3 points

The development is directly adjacent to existing roads and sewer infrastructure AND 90% of the site is directly adjacent to existing development or permanently preserved greenspace AND *connectivity threshold* and points are attained without barriers to external connectivity.

*To qualify for either infill point item, the property must not have been in active agricultural use prior to purchase.*

### **Documentation needed to attain these points:**

- *Initial*  
Designate adjacent development and infrastructure on a map or site plan.

## Activity Center Location

2 points

Development is within a Livable Centers Initiative (LCI) study area, and is compatible with LCI recommendations.

OR

Development is within an activity center, town center, or growth corridor as defined by ARC map.

OR

If not within the 13-county Atlanta region, applicant demonstrates that the site is located within an area designated for intensive development and multimodal transportation infrastructure, consistent with ARC center/corridor parameters.

### ***Documentation needed to attain these points:***

---

- *Initial*

Designate the boundaries of the existing LCI area on a map or site plan OR, if outside the LCI area, provide a narrative indicating how the site meets the parameters of the LCI program.

## Transit Orientation

3 points

Locate the area of highest density in the community within ¼ mile of existing local bus stop.

OR

2 points

Locate the area of highest density in the community within ¼ mile of a planned and funded local bus stop.

4 points

Locate the area of highest density in the community within ½ mile of heavy rail, light rail, or bus rapid transit station. AND *connectivity threshold* and points are attained through design that is oriented to the transit station and encourages walkability AND *Density* points are attained.

OR

3 points

Locate the area of highest density in the community within ½ mile of a planned and funded heavy rail, light rail, or bus rapid transit station AND *connectivity threshold* and points are attained through design that is oriented to the transit station and encourages walkability. AND *Density* points are attained.

### ***Documentation needed to attain these points:***

---

- *Initial*

Indicate the location of the transit facility and the location of the likely “area of highest density” on the conceptual site plan. For planned transit facilities, provide a narrative of future location and funding source.

- *Additional*

For planned transit facilities, submit a document from the relevant transit authority or local government verifying secured funding for the transit project.

## Proximity to Regional Bike Path

3 points

Locate the area of highest density in the community within ½ mile of a regional bike path.

AND

Provide a continuous linkage and directional signage to the path.

OR

2 points

Locate the area of highest density in the community within ½ mile of a planned and funded regional bike path.

AND

Provide a continuous linkage and directional signage to the path.

### **Documentation needed to attain these points:**

- *Initial*

Indicate the location of the trail and the location of the “area of highest density” in the conceptual site plan. For planned trails, provide a narrative of future location and funding source.

- *Additional*

For planned trails, submit a document from the relevant project organization verifying secured funding for the trail.

## Jobs/Housing Balance

4 points

Bring the area jobs/housing ratio closer to 3:2 through residential development in a job center.

*Explanation: In the 10-county ARC region, this ratio will be calculated at the ARC Traffic Analysis Zone (TAZ) level. Outside this region, calculate at the census tract level or provide evidence of meeting the intent of the requirement through a narrative that includes local municipal statistics.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating an intent to meet the requirement, including a projection of the number of housing units onsite. EarthCraft House staff will calculate the impact on the jobs/housing balance with ARC Traffic Analysis Zone data.

OR

If the project is not within the 10-county ARC region, provide a narrative with evidence that the project helps to relieve a shortage of housing in a job center. Include in this narrative the number of housing units onsite and the calculation of jobs/housing ratio at the census tract level.

**Additional Resources:**

Greyfield Redevelopment Toolkit, Atlanta Regional Commission  
Quality Growth Toolkit – [www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102\\_ENU\\_HTML.htm?fulltext.search.query=greyfield](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102_ENU_HTML.htm?fulltext.search.query=greyfield)

Transit-Oriented Development Toolkit, Atlanta Regional Commission –  
[www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/15\\_ENU\\_HTML.htm](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/15_ENU_HTML.htm)

Jobs/Housing Balance Toolkit, Atlanta Regional Commission –  
[www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/306\\_ENU\\_HTML.htm](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/306_ENU_HTML.htm)

PATH Foundation – A non-profit organization dedicated to developing a regional trail system for metro Atlanta -  
[www.pathfoundation.org](http://www.pathfoundation.org)

Quality Growth Task Force, Metro Atlanta Chamber of Commerce -  
[www.metroatlantachamber.com/pp\\_qualitygrwth.html](http://www.metroatlantachamber.com/pp_qualitygrwth.html)

Smart Growth Online - A web-based catalogue of Smart Growth related news, events, information and resources.  
[www.smartgrowth.org](http://www.smartgrowth.org)

Smart Growth Shareware - A library of smart growth resources for everyone interested in creating livable, well-planned communities. To order copies, go to [www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)

## Water Management

### Threshold Requirements

- Construction BMPs
- On-call Personnel
- Post-Construction BMPs
- Turbidity Testing
- No Septic Systems

### Erosion and Sedimentation Control Criteria

1. Minimize Mass Grading
2. Materials Reuse
3. Vehicle Wash Station

### Post-Construction Stormwater Management Criteria

4. Reduce Runoff Volume

### Efficiency and Conservation Criteria

6. Water Conservation - Common Areas
7. Water Conservation - Private Lots

## *Threshold Requirement*

---

### **Construction BMPs (Best Management Practices)**

Hold a preliminary erosion and sedimentation meeting between developer, developer representatives and contractors, site planner, engineer, and erosion and sedimentation inspector before finalizing site plan.

AND

Submit an erosion and sedimentation plan consistent with BMPs from the *Manual for Erosion and Sediment Control in Georgia* (Green Book). Implement, monitor, and regularly maintain BMPs.

*One point will be deducted for each “red-tag,” stop-work order on any permits obtained by the developer.*

#### **Documentation needed to achieve this threshold:**

---

- *Initial*

Provide a narrative describing the content and outcomes of the preliminary erosion and sedimentation meeting, as well as BMPs chosen for the project.

- *Additional*

Provide the erosion and sedimentation site plan.

## *Threshold Requirement*

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### **On-call Personnel**

Designate personnel responsible for responding at any time to erosion and sedimentation control failures.

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*  
Provide a narrative supplying the name and contact information of the designated personnel and his or her responsibilities.

## Threshold Requirement

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### Post-Construction BMPs

Submit a stormwater management plan consistent with performance criteria from the *North Georgia Water Planning District's Georgia Stormwater Manual* (Blue Book) or appropriate set of standards for the region.

