



Building Permit Review Comments Response Letter:

September 22, 2023

City of Garden City
Development Review Services
Attention: Hanna Veal and Mariia Antonova

Re: **Staff Report DSRFY2023 - 0006**
Starbucks
5586 N Maple Grove Rd. Garden City, Idaho 83714

Dear Hanna & Mariia,

Below is a list of responses to review comments for Starbucks Garden City, each followed by relevant details and actions taken.

Agency Comments

1. **District Attorney** - The district does not approve of trees within the district's easement.
R1. Trees have been removed from the utility easement, see updates to sheet L-1.0.

General Regulations

1. **8-2B-3** - The property does not appear to meet the minimum street frontage, refer to 8-4C discussion and analysis.
R1. Please see sheet A-1.0 for updated building orientation, which is proposed to meet the minimum street frontage requirements by utilizing the building's façade, as well as a plaza.
2. **8-2C-13** - Stacking study has not been provided.
R2. Please see keynote 23 for the stacking study on sheet A-1.0.
3. **8-2C-13** - The stacking lane and drive through window are oriented toward the front setback along Maple Grove.
R3. Please see updates to sheet A-1.0 which reflects proposed changes to the drive thru orientation.
4. **8-2C-13** - Pedestrian walk up window faces internal to the development, adjacent to the parking lot and pedestrian plaza area. The building does not provide in structure seating area, as it is a drive thru only.
R4. Please see updates to sheet A-1.0 which reflects proposed changes to pedestrian access to the site, changing the main point of access from Chinden to Maple Grove in order to route pedestrian traffic out of the way of the drive thru.
5. **8-2C-13** - It is unclear how wide the pathways are
R5. Please see updates to sheet A-1.0 which shows minimum sidewalk widths are 5', in accordance with the ADA.
6. **8-2C-13** - Both pedestrian pathways from the existing and proposed sidewalks will intercept with the drive aisles of the project. It appears that painted stripes are indicating pedestrian crossings. Signage indicating crossing has not been shown on site plans.
R6. Please see updates to sheet A-1.0 which reflect changes to the pedestrian circulation throughout the site. Also, see keynote 22 for location of pedestrian crossing signage.
7. **8-2C-13** - Not provided, the stacking lane is longer than 100'
R7. Please see keynote 20 on sheet A-1.0 which show changes made to include an escape lane.
8. **8-2C-13** - Not compliant, restroom has not been provided for patrons.
R8. Please see keynote 24 which indicates the entrance for the proposed public restroom.



9. **8-2C-13** - To reduce vehicle emissions, signage shall be provided advising drivers to reduce vehicle idling.

R9. See keynote 16 on sheet A-1.0 for location of idle-free signage, signage is to comply with city guidelines.

Design and Development Regulations

1. **8-4A-5** - The trash enclosure details have not been provided. It is unclear what the trash enclosure is made of, and what the gate looks like. It is visible from both Maple Grove and Chinden.
R1. See keynote 1 on sheet A-1.0 for details.
2. **8-4A-5** - It is unclear how far the trash enclosure is from the property boundary lines.
R2. See updated dimensions on sheet A-1.0.
3. **8-4C-3** - The structure does not appear to meet the street frontage requirement. 60% of the street frontage along the front setback should be occupied by a structure or plaza. The property has two streets to address, N. Maple Grove and W. Chinden Blvd. most of the site consists of landscaping and hardscaping, the structure makes up for a small percentage of the site. To meet the street frontage requirement, the structure would need to be within 5- 20' of the property boundary line, which is considered the "frontage zone". Or a plaza can be placed in-between the right-of-way and the structure to count towards the 60% requirement and increase interaction with the public ROW. A pedestrian plaza is provided; however, it is internal to the development and does not address either street. It is unclear, but it does not appear the building provides the minimum 15% glazing along the facades facing the streets. There might be blank walls.
R3. Please see updates on sheet A-1.0, which show proposed changes to the building's orientation, and the site design, bringing the building to the frontage of the property, and providing a public plaza along the frontage as well. Refer to keynote 2 on the drawing titled PATIO (1/A-4.0), which references glazing on the frontage. Keynote 4 on the drawing title WALK up (2/A-4.1), also references glazing along the building's frontage. See general note F on sheets 4.0 and 4.1 for frontage glazing calculations.
4. **8-4C-3** - Not enough information to review. It appears that the driveway width at Maple Grove is larger than 20'.
R4. Please see updated dimensions on sheet A-1.0. The aforementioned driveway is existing; however, we have updated our site to reflect requirements set forth in Ordinance 1034-22.
5. **8-4C-3** - Metal siding is a discouraged building material.
R5. Metal siding will be used in accordance with the city's intent.