These criteria include:

- Treat the runoff from 85% of the storms that occur in an average year (runoff resulting from a rainfall depth of 1.2 inches). Reduce average annual post-development Total Suspended Solids (TSS) loadings by 80%
- Provide extended detention of the 1-year, 24-hour storm
- Provide peak discharge control of the 25-year storm event such that the post-development peak rate does not exceed the predevelopment rate to reduce overbank flooding.
- Evaluate the effects of the 100-year storm on the stormwater management system, adjacent property, and downstream facilities and property (downstream peak flow analysis). Manage the impacts of the extreme storm event through detention controls and/or floodplain management

AND

Label all stormwater inlets to designate their connection to the watershed and discourage pollution

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the threshold that details the potential stormwater management BMPs.
- *Additional*  
Provide the stormwater management plan that describes and identifies stormwater strategies, specifications and location as well as quantifies the performance of the system.  
  
Provide a sealed letter from the civil engineer indicating that the requirement was met.

## Threshold Requirement

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### Turbidity Testing

Design, install, and maintain erosion and sedimentation BMPs to ensure a runoff turbidity level of no more than 25 Nephelometric Turbidity Units (NTUs) during the 25-year, 24-hour storm and smaller. Measure the turbidity level of runoff leaving the site after every 1.2-inch or greater storm event during construction. If test results exceed 25 NTUs, adjust BMPs to meet the performance target during the next 1.2-inch or greater storm. To qualify for this point, turbidity levels cannot exceed 25 NTUs in more than two consecutive, measured storm events.

OR

Comply with local or state turbidity testing regulations, whichever is most stringent.

#### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the requirement.
- *Additional*  
Provide a narrative of turbidity testing, results, and responses, and copies of the turbidity test reports.

## *Threshold Requirement*

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### **No Septic Systems**

Use public sewer or approved wastewater treatment systems designed to meet or exceed 120% of initial approved and designed discharge rates in place of individual septic systems for the entire development.

#### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative demonstrating how this threshold will be met AND provide a letter reflecting sewer capacity and service availability by appropriate service provider.
- *Additional*  
Provide specifications, location and design for alternative sewer systems.

## Minimize Mass Grading

4 points

Do not build on critical slope areas or within 100 feet of such areas. A “critical slope area” is an area within a tract of land that has a greater than 15 percent change in elevation or an erodability factor of greater than 0.4 as determined by the Natural Resources Conservation Service of the USDA or defined by local or state law or rule, whichever is more stringent. Limit mass grading to expose the smallest practical area of soil and accept as much of the existing topography of the area as possible. Ensure that grading operations do not contribute to soil settlement or soil creep, flooding, erosion, or increased turbidity. Stabilize disturbed areas immediately after the initiation of grading, using approved erosion and sedimentation BMPs.

### Documentation needed to attain these points:

- *Initial*

Provide a narrative indicating an intent to meet the requirements.

Provide a copy of the grading plan.

## Materials Reuse - Erosion Control

2 points

Reuse organic materials from the site for erosion and sedimentation control across the site.

OR

Require all builders to reuse construction waste for erosion and sedimentation control onsite.

*Reused materials must meet standards in the Manual for Erosion and Sediment Control in Georgia (Green Book).*

### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating what materials are intended to be reused.
- *Additional*  
Provide a narrative of materials reused as an erosion and sedimentation BMP across the site. Provide a copy of the enforceable instrument requiring builders to reuse construction materials.

## Vehicle Wash Station

1 point

Designate a contained area to rinse and wash out construction vehicles, and clean up dislodged pollutants regularly. Ensure that wash water does not interact with stormwater being discharged from the site. Use phosphate-free, biodegradable soaps to protect water quality.

### ***Documentation needed to attain this point:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the requirement.
- *Additional*  
Designate the wash station in the site plan.  
  
Provide a narrative describing the management of the facility.

## Runoff Volume Reduction

4 points

Infiltrate 50% of the runoff volume of the 1-year, 24-hour storm generated across the site.

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative describing strategies that will be used to meet the requirement, and a description of how the conceptual site plan accommodates stormwater infiltration.

- *Additional*

Provide a copy of the stormwater management plan and designate infiltration BMPs.

Provide a sealed letter from the civil engineer, with a calculation of runoff infiltrated. The calculation should take a quantitative form, such as a hydrograph or tabular analysis.

## Water-Conservation - Common Areas

2 points

Reduce the use of potable water for irrigation of common areas by 75% below baseline conditions.

OR

4 points

Eliminate the use of potable water for irrigation of common areas.

### **Documentation needed to attain these points:**

---

- *Initial*

Provide a narrative indicating an intent to meet the requirement and a description of planned strategies.

- *Additional*

Submit a sealed letter from the relevant professional (landscape architect and/or civil engineer), including a calculation of potable water use reduction below baseline conditions.

Provide a copy of the site plan, designating water-conservation features.

Provide a copy of the irrigation plan.

## Water-Conservation - Private Lots

5 points

Deliver a non-potable source of irrigation water to reduce potable irrigation on private lots.

### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the requirement.
- *Additional*  
Provide a narrative describing the measures implemented to achieve this point.

**Additional Resources:**

Georgia Stormwater Management Manual, Volume 2 Technical Handbook (Blue Book)  
[www.georgiastormwater.com](http://www.georgiastormwater.com)

NAHB Low-Impact Development Manual - Provide photos, maintenance issues, and projected costs for various stormwater BMPs. Available in the Southface library.

EPA Integrated Design and Integrated Management Practices -  
[www.epa.gov/owow/nps/lid/](http://www.epa.gov/owow/nps/lid/)

Low-Impact Development Manual, Department of Defense Unified Facilities Criteria - [www.epa.gov/owow/nps/lid/](http://www.epa.gov/owow/nps/lid/)

Stormwater Manager's Resource Center – Designed specifically for stormwater practitioners, local government officials and others that need technical assistance on stormwater management issues. The Resource Center has many fact sheets, slideshows, and other resources for low-impact development. -  
[www.stormwatercenter.net](http://www.stormwatercenter.net)

Guide to Developing a Water-Wise Landscape, University of Georgia Cooperative Extension Service -  
[www.pubs.caes.uga.edu/caespubs/pubcd/B1073.htm](http://www.pubs.caes.uga.edu/caespubs/pubcd/B1073.htm)

Guidelines for Water Reclamation and Urban Water Reuse, Georgia DNR - [www.gaepd.org/Files\\_PDF/techguide/wpb/reuse.pdf](http://www.gaepd.org/Files_PDF/techguide/wpb/reuse.pdf)

Metropolitan North Georgia Water Planning District -  
[www.northgeorgiawater.org](http://www.northgeorgiawater.org)



## Planning and Design

### Threshold Requirements

Site Analysis

Integrated Design

Bicycle Accommodations

Pedestrian Accommodations

Connectivity

### Criteria

1. Internal Connectivity
2. Ped/Bike Trails
3. Hearing and Sight Impaired Accommodations
4. Bike Lanes
5. Traffic Calming Design
6. Street Width
7. Street Trees
8. Public Parking
9. Private Parking
10. Density
11. Mixed Use
12. Civic Use
13. Housing Diversity
14. Community Center
15. Adaptive Reuse

## Threshold Requirement

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### Site Analysis and Planning

Perform a detailed site analysis before planning, including:

- Topography and aspect
- Hydrology, including drainage planes and direction of flow, and location of jurisdictional and non jurisdictional wetlands, marshlands, streams, and floodplains
- Vegetative cover and unique landscapes
- Soil series
- Historic, cultural and archaeological resources
- Existing infrastructure and adjacent uses to ½ mile
- Sensitive wildlife habitat areas as based on the DNR Natural Resources Inventory criteria
- Viewsheds (from within the site and into the site)
- Solar access
- Prevailing wind pattern

#### ***Documentation needed to achieve this threshold:***

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- *Initial*

Provide a copy of the base plan as part of the application package. Explain how information obtained in the site analysis was utilized in the conceptual site plan.

Provide the conceptual site plan.

## *Threshold Requirement*

---

### **Integrated Design**

Convene a preliminary site planning charrette with the developer, construction representative, design team, relevant local public officials, and EarthCraft House to initiate an integrated design effort, and continue design collaboration among these specialists throughout the planning and design process. The design team encompasses any architects, landscape architects, planners, or engineers whose participation will impact the site plan.

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*  
Provide a narrative including the date, time, list of attendees, the outcomes, and the schedule for continuing the integrated design collaboration.

## *Threshold Requirement*

---

### **Bicycle Accommodations**

Install street signs clearly designating shared bicycle/automobile use on all streets with a design speed less than 25 miles per hour.

AND

Provide bike racks at all neighborhood amenities and destinations.

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*  
Designate street signs and bike racks in the conceptual site plan.
- *Additional*  
Designate streets signs and bike racks in the permitted site plan.

## *Threshold Requirement*

---

### **Pedestrian Accommodations**

Provide sidewalks at least 5 feet wide on one side of all streets, and on both sides where context and pedestrian traffic warrant. Provide curb cuts and crosswalks at all intersections. Provide benches and trash receptacles at regular intervals. All paths intended for pedestrians must meet or exceed this requirement.

Wherever feasible in the site plan, provide accessible routes, as defined in the Americans with Disabilities Act Accessibility Guidelines, Sections 4.3-4.9

*Require signage that addresses the pedestrian through orientation to the sidewalk.*

#### ***Documentation needed to achieve this threshold:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the requirement.
- *Additional*  
Designate pedestrian accommodations in the permitted site plan.

## *Threshold Requirement*

---

### **Connectivity**

Community is designed for thru traffic such that the use of cul de sacs is minimized.

AND

Connect streets to existing streets outside the development in at least two places.

Any barriers to this accessibility will warrant a 5 point reduction.

Blocks ending in cul-de-sacs are acceptable, but clearly designated pedestrian linkages must be provided between the cul-de-sac and the street network. These linkages must be on publicly accessible land in permanent conservation easement. These linkages will not qualify for the Ped/Bike Path credit.

#### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating an intent to meet the requirement. Include reasons for cul de sacs if they are used and include names of existing streets to which the development is connecting. Describe pedestrian linkages within conservation easements used to meet the requirements of this threshold.

Provide the conceptual site plan showing these external connections.

- *Additional*

Provide the permitted site plan reflecting the intent of the narrative.

## Internal Connectivity

3 points

Design 80% of blocks to meet the following specifications:

- In mixed-use area or if gross density on the block is greater than four dwelling units per acre:  
Block length is less than 500 feet
- If gross density on the block is less than four dwelling units per acre:  
Block length is less than 650 feet

*Blocks ending in cul-de-sacs can qualify for this credit, but clearly designated pedestrian linkages must be provided between the cul-de-sac and the street network. These linkages must be on publicly accessible land in permanent conservation easement. These linkages will not qualify for the Ped/Bike Path credit.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative describing intended strategies for meeting this criterion. Include reasons for cul de sacs if they are used and describe pedestrian linkages through them.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide calculations of block lengths and the percentage of blocks that meet the requirement.

## Ped/Bike Paths

1 point

Construct a network of off-street pedestrian/bike paths.

1 point

Connect paths to off-site paths wherever possible.

The safety of those utilizing the paths should be considered during the planning process (i.e. visibility, lighting).

### Documentation needed to attain these points:

- *Initial*  
Provide the conceptual site plan showing these pedestrian/bike paths.
- *Additional*  
Provide the permitted site plan showing these pedestrian/bike paths.

## Hearing and Sight Impaired Accommodations

1 point

Provide audible signals where visual signals exist at crosswalks.

***Documentation needed to attain this point:***

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- *Initial*

Indication of signals on site plan and a narrative describing intent to include audible signals.

## Bike Lanes

2 points

Provide striped, 5-foot bike lanes on both sides of all streets with a design speed over 25 miles per hour.

***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating an intent to meet the requirement.  
  
Provide the conceptual site plan
- *Additional*  
Provide the permitted site plan.

## Traffic Calming Design

3 points

Utilize street design features that slow traffic without traffic lane structural impediments throughout the community. Examples include curb extensions, mini-circles and median islands. Ensure that these measures also accommodate bicycle use.

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the conceptual site plan

- *Additional*

Provide the permitted site plan.

## Street Width

2 points

In localities where desirable street widths are not permitted, work with local planning officials and emergency response department representatives to obtain a variance reducing widths below minimum permitted levels for 75% of the streets

OR

3 points

Design 75% of streets to meet the following specifications:

Maximum widths for streets of a design speed less than 25mph, curb face to curb face:

- One-Way - 10 feet
- One-Way with striped parking one side - 17 feet
- Alley - 12 feet
- Two-Lane with informal parking one side - 20 feet
- Two-Lane with informal parking both sides - 26 feet
- Two-Lane with striped parking one side - 27 feet
- Two-Lane with striped parking both sides - 34 feet

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the street width ordinance.