Parking and Off-Street Loading Provisions

1. Bicycle parking spaces shall: Be a minimum space six feet (6') long by two feet (2') wide. Not enough information.
R1. Please see updated dimensions on sheet A-1.0.
2. **8-4D-7** - Off street loading zone is not defined in the submitted plans. Clarification is needed. If a loading zone is provided, the above standards shall be met.
R2. An on-site parking and drive aisles are proposed to have a dual purpose and act as a loading zone. Please see keynote 21 on sheet A-1.0 as a reference.

Transportation and Connectivity Provisions

1. **8-4E-6** - This pathway is required on the subject property with a public access easement. The easement has been drafted as a condition for approval.
R1. Please see pathway shown on sheet A-1.0. See keynote 14 for the Thurman Drain fall protection rail, in accordance with Alternate 1 for the Chinden Blvd. South Sidewalk Project.



**HATCH
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ARCHITECTURE**

200 w 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Sign Provisions

1. **8-4G** - Sustainable Development Provisions The development is required to provide 12 Points.

UAC

R1. Please see submitted sustainability checklist, which achieves 12 points.

Landscaping and Tree Protection Provisions

1. **8-4I-4** - Landscape plans do not appear to show 70% vegetation in any of the landscaped areas except for the perimeter landscaping areas.

R1. Please see General Note G on sheet L-1.0.

2. **8-4I-4** - Site plans state that 28% of the site is dedicated for landscaping. There is not enough information to differentiate the overall calculations from that of which meets this requirement, assuming the setback and perimeter landscaping provided was included in the overall calculation. Additional information is required for review. 70% of landscaped areas are required to be of vegetative material at maturity.

R2. Please see General Note G on sheet L-1.0.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEEP AP

Hatch Design Architecture

1 SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

- A. MECHANICAL SYSTEMS HOUSED ON THE ROOF WITH PARAPET SCREENING.
- B. ALL DIMENSIONS ARE TO FACE OF CURBS.

KEYNOTE

##	DESCRIPTION
1	TRASH ENCLOSURE, MATERIALS TO MATCH EXISTING TRASH ENCLOSURE
2	EXISTING MONUMENT SIGNAGE
3	FIRE HYDRANT
4	MONUMENT SIGNAGE, BY OWNER
5	DRIVE-THRU DIRECTIONAL ENTRANCE/EXIT SIGNAGE
6	CLEARANCE BAR
7	MENU BOARD
8	DIGITAL ORDER SCREEN WITH CANOPY
9	PRE-MENU BOARD
10	BICYCLE RACKS
11	STORMWATER DETENTION PONDS, SEE CIVIL DRAWINGS
12	MAN GATE OPENING IN TRASH ENCLOSURE
13	METAL BOLLARD
14	GUARDRAIL AT THURMAN DRAIN AND PEDESTRIAN WALKWAY WHERE NEEDED
15	ACCESSIBLE PARKING STALL WITH ACCESS AISLE
16	IDLE-FREE SIGNAGE
17	CONCRETE RETAINING BLOCK PLANTER
18	GABION LANDSCAPE FEATURES
19	PEDESTRIAN ORDER AND PICK UP WINDOW
20	DRIVE THRU ESCAPE LANE
21	LOADING ZONE
22	PEDESTRIAN CROSSING SIGNAGE
23	STACKING STUDY AREA
24	PUBLIC RESTROOM ENTRANCE

SITE RECAP

ZONING:

TOTAL PROJECT SITE:
21,365 SF (0.49 ACRES +/-)

PROPOSED BUILDING FOOTPRINT:

<u>PROPOSED BUILDING FOOTPRINT:</u>	
PROPOSED BUILDING	1,275 SF
TOTAL	1,275 SF (6%)

<u>NET LOT COVERAGE:</u>	
IMPERVIOUS SURFACE	13,870 SF (65%)
LANDSCAPING	6,220 SF (29%)
TOTAL	21,365 SF (94%)

SETBACKS:
FRONT - 5'-0" SIDE - 5'-0" REAR - 5'-0"