- *Additional*

Provide the permitted site plan.

For the “reduce below local minimum” point, provide a copy of correspondence with the relevant agency.

## Street Trees

3 points

Plant or preserve shade trees of at least 3 inch caliber at regular intervals along both sides of at least 75% of the total linear footage of streets.

*To qualify, plant a diversity of native or regionally adaptive species. Plant trees at a minimum interval of 40 feet in continuous planting strips of at least 8 feet in width or in tree wells with a minimum dimension of 6 feet by 6 feet. If this dimension is not desirable in a specific context, demonstrate that a sufficient root path is created through the use of structural soil beneath the sidewalk or through another proven technique.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating the planned strategy to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan and a calculation of the street length planted with shade trees.

Provide a list of the species planted.

## Public Parking

2 points

Reduce parking below local minimum off-street parking requirements.

- *Strategies:* shared parking, proximity to alternative transportation, alternative transportation initiatives (car share, bus pass provision, provide pervious spaces for overflow parking, etc.)

1 point

Designate a reasonable number of preferred parking spaces for carpools at offices, civic buildings, or other destinations that attract employees from outside the neighborhood.

*Do not exceed local minimum off-street parking requirements.*

### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating planned strategies to meet the requirement  
  
Provide the off-street parking ordinance.
- *Additional*  
Provide information indicating the number of off-street parking spaces.  
  
For the preferred parking point, provide a site plan designated preferred parking spaces.

## Private Parking

3 points

Construct alleyways behind houses to service back-loading garages for at least 50% of single-family detached homes and townhomes. If garage alleys are inappropriate in a specific context, a shared driveway or remote parking may contribute to this point.

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating an intent and planned strategies to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation of the percentage of homes served by alleys, shared driveways, or remote parking.

## Density

3 points

Demonstrate a residential density that contributes to walkability, community, and conservation. To qualify for these points:

*“Net density” is a measure of dwelling units per acre in all parts of the site that are buildable and not in publicly accessible permanent greenspace preservation, excluding roads.*

### Rural

- Net density should exceed 3 dwelling units per acre.
- Density must be offset by fulfilling On-site Greenspace Preservation Tier 1 points.

### Suburban

- Net residential density should exceed 5 dwelling units per acre.

### Urban

- Net residential density should exceed 10 dwelling units per acre.

*More points are awarded for higher densities when the applicant demonstrates that those densities are appropriate. Some considerations include the effect on jobs/housing balance, the availability of sewer, support in the local comprehensive plan, and suitability in the neighborhood context.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating an intent to meet the requirement, as well as a case for classifying the project as rural, suburban, or urban.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation of housing density.

## Mixed Use

2 to 6 points

Locate the area of highest residential density within 1/4 mile of at least two non-residential uses that conform to the qualification requirements below.

One additional point is awarded for each additional use up to four additional uses:

Qualification requirements: Qualifying uses include retail, office, cultural, educational, governmental, recreational, hospitality, or industrial. Uses must be connected and well-integrated and must surpass the minimum square footages below:

- Commercial, industrial: 50 square feet/dwelling unit
- All others: 2000 square feet

*Qualifying structures must be weather-proof but not necessarily conditioned. Parks, outdoor recreation areas, and community centers do not qualify for this point.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative listing the different types of non-residential qualifying land uses in the community and describe their location in relation to the area of highest density.

Provide a map or conceptual site plan designating the proposed “area of highest residential density” and the distance to the on or off-site uses.

- *Additional*

Provide the permitted site plan.

Provide a narrative describing the qualifying uses and their square footages.

## Civic Use

2 points

Provide a publicly-accessible civic space.

*Qualifying structures must be weather-proof but not necessarily conditioned. Parks, outdoor recreation areas, and community centers do not qualify for this point. However, other structures like public library, YMCA facility, museum, or other like uses may qualify.*

### **Documentation needed to attain these points:**

- *Initial*  
Provide a conceptual site plan clearly labeling the civic use structure(s).
- *Additional*  
Provide the permitted site plan clearly labeling the civic use structure(s).

## Housing Diversity

3 points

Develop 5% of all residential units as affordable housing for households earning:

- Under 60% of area median income (AMI)

2 points

Develop 5% of all residential units as affordable housing for households earning:

- Under 61-80% of area median income (AMI)

2 points

Develop 10% of all residential units as affordable housing for households earning:

- Under 81-100% of AMI

1 point

Develop 10% of all residential units as affordable housing for households earning:

- Under 101-120% of AMI
- Secure these prices for a 10-year period.

*Definition of affordability:* Housing cost less than 30% of household income (HUD)

2 points

Supply rental housing comprising 5% of all dwelling units.

1 point

Accept Section 8 vouchers for rental units

*To qualify for housing diversity points, residential units must be integrated, connected, and interspersed through the project.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating an intent to meet the requirement.

Provide the site plan and designate the location of qualifying units.

- *Additional*

Provide a calculation of the area median income (AMI) and the price points of housing units that qualify for housing diversity points.

## Community Center

3 points

Construct a common facility with a community bulletin board, meeting room, kitchen, and other amenities for use by all residents. Certify this structure under a recognized green building program approved by the EarthCraft Communities staff.

1 point

Establish an intranet for all residents with interactive content features, such as bulletin boards, web logs, a community calendar, and/or event registration tools. An intranet is defined as a network connecting clients using standard internet protocols.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan indicating the location of the community center.

- *Additional*

Provide a plan of the community center.

Provide green building program certification documentation.

For the intranet point, provide a narrative describing the operation and features of the network.

## Adaptive Reuse

2 points

Employ adaptive reuse of existing structures of substantial size.

1 point

Employ preservation and adaptive reuse of historic sites or structures. If the site or structure is not currently listed on the state or federal register, submit an application for historic designation to the relevant state or federal historic preservation agency.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating intent and planned strategies to meet the requirement. Provide a narrative indicating an intent and planned strategies to meet the requirement. If structure is being relocated offsite, provide the name and contact information of the recipient and a proposed schedule and strategies for the relocation.

Provide the conceptual site plan clearly indicating the location of the structure.

- *Additional*

Provide the permitted site plan.

For the historic preservation point, provide a copy of the register listing or of the submitted application for historic designation.

**Additional Resources:**

Traffic Calming, Victoria Transport Institute TDM Encyclopedia - [www.vtppi.org/tdm/tdm4.htm](http://www.vtppi.org/tdm/tdm4.htm)

Pedestrian and Streetscape Guide, Georgia Department of Transportation - [www.walkable.org/download/Georgia\\_ped\\_streetscape\\_guide.pdf](http://www.walkable.org/download/Georgia_ped_streetscape_guide.pdf)

Charter of the New Urbanism - [www.architecture.about.com/library/bl-urbanism-charter.htm](http://www.architecture.about.com/library/bl-urbanism-charter.htm)

Traditional Neighborhood Development (TND) resources, The Town Paper - [www.tndtownpaper.com/neighborhoods.htm](http://www.tndtownpaper.com/neighborhoods.htm)

Mixed-Use Development Toolkit, Atlanta Regional Commission - [www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102\\_ENU\\_HTML.htm?fulltext.search.query=mix-use+development](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102_ENU_HTML.htm?fulltext.search.query=mix-use+development)

Mixed-Income Housing Toolkit, Atlanta Regional Commission - [www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102\\_ENU\\_HTML.htm?fulltext.search.query=mix-use+development](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/102_ENU_HTML.htm?fulltext.search.query=mix-use+development)

Making the Case: ANDP Mixed-Income Communities Initiative Report [www.andpi.org/uploadedFiles/pdf/03MICI%20MTC%20Report\\_CNT.pdf](http://www.andpi.org/uploadedFiles/pdf/03MICI%20MTC%20Report_CNT.pdf)

# Preservation Landscape

## Threshold Requirement

Greenspace

Landscape Installation- Mimic

## Criteria

1. Construction Phasing
2. Minimize Clear Cutting
3. Utilities Installation
4. Landscape Installation
5. Onsite Greenspace Preservation
6. Offsite Greenspace Preservation
7. Greenspace Restoration
8. Habitat Protection Plan
9. Tree Preservation
10. Tree Transplanting
11. Materials Reuse- Construction or Energy
12. Water Quality Buffers
13. Stream Crossings
14. Community Gardens

## *Threshold Requirement*

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### **Greenspace**

Assess existing permanent greenspace and parks within ¼ mile of the property line of the project. If less than two acres of greenspace exists within this boundary, the developer should create or preserve greenspace totaling a minimum of two acres or 10% of project site, whichever is greater. Greenspace should be within ½ mile of the area of highest residential density in the project. Parks and recreation areas may qualify as greenspace if the design and construction mimic natural conditions. The surface area of impervious support facilities cannot exceed 15% of the qualifying greenspace area.

#### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative describing intent to meet this requirement.  
  
Provide a conceptual site plan.
- *Additional*  
Provide the permitted site plan

## *Threshold Requirement*

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### **Landscape Installation- Mimic**

Install only non-invasive or regionally adaptive species as part of the landscape installation plan.

#### ***Documentation needed to attain these points:***

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- *Initial*

Provide a sealed letter from the certified landscape architect confirming that only native or regionally adaptive species are part of the landscaping plans.

## Construction Phasing

1 point

Begin construction of buildings within six months and infrastructure within three months of any disturbance of vegetated areas. Stabilize disturbed areas immediately after disturbance using approved erosion and sedimentation BMPs.

***Documentation needed to attain this point:***

---

- *Initial*

Provide a narrative indicating intent and planned strategies to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the phasing plan.

Provide a narrative describing phasing and stabilization measures implemented.

## Minimize Clear Cutting

2 points

Minimize clear cutting of developable area leaving a minimum of 25% of the native vegetation on the site undisturbed.

OR

3 points

Minimize clear cutting of developable area leaving a minimum of 50 % of the native vegetation on the site undisturbed.

AND

1 point

Minimize clear cutting to either of the aforementioned percentages and replant a minimum of 25% of the area of the developable area with native vegetation.

### ***Documentation needed to attain this point:***

---

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide the grading/clearing plan.

Provide the planting plan and sealed letter from the registered landscape architect describing the minimization of clear cutting and the percentage of area to be replanted with native vegetation if achieving points for replanting.

## Utilities Installation

2 points

Reduce disturbance due to underground utilities installation by 50%, by combining utility lines in common underground pathways and tunneling or hand digging the lines through unavoidable tree root zones.

1 point

Install all utilities prior to base paving.

*Explanation: The degree of reduced disturbance should be measured by the number of utilities consolidated. For example, consolidating 4 lines into 2 trenches across the site meets the 50% reduction criteria.*

### ***Documentation needed to attain these points:***

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- *Initial*  
Provide a narrative indicating an intent and strategy to meet the requirement.
- *Additional*  
Provide a narrative confirming that the requirement was met, specifically explaining which utilities participated.

## Landscape Installation

1 point

Remove all invasive species on property.

1 point

Grind stumps on site for mulch

1 point

Utilize only organic fertilizers for landscape installation and upkeep.

### ***Documentation needed to attain this point:***

---

- *Initial*

Provide a narrative describing the types and location of existing invasive species and plans for their removal.

Provide a narrative describing the planned strategies for grinding stumps or using organic fertilizers.

- *Additional*

Provide a sealed letter from the landscape architect confirming that the requirement was met.

## Onsite Greenspace Preservation

2 to 4 points

Preserve or restore greenspace across the following minimum percentages of the total site area.

	Rural	Suburban	Urban	
Tier 1	40%	30%	10%	2 points
Tier 2	50%	40%	20%	3 points
Tier 3	60%	50%	30%	4 points

OR

If applicant is one phase of a larger, master-planned project, preserve or restore greenspace that meets these requirements in an adjacent phase of the project.

*To qualify, ensure that this greenspace will be preserved in perpetuity through a conservation easement or permanent deed restriction that prohibits future built development. The conservation design must be consistent with conservation plans in the local comprehensive plan. Publicly accessible greenspace preserved as part of threshold requirement can be included in this calculation. Greenspace should be connected to greenspace offsite whenever possible, and should not isolate developed areas or areas designated for development from one another. Parks and recreation areas may qualify as greenspace if the design and construction mimic natural conditions. The surface area of impervious support facilities cannot exceed 15% of the qualifying greenspace area.*

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a calculation demonstrating that the area of preserved greenspace meets the requirement.

Provide a copy of the relevant conservation easement documents or deed restrictions.

## Offsite Greenspace Preservation

3 points

Utilize Transferable Development Rights (TDRs) to achieve a density beyond what would otherwise be permitted.

OR

Preserve greenspace offsite through purchase or donation of a conservation easement or a payment to a government agency. This preserved greenspace should meet the area requirements set forth in the *Onsite Greenspace Preservation* points.