PARKING:
REQUIRED: 1 SPACE PER 500 SF
1 SPACE PER 500 SF (BICYCLE)
 $1,168 \text{ SF} / 500 \text{ SF} = 3 \text{ SPACES}$
HC ACCESSIBLE - 1 SPACE
BICYCLE - 3 SPACES

PROVIDED: HC ACCESSIBLE	1	SPACES
<u>STANDARD</u>	6	SPACES
TOTAL	7	SPACES
BICYCLE	6	SPACES

NEW CONSTRUCTION FOR:
STARBUCKS - GARDEN CITY

DESCRIPTION	DATE	COMMENT
DETA		
DATE:	AUGUST 2023	
DRAWN BY:		KR
CHECKED BY:		JLH
JOB NUMBER:	23128	

SITE PLAN

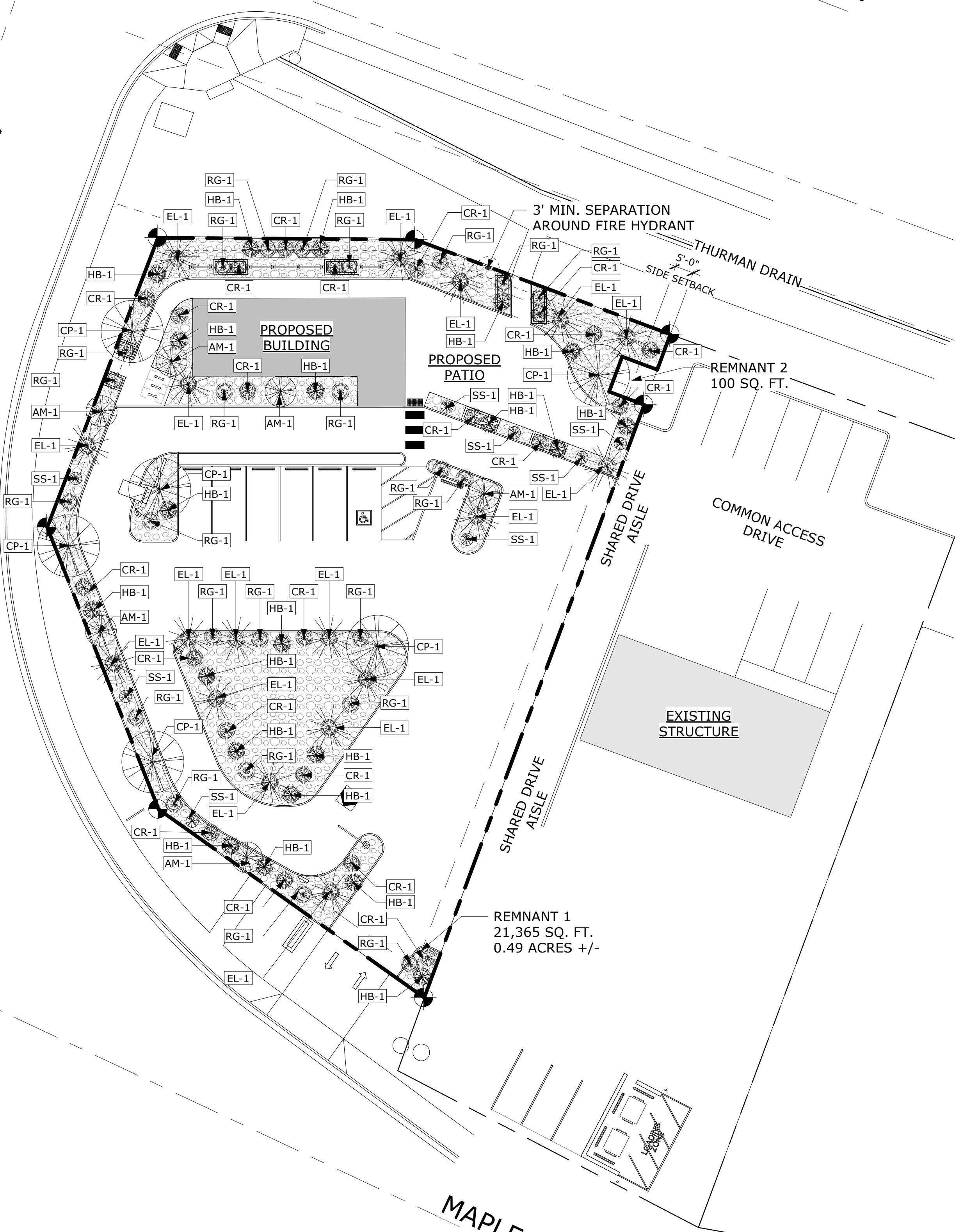
SHEET NUMBER:

10

A-1.0

A
MAPLE GROVE ROAD
(87' R.O.W.)