*Offsite greenspace preservation that is required by a public agency to compensate for an onsite environmental impact does not qualify. Offsite greenspace preserved for publicity, advertising or directional purposes does not qualify.*

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a narrative demonstrating that the requirement was met.

Provide a supporting document that confirms purchase of TDRs or easements.

## Greenspace Restoration

3 points

Restore a significant portion of land to best approximate natural conditions through remediation, soil improvements, installation of native or regionally-adaptive species, removal of invasive species, stream daylighting, and related techniques. Priority areas for restoration include contours and drainage ways, wetlands, hardwood forest, bottomlands and infiltration areas, streambanks, and previously developed lands.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide sealed letter from the certified landscape architect indicating that the requirement was met.

## Habitat Protection Plan

3 points

Develop a habitat protection plan and mandate its permanent maintenance through Covenants, Codes, and Restrictions or other approved instrument.

### ***Documentation needed to attain this point:***

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- *Initial*

Provide a narrative indicating an intent to meet the requirement. The narrative should discuss the plant and animal habitat areas to be preserved with identification based on the Department of Natural Resources Inventory criteria or other appropriate regional or local references.

Provide a third party Habitat Protection Plan.

Provide the conceptual site plan reflecting consistency with the Habitat Protection Plan.

- *Additional*

Provide the permitted site plan reflecting consistency with the Habitat Protection Plan.

Provide deed restrictions, conservation easements or other controls mandating its permanent protection.

## Tree Preservation

1 point

Participate in the Arbor Day and National Association of Home Builders *Building With Trees* program

AND

Hire an arborist to assess the tree cover.

2 points

Make infield design adjustments to preserve mature trees.

1 point

Preserve a specimen tree, showcase the tree in the site design, and provide signage describing the tree. To qualify, an arborist should assess the tree size based on American Forests' "Champion Tree" rating scale. The tree should attain 75% of the points of the state champion tree of that species.

1 point

Preserve and register a culturally significant tree in the Georgia Urban Forestry Council's "Landmark and Historic Tree" or like program. Showcase the tree in the site design and provide signage.

*Note: Tree root zones (area extending in all directions from trunk) must be protected with a physical barrier and no soil from clearing, grading, or construction activity shall be placed on top of any root zone for trees that are designated on a site plan to be preserved. Trees must be fenced around the drip line throughout the construction process. Fences must be firmly set - if wood fence posts are used, they must be a minimum of 2x2 lumber.*

1 point

Prohibit, or allow by permit only, any additional tree clearing through association controls.

## *Tree Preservation - continued*

### ***Documentation needed to attain this point:***

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- *Initial*

Provide a narrative of the planned tree preservation practices.

Provide the conceptual site plan clearly indicating trees relevant to these points.

- *Additional*

Provide the permitted site plan.

Provide a narrative describing the tree preservation practices that were implemented.

Provide a supporting document from the relevant tree preservation organization (NAHB/Arbor Day, American Forest, Georgia Urban Forestry Council, etc.).

## Tree Transplanting

2 points

Transplant trees that may be damaged during construction. Work with an arborist to identify trees that are suitable for transplanting and transplant as many trees as are practicable from that evaluation.

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating intent and planned strategies to meet the requirement.

Provide a copy of the Tree Replacement or Tree Preservation Plan

- *Additional*

Provide a sealed letter from the arborist, confirming that a tree-transplanting program was implemented.

## Materials Reuse - Construction or Energy

2 points

Reuse existing onsite materials in the construction of infrastructure, amenities or in energy generation.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating an intent and planned strategies to meet the requirement.

- *Additional*

Provide a narrative confirming that the requirement was met.

## Water Quality Buffers

3 points

Do not develop any impervious surfaces within the 100-year floodplain.

AND

Preserve a riparian buffer on all perennial streams that complies with the following criteria OR comply with local stream buffer regulations, whichever is more stringent.

2 points

Preserve all federally designated wetlands, as well as a wetlands buffer based on the following criteria OR comply with local or state wetlands regulations, whichever is most stringent.

*Water quality buffer criteria:*

### ***Rural and Suburban***

Preserve a variable width buffer of 100 feet averaged across the length of the stream onsite. Minimum width at any point of the buffer is 25 feet. Levels of permitted use follow a three-tiered system outlined below:

- 1) **Zone 1 - 25 feet**  
This zone begins at the edge of the stream bank of the active channel and extends a minimum of 25 feet from the top of the bank. Allowable uses within this zone are highly restricted to flood control structures, utility rights of way, pervious footpaths, and road crossings, where permitted. Preserve undisturbed native vegetation, and plant native vegetation where possible.
- 2) **Zone 2 - 50 feet**  
This zone begins at the outer edge of the streamside zone and extends a minimum of 50 feet. Allowable uses within the middle zone are restricted to biking or hiking paths, low-impact recreational uses, and road crossing paths. Preserve mature native vegetation and plant native or regionally adaptive vegetation where possible.
- 3) **Zone 3 - 25 feet**  
This zone begins at the outward edge of the middle zone and extends a minimum of 25 feet between Zone 2 and the nearest permanent structure. There shall be no septic systems, permanent structures, or impervious cover, with the exception of paths, within the outer zone.

## ***Water Quality Buffers - continued***

### *Water quality buffer criteria:*

#### ***Urban***

Preserve a variable width buffer of 50 feet averaged across the onsite length of the stream. Minimum width at any point in the stream is 25 feet. Levels of permitted use follow a three-tiered system outlined below:

Zone 1: 25 feet

Zone 2: 25 feet

Zone 3: none

### ***Documentation needed to attain these points:***

- ***Initial***

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- ***Additional***

Provide the permitted site plan.

## Minimize impact of stream crossings

2 points

Minimize the number of stream crossings.

AND

Construct all stream crossings to meet the following criteria:

- Stabilize stream bank prior to and immediately after construction
- Construct the crossing perpendicular to stream flow
- Design for the crossing to occur at a point of narrow stream width and minimal approach slope
- Do not use traditional culverts with inverts

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating the planned strategies for meeting the requirement. Include an explanation of how stream crossings were minimized in the design of the community and, wherein they exist, how they meet the aforementioned criteria.

Provide the conceptual site plan.

- *Additional*

Provide the permitted site plan.

Provide a narrative confirming that the requirement was met.

## Community Gardens

1 point

Dedicate land to community garden use, and preserve the plot with an agricultural conservation easement or permanent deed restriction. To qualify, the area of dedicated land must be greater than 10 square feet/dwelling unit.

2 points

In consultation with residents, construct community gardening plots, including soil improvements and raised accessible beds, and provide start-up gardening supplies. Encourage organic gardening techniques.

### ***Documentation needed to attain these points:***

---

- *Initial*

Provide a narrative indicating intent and planned strategies to meet the requirement. Include a calculation confirming that the size requirement will be met.

Provide the conceptual site plan indicating location of the preserved community garden space.

- *Additional*

Provide the permitted site plan.

Provide a calculation confirming that the size requirement was met.

Provide a copy of the easement document or deed restriction.

**Additional Resources:**

Conservation Subdivision Toolkit, Atlanta Regional Commission - [www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=31](http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=31)

Guidelines for Streambank Restoration Georgia Soil and Water Conservation Commission - [www.gaswcc.georgia.gov/vgn/images/portal/cit\\_1210/60/20/31110081Guidelines\\_Streambank\\_Restoration.pdf](http://www.gaswcc.georgia.gov/vgn/images/portal/cit_1210/60/20/31110081Guidelines_Streambank_Restoration.pdf)

Arbor Day Building With Trees program - [www.arborday.org/programs/Buildingwithtrees/index.cfm](http://www.arborday.org/programs/Buildingwithtrees/index.cfm)

Georgia Urban Forestry Council “Landmark and Historic Trees” program - [www.gufc.org/registeredtrees](http://www.gufc.org/registeredtrees)

Conservation Easements information, Georgia Environmental Policy Institute - [www.gepinstitute.com/consease.htm](http://www.gepinstitute.com/consease.htm)

American Community Garden Association - [www.communitygarden.org/](http://www.communitygarden.org/)

## Community Engagement

### Threshold Requirements

Community Stakeholder Participation

Neighborhood Association

Covenants, Codes, and Restrictions

Environmental Education-Coordinator

Environmental Education- Public

### Criteria

1. Community Stakeholder Participation - Ongoing
2. Environmental Education-Resident
3. Environmental Education-Government
4. Community-Based Recycling
5. P2AD Partnership

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## *Threshold Requirement*

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### **Community Stakeholder Participation - Charrette**

Convene an initial planning charrette with all surrounding landowners and other community stakeholders as part of the planning and design stage of the development. If classified as rural or suburban, an advertised charrette open to the general public is required.

#### *Definitions:*

A “charrette” is a collaborative planning meeting that engages all stakeholders in the development process. It is an alternative to the “design and present” convention and, instead, promotes community involvement in the design stage.

“Community” designates a surrounding geographic area dependant on the acreage of the applicant project.

- 1-10 acres: ¼ miles out from property line in all directions.
- 11-50 acres: ½ mile out from property line in all directions.
- 51+ acres: 1 mile out from property line in all directions and any identified environmental and neighborhood organizations within 5 miles.

#### **Documentation needed to achieve this threshold:**

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##### • *Initial*

Provide a narrative indicating intent to meet the requirement including a list of stakeholders invited, scheduled date of the charrette and proposed agenda.

##### • *Additional*

Provide the minutes of the charrette which highlights the major conclusions/ outcomes of the meeting; outlining the contributions of the community stakeholders. Include in this short report a list of attendees and their occupation or role in the project.

If rural or suburban, also provide a copy of advertisement media used to publicize the event.

## *Threshold Requirement*

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### **Neighborhood Association**

Establish a neighborhood association open to all residents charged with maintaining all community features that contribute to EarthCraft Communities certification. Establish an 'Environmental Coordinator' position within the association to support all environmental initiatives within the community.

#### ***Documentation needed to achieve this threshold:***

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- *Initial*  
Provide a narrative indicating intent to meet the requirement.
- *Additional*  
Provide a copy of the covenants, codes, and restrictions, and designate passages relevant to maintenance of EarthCraft Communities points.

## *Threshold Requirement*

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### **Covenants, Codes, and Restrictions**

Require the preservation and maintenance of all amenities and features that contribute to EarthCraft Communities points in the Covenants, Codes, and Restrictions (CCRs). Register the CCRs with the title.

#### ***Documentation needed to achieve this threshold:***

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- *Initial*  
Provide a narrative indicating intent to meet the requirement.
  
- *Additional*  
Provide a copy of the CCRs identifying or incorporating certification criteria.

## *Threshold Requirement*

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### **Environmental Education - Coordinator**

Designate a staff person dedicated to managing environmental features and programs during the planning and development stages of the community. This coordinator is responsible for training all project staff on environmental values and practices in the community and instructing each member of the development team and supporting development staff of their specific responsibilities.

#### ***Documentation needed to achieve this threshold:***

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- *Initial*  
Provide a narrative including the name and contact information for this environmental coordinator.
- *Additional*  
Provide a narrative confirming that the requirements were met.

## *Threshold Requirement*

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### **Environmental Education - Public**

Highlight EarthCraft Communities certification and specific environmental features in media and marketing materials.

#### ***Documentation needed to attain this point:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide marketing materials that refer to EarthCraft Communities certification and environmental features.

## Community Stakeholder Participation- Ongoing

1 Point

Engage in an ongoing consultation process around planning and development issues with community stakeholders.

***Documentation needed to achieve this threshold:***

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- *Initial*  
Provide a narrative indicating the intent and planned strategies to meet the requirement.
- *Additional*  
Provide a narrative describing stakeholder participation and its influence on the project.

## Environmental Education - Resident

2 points

Train staff to review environmental features, and the residents' responsibilities in maintaining them, with each resident upon move-in.

2 points

Install educational displays or information about natural or historic features such as wetlands, streams, specimen trees, or historic sites.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating intent and planned strategies to meet the requirement.

Provide conceptual site plan indicating the proposed location of the educational signs.

- *Additional*

Provide a narrative confirming that the requirement was met.

## Environmental Education - Government

2 points

Work with local government officials to change existing codes or ordinances to accommodate an EarthCraft Communities guideline.

3 points

Succeed in changing existing codes or ordinances to accommodate an EarthCraft Communities guideline.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating an intent to meet the requirement. The narrative should address the specific EarthCraft Communities criteria, describe the existing codes or ordinances regarding the criteria and outline the planned process gaining changing such codes or ordinances.

- *Additional*

Provide a narrative confirming that the requirement was met.

Provide a copy of relevant correspondence with public officials.

## Community Recycling

3 points

Build a community-recycling center that exceeds local recycling capabilities and maintain a contract with a pickup service.

2 points

Construct a community composting facility for use by residents.

### ***Documentation needed to attain these points:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan clearly indicating the proposed location of the composting or recycling facility.