CHINDEN BLVD (U.S. HWY 20-26)



1 LANDSCAPE PLAN

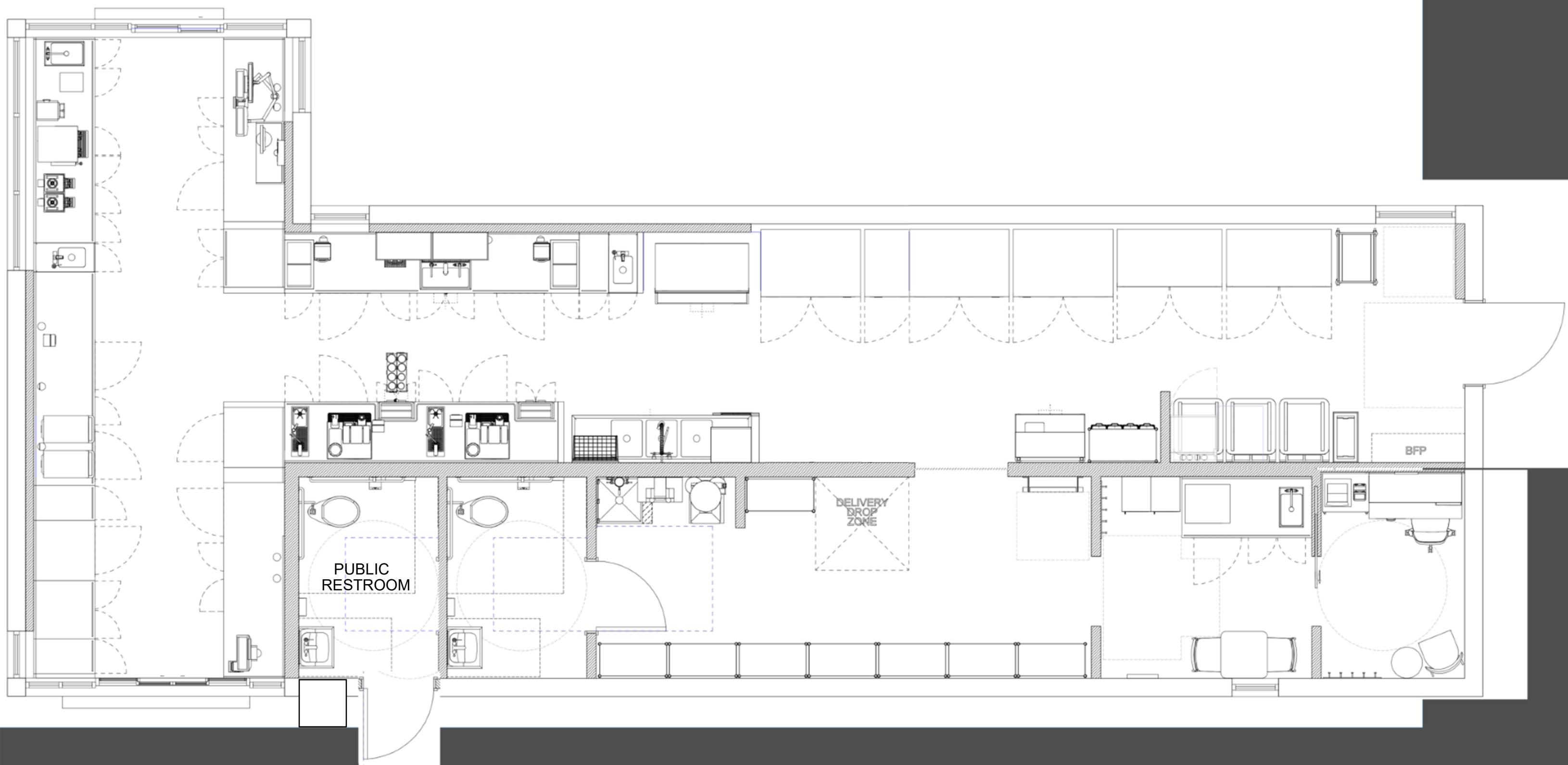
SCALE: 1" = 20'-0"

#	COUNT	CLASS	STANDARD NAME	BOTANICAL NAME	MATURE H X W	SIZE
AM-1	6	CLASS I	AMUR MAPLE	ACER GINNALA	20' X 20'	2" CAL. B & B
CP-1	6	CLASS II	COMMON PERSIMMON	DIOSPYROS VIRGINIANA	50' X 50'	2" CAL. B & B
SS-1	8	CLASS I	STAGHORN SUMAC	RHUS TYPHINA	25' X 15'	2" CAL. B & B
RG-1	24	N/A	EL DORADO FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	5' X 3'	2 GAL.
SHRUB						
CR-1	22	N/A	WHITE FLOWER CARPET ROSE	ROSA X 'NOASCHNEE'	3' X 3'	2 GAL.
EL-1	18	N/A	OTTO LUYKEN ENGLISH LAUREL	PINUS MUGO	3' X 6'	5 GAL.
HB-1	21	N/A	HIDECOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDECOTE BLUE'	3' X 3'	1 GAL.

GENERAL NOTES						
A.	REQUIRED LANDSCAPING AREAS SHALL BE AT LEAST SEVENTY PERCENT (70%) COVERED WITH VEGETATION AT MATURITY, WITH MULCH USED UNDER OR AROUND THE PLANTS.					
B.	ALL PLANT MATERIAL INSTALLED SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARD FOR NURSERY STOCK.					
C.	ALL TREES, SHRUBS, AND OTHER PLANT MATERIAL SHALL BE PLANTED USING ACCEPTED NURSERY STANDARDS AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION) INCLUDING HOLE SIZE, BACKFILLING, AND FERTILIZATION.					
D.	ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM IN CONFORMANCE WITH THE BEST MANAGEMENT PRACTICES FOR AUTOMATIC IRRIGATION SYSTEMS SET FORTH IN THE "GARDEN CITY DESIGN AND CONSTRUCTION GUIDE," (ORD. 898-08, 9-8-2008).					
E.	REQUIRED TREES MUST BE IDENTIFIED IN THE MOST CURRENT VERSION OF THE "TREE SEKECTUUB GUIDE FOR STREET AND LANDSCAPED THROUGHOUT IDAHO" BY BOISE PARKS AND RECREATION DEPARTMENT OR CERTIFIED BY A LICENCED LANDSCAPE ARCHITECT TO BE APPROPRIATE TO THE PROPOSED LOCATION.					
F.	ALL STORM WATER TO BE RETAINED ON SITE WITH RETAINING BASINS.					
G.	70% OF LANDSCAPED AREAS ARE REQUIRED TO BE OF VEGETATIVE MATERIAL AT MATURITY.					