- *Additional*

Provide the permitted site plan.

Provide a narrative confirming that the requirement was met.

## P2AD Partnership

1 point

Participate in the Georgia Department of Natural Resources (DNR) Pollution Prevention Assistance Division (P2AD) Partnership Program at the Red Ribbon level.

***Documentation needed to attain this point:*** \_\_\_\_\_

- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a letter or supporting document from P2AD confirming participation in the program.

### Additional Resources

Public Involvement Toolkit, Atlanta Regional Commission -  
[www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/392\\_ENU\\_HTML.htm](http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/392_ENU_HTML.htm)

Information on design charrettes, National Charrette Institute -  
[www.charretteinstitute.org](http://www.charretteinstitute.org)

State of Smart Growth in the Atlanta Region - A report on local codes and ordinances related to smart growth and EarthCraft Communities criteria. -  
[www.alain-bertaud.com/images/AB\\_Clearing\\_The\\_Air\\_in%20Atlanta\\_1.pdf](http://www.alain-bertaud.com/images/AB_Clearing_The_Air_in%20Atlanta_1.pdf)

P2AD Partnership Program - [www.p2ad.org](http://www.p2ad.org)

## Green Building

### Threshold

EarthCraft House

EarthCraft Multifamily

### Green Building Criteria

1. EarthCraft House Renovation
2. EarthCraft for Light Commercial
3. Green Building Certification Program
4. District Heating or Cooling
5. Distributed Renewable Energy
6. Clean Emissions Protocol for heavy equipment
7. Deconstruction of Existing Structures

## Threshold Requirement

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### EarthCraft House

Require builders to pursue EarthCraft House certification of all single-family units.

Builders must complete an EarthCraft House scorecard of projected points prior to construction. Maximum failure rate to qualify for this point is 2% of built units for each builder. Homebuyers must be explicitly informed that the failed product is not EarthCraft House certified.

#### ***Documentation needed to achieve this threshold:***

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- *Initial*

Provide a narrative including the names of anticipated single-family builders for the development.

- *Additional*

Provide a copy of the section of builder agreements that specifies the requirement to certify EarthCraft Houses. This section can take the form of an addendum to lot purchase contracts.

Provide a list of builders contracted for the development.

## Threshold Requirement

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### EarthCraft Multifamily

Require builders to pursue EarthCraft Multifamily certification on all multifamily units under four stories.

Builders must complete an EarthCraft House scorecard of projected points prior to construction. Maximum failure rate to qualify for this point is 2% of built units for each builder. Homebuyers must be explicitly informed that the failed product is not EarthCraft House certified.

#### ***Documentation needed to achieve this threshold:***

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- *Initial*

Provide a narrative including the names of anticipated multifamily builders for the development.

- *Additional*

Provide a copy of the section of builder agreements that specifies the requirement to certify EarthCraft Multifamily. This section can take the form of an addendum to lot purchase contracts.

Provide a list of builders contracted for the development.

## EarthCraft Renovation

3 points

Certify at least one residence as an EarthCraft Renovation.

### *Documentation needed to attain these points*

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- *Initial*  
Provide a narrative indicating intent to meet the requirement.
- *Additional*  
Provide a copy of the EarthCraft Renovation certificate when available.

## EarthCraft for Light Commercial (EC-LC)

4 points

Register and certify at least one commercial building of less than 10,000 square feet as EarthCraft for Light Commercial (EC-LC).

***Documentation needed to achieve this threshold:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement.

- *Additional*

Provide a copy of the EC-LC registration letter and the certificate when available.

## Green Building Certification Program

4 points

Register and certify at least one public building through a recognized green building certification program approved by the EarthCraft Community staff.

### ***Documentation needed to attain these points:***

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- *Initial*  
Provide a narrative indicating intent to meet the requirement.
- *Additional*  
Provide a copy of the registration letter, the certificate and/or other applicable documentation as they become available.

## District Heating/Cooling

6 points

Install a district heating and/or cooling system to replace primary Heating, Ventilation and Air Conditioning (HVAC) units in private residences, and install individual meters in every housing unit.

Utilize a renewable or “recycled” energy technology, such as geothermal heating/cooling or Combined Heat and Power (CHP), as the primary energy source in the district heating/cooling system.

### **Documentation needed to attain these points:**

- *Initial*

Provide a narrative indicating intent to meet the requirement.

Provide the conceptual site plan.

- *Additional*

Provide the site plan or district energy plan.

Provide a narrative confirming that the requirement was met.

## Distributed Renewable Energy

7 points

Install a renewable energy technology that will distribute electricity to multiple housing units in the project.

### ***Documentation needed to attain these points:***

---

- *Initial*  
Provide a narrative indicating intent to meet the requirement, and explain specific strategies for meeting the requirement.
  
- *Additional*  
Provide a site plan designating renewable energy infrastructure.

## Clean Emissions Protocol for Heavy Equipment

2 points

Grading contract includes requirement for the usage of equipment that meets the Clear Skies Initiative emission standards.

***Documentation needed to attain this point:*** \_\_\_\_\_

- *Initial*  
Provide a narrative indicating intent to meet the requirement.
- *Additional*  
Provide a copy of the executed agreement with the grading contractor.

## Deconstruction of Existing Structures

2 points

Deconstruct and reclaim materials from one or more non-historic structures of significant size for reuse.

### ***Documentation needed to attain this point:***

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- *Initial*

Provide a narrative indicating intent to meet the requirement and locate structures to be deconstructed on the conceptual site plan.

- *Additional*

Provide documentation of structure or materials for reuse and have verification of relocation by EarthCraft personnel.

## Innovation

5 available points

Demonstrate an innovative strategy or practice in the application narrative. Points awarded by the review committee will be based on the degree of improved environmental performance and difficulty in implementing the practice.

### Additional Resources

EarthCraft House - Detailed information about the EarthCraft family of programs - New Homes, Renovation, Multifamily, and Communities. Includes cost analyses, guidelines and worksheets, and information on trainings. [www.earthcrafthouse.org](http://www.earthcrafthouse.org)

US Green Building Council - the administrator of the Leadership in Energy and Environmental Design (LEED) programs. Sign up for trainings, conferences, and application information. [www.usgbc.org](http://www.usgbc.org)

Southface - The Southeast's green building resource, located in Atlanta, Georgia. Southface provides responsible solutions for environmental living - contact them any time. [www.southface.org](http://www.southface.org)

Clear Skies Initiative- [www.epa.gov/clearskies](http://www.epa.gov/clearskies)