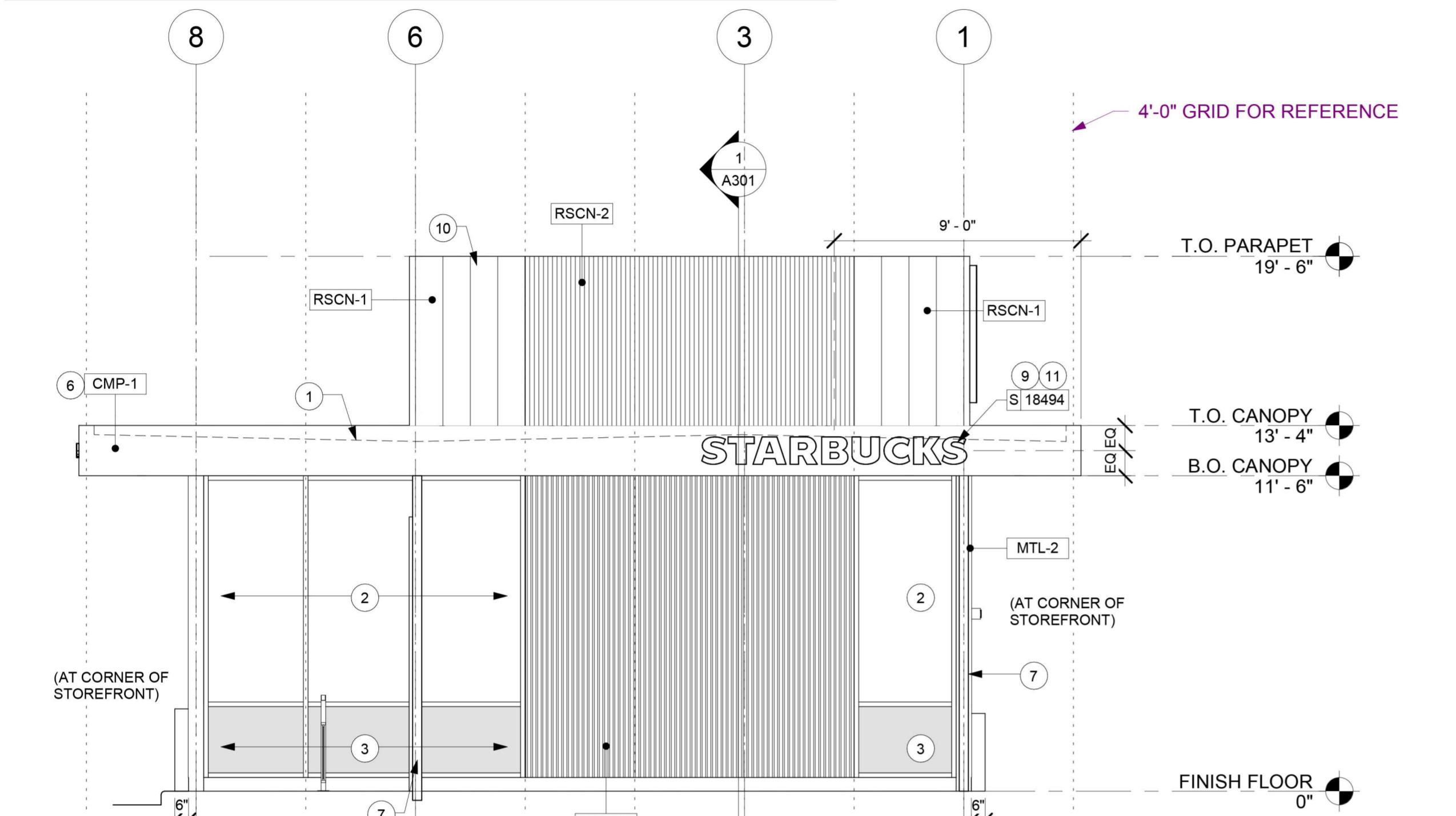
SYMBOL LEGEND	
	COMMON PERSIMMON
	AMUR MAPLE
	STAGHORN SUMAC
	WHITE FLOWER CARPET ROSE
	OTTO LUYKEN ENGLISH LAUREL
	HIDCOTE BLUE ENGLISH LAVENDER
	EL DORADO FEATHER REED GRASS
	ROCK MULCH
	LANDSCAPING

HATCH DESIGN ARCHITECTURE	
200 WEST 36TH ST. BOISE, IDAHO 83714 OFFICE: (208) 475-3204 FAX: (208) 475-3205 COPYRIGHT 2023 HATCH DESIGN ARCHITECTURE	
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NOT FOR CONSTRUCTION	
STARBUCKS - GARDEN CITY	
5586 N MAPLE GROVE RD. GARDEN CITY, ID 83714	
DATE:	AUGUST 2023
DRAWN BY:	KR
CHECKED BY:	JLH
JOB NUMBER:	23128
SHEET TITLE:	LANDSCAPE PLAN
SHEET NUMBER:	L-1.0



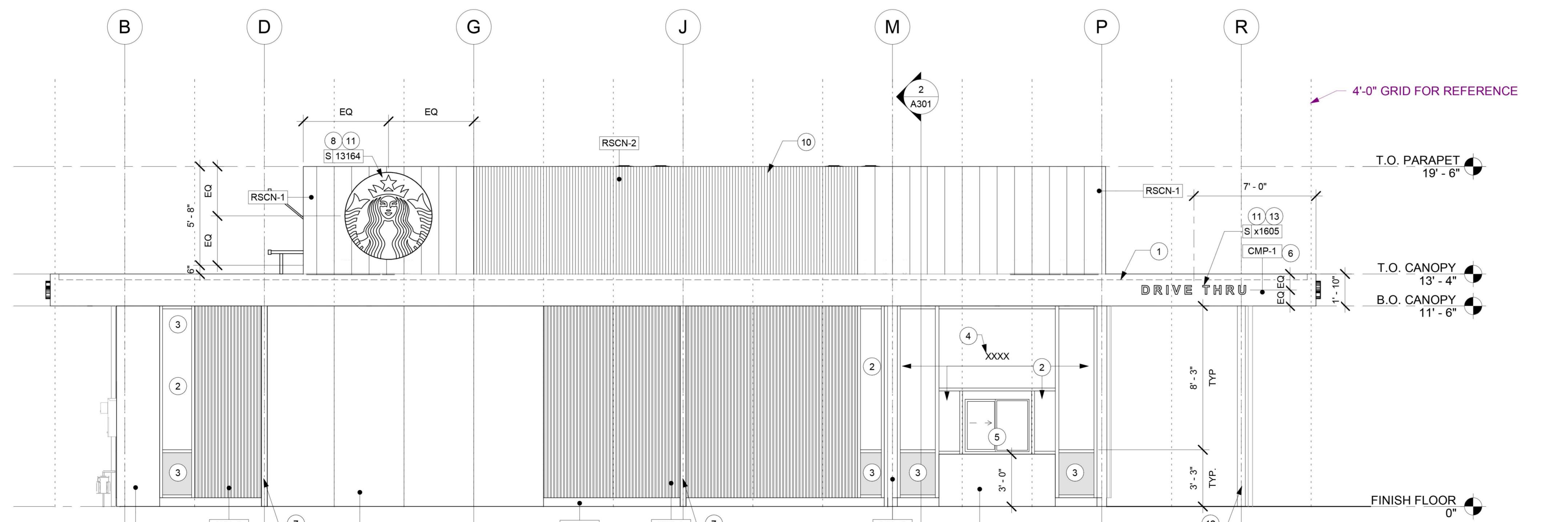
SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK					
13164	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	SB	SB	
SIGNAGE - OTHER					
x1601	1	SIGN - ORDER & PICK UP	SB	SB	
x1605	2	SIGN - DRIVE THRU - 6" PIN LETTERS	SB	SB	
SIGNAGE - WORDMARK					
18494	2	SIGN - WORDMARK STARBUCKS FLUSH MOUNTED - 12IN 305MM	SB	SB	WHITE LETTERS

ELECTRICAL CONDUIT, JBOX, AND WALL BLOCKING SHALL BE INSTALLED BY LL. COORDINATE LOCATION OF JBOX WITH STARBUCKS SIGNAGE VENDOR. SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE FURNISHED AND INSTALLED BY STARBUCKS SIGNAGE VENDOR.



1 PATIO

Scale: 1/4" = 1'-0"



2 DRIVE THRU

Scale: 1/4" = 1'-0"

KEYED NOTES

- OUTLINE OF ROOF BEYOND
- STOREFRONT, TOGGLE GLAZING SYSTEM. INCLUDE TEMPERED GLAZING PER CODE.
- STOREFRONT GLAZING WITH SHADOW BOX SYSTEM ON INTERIOR SIDE AS INDICATED. INCLUDE TEMPERED GLAZING PER CODE.
- STORE ADDRESS: PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR.
- DT WINDOW: PROVIDE READY ACCESS DT SERVICE WINDOW PER REGIONAL SPECIFICATION. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. SPECIFIC WINDOW SELECTION BASED ON REGIONAL AND CLIMATE VARIATIONS.
- CANOPY: INCLUDE EXTERIOR CANOPY TO REDUCE SOLAR HEAT GAIN. PREFERRED BOTTOM TO ALIGN WITH TOP OF STOREFRONT HEADER.
- CANOPY DOWNSPOUTS: CONNECT TO UNDERGROUND STORM DRAIN.
- SIREN DISK: PRIMARY SIGNAGE OPTION. CENTER SIREN ABOVE OR ADJACENT TO DRIVE THRU WINDOWS, TYPICAL.
- WORDMARK: SECONDARY SIGNAGE OPTION. PREFERRED USAGE OF "STARBUCKS" RATHER THAN "STARBUCKS COFFEE". LOCATE ON CANOPY.
- ROOF PARAPET: MATERIAL CHANGES TO ALIGN WITH MATERIAL CHANGES BELOW. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
- BLOCKING FOR SIGNAGE
- COLUMN TO SUPPORT CANOPY
- DRIVE THRU: PIN MOUNTED SIGNAGE OPTION. LOCATE ON CANOPY.

GENERAL NOTES

- ARCHITECTURAL BUILDING MASSING, HEIGHTS, CANOPIES, AND SIGNAGE SHOWN FOR REFERENCE ONLY. PROVIDE SITE ADAPT ARCHITECTURE BASED ON THE REGIONAL AND SITE-SPECIFIC REQUIREMENTS OF THE CAFE.
- SIGNAGE DIRECTION, USAGE, AND PLACEMENT FOR REFERENCE ONLY. FINAL DESIGN PER STARBUCKS DESIGN REGIONAL OR SITE-SPECIFIC DESIGN CONCEPT. ALIGN CENTER OF SIGN WITH CENTER OF ADJACENT SIGNAGE, UNLESS OTHERWISE NOTED.
- PROVIDE J-BOX WITH PULL STRING FOR FUTURE BUILDING SIGNAGE. LOCATE SIGNAGE DISCONNECT INSIDE BUILDING SPACE ADJACENT TO SIGN.
- PROVIDE 3/4" MARINE GRADE BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" BEYOND EDGE OF SIGNAGE, TYPICAL.
- PROVIDE ROOF EQUIPMENT SCREENING AS REQUIRED BY LOCAL JURISDICTION.

STARBUCKS - GARDEN CITY

5586 N MAPLE GROVE RD. GARDEN CITY, ID 83344

NEW CONSTRUCTION FOR:

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BOISE, IDAHO 83714
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FAX: (208) 475-3205
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EXTERIOR FINISHES SCHEDULE		
FINISH CODE	DESCRIPTION	COMMENTS
CMP-1	COMPOSITE METAL PANELS	MATCH STOREFRONT
CONC-1	FINISHED CONCRETE	
CP-1	CORIAN	
MTL-2	METAL - PREFINISHED BRAKE METAL TO MATCH STOREFRONT	
MTLP-1	METAL PANEL	
RSCN-1	ROOF PARAPET PANEL	WIDE RIBBED PANEL - VERTICAL
RSCN-2	ROOF PARAPET PANEL	NARROW RIBBED PANEL - VERTICAL
WD-1	VERTICAL WOOD SIDING	1X3 VERTICAL WOOD SLATS @ 2 1/4" O.C.

DATE: 7/12/2023
DRAWN BY: KR
CHECKED BY: JH
JOB NUMBER: 23128
SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A-4.0



SUSTAINABILITY CHECKLIST

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
 - a. Built to the maximum density or a floor area ratio of 1.0;
 - b. Located on a site that was previously developed with at least 50% site coverage;
 - c. Located within 1/4 mile of a residential zone with an average density of (10) unites per acres net;
 - d. Located within 1/4 mile walking distance of at least two of the following basic services:
 - i. Restaurant
 - ii. Church or Place of Religious Worship
 - iii. Food Store
 - iv. Day Care
 - v. Dry Cleaning Establishment
 - vi. Personal or Professional Services
 - vii. Health Care and Social Services
 - viii. Post Office
 - ix. School
 - x. Health Club
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

X	Type of Development	Points required
	New residential development over 4 units	6 pts. per unit
X	New Non-residential development: 5,000 sq. ft. or less	12 pts.
	New Non-residential development: 5,001 – 15,000 sq. ft.	18 pts.
	New Non-residential development: 15,001 – 30,000 sq. ft.	24 pts.
	New Non-residential development: Over 30,000 sq. ft.	32 pts.
	Non-residential additions: 5,001 – 15,000 sq. ft.	12
	Non-residential additions: 15,001 – 30,000 sq. ft.	18
	Non-residential additions: Over 30,000 sq. ft.	24 pts

Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

X	Sustainable Criteria	Development Type	Points
x	Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants	ALL	4
	Shower and changing facilities for employees who may walk or bike to work are provided	Non-residential	2
	A board or computer is located in a public space that provides the following information for both employees and customers <ul style="list-style-type: none"> A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided 	Non-residential	1
	Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees	Non-residential	1
	Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies.	Non-residential	1
x	Bike parking is provided that exceeds the standard set forth in Section XX of this code	Non-residential	2
	Pedestrian pathway or bike trails are dedicated for public use		4
x	An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals	ALL	1
	In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged	ALL	3
	At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure.	ALL	2
	A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof.	Non-residential	3
	Parking is provided underground or below, habitable space.	Non-residential; multi-family residential	1 per two spaces

	Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
	A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
	Use of alternate sources of energy		
	Solar collectors are an allowed structure in the CC&R's	Residential	2
	Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
	Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation	ALL	3
X	If irrigation is provided, a drip irrigation system is used.	ALL	2
	Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
	Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
X	A storm water infiltration and retention system is provided on the site.	ALL	1
X	Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
	The project design restores surface water systems, including streams and wetlands.	ALL	4
	The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
	The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
	Land is dedicated for conservation of habitat or wetlands	ALL	4
	An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
	A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

Total Points Required for Project: 12

Total Points From Checklist 12