



Guiding Principles, Goals, & Actions

Chapter 2 - Guiding Principles, Goals & Actions

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2.1 Introduction

The Guiding Principles for Valley's Edge were developed early in the planning process. These principles communicate the foundational philosophy that guided and directed preparation of the Valley's Edge Specific Plan (VESP). Guiding Principles are followed by the VESP's Goals and Actions.

Goals represent specific statements of desired outcomes, followed by Actions which represent strategies, and/or in some cases measurable standards which enable the VESP and projects within the plan area, through entitlement and development, to achieve its Goals and fulfill its principal promise. Actions also serve as a basis for evaluating the alignment of and consistency between the policies and underlying intent of the Specific Plan, and the incremental development of the VESP area.



2.2 Guiding Principles

1. Implement Chico's General Plan 2030 (GP 2030)

The Valley's Edge Specific Plan will align with the GP 2030's written description for the planning area (GP 2030 Appendix C), and its development will implement and or advance no less than 300 of the General Plan's goals, policies, or actions.

2. The Land Matters, Listen to It

Land planning and ongoing stewardship will carry an elevated appreciation for the preservation of Oak Woodlands, seasonal creek corridors, wetlands, ridgelines, cultural and historical elements which tell the story of the land and its inhabitants. Planning open space will allow for the protection of important natural landscapes and features, determining which areas are suitable for the built environment.

3. Dirt is Good and Play is Transformative

The VESP trail network will provide alternative and safe travel routes to formalized and inclusive parks and playgrounds, while open spaces will promote unstructured, imaginative, and immersive play that is vital to every child's physical, emotional, cognitive, and social development. Refer to Section A.5.2, Parks.

4. Promote Healthy & Sustainable Community

The planning and design of Valley's Edge will make it easier for people to live healthy lives by linking homes, businesses, schools, and parks together with bike and walking trails, resulting in increased physical activity and decreased automobile dependence. The VESP's goals and actions will promote the building of more energy efficient, resource efficient, and fire-resistant homes, with overall greater emergency preparedness. Community gardens, composting facilities and health conscious programming will promote sustainable food sourcing, enhance nutrition, provide skill-building opportunities and increase social capital. Inclusive parks, generational mix, and variety of land uses will enable residents to become more socially and intergenerationally engaged as part of their daily routine, and to remain all their lives among friends in a community that reflects their changing lifestyles and changing physical capabilities.



Access to hiking and the outdoors allows for multiple generations to share experiences.

5. Complement Hometown Chico

Valley's Edge will complement Chico by providing well-planned land with multi-generational, recreational space, natural open space, educational space, and work space, as well as places for homeowners and renters to live in a broad range of housing types, lifestyles and affordability levels. By improving the site with ecologically sound incremental development, Valley's Edge will foster an environment which attracts public and private investment in support of families and local agencies, local businesses, local job creation, and economic vitality for the community at large.



2.3 Goals & Actions

The following Goals and Actions are presented by the VESP chapter that best aligns with that particular topic. In most cases, implementation measures presented in a particular chapter relates to and/or advances Goals contained in other chapters. In this manner the VESP Goals and Actions are neither independent nor self-determining, rather, as a whole they represent a framework from which individual development projects may be planned and built, enabling the vision for the plan area to be realized over time. Actions are intended to be both measurable and broad to fulfill the Principles and Goals. Unless provided otherwise, actions with quantitative measures serve as mandatory requirements.

2.3.1 Chapter 3: Parks, Recreation, and Open Space

Goal PROS-1: Consider Open Space First

Allow the site's natural form and character to inform all subsequent planning, and where practicable utilize open space to advance the VESP's Guiding Principles, Goals, and Actions, and applicable Goals, Policies and Actions expressed in the Chico General Plan.

Actions

PROS-1.1: Prioritize open space and recreation within the planning area by ensuring that no less than 675 acres of open space is provided.

Goal PROS-2: Framework of Permanent Open Space

Establish a framework of permanent open space that preserves sensitive habitat, respects natural features and landforms, visually and physically buffers development, forms lasting growth barriers, and utilizes natural landscapes to define and transition the edges of the built environment.

Goal PROS-3: Promote Outdoor Recreation & Complement Bidwell Park

Promote outdoor recreation by creating space and facilities which foster play, exercise, adventure, and social interaction. Strive to complement Bidwell Park by emulating cherished elements, such as Horseshoe Lake, hiking trails, biking trails, and space for equestrians, disc golfers, bird watchers, and outdoor enthusiasts.

Actions

PROS-3.1: Create connections to parks and open space from neighborhoods, school, and commercial areas with a network of bike and pedestrian trails.

PROS-3.2: Master plan parks, trails, and other recreational facilities to promote active, passive, inclusive, family and intergenerational outdoor experiences. Create spaces for people to gather, socialize and interact, such as community gardens, community clubhouse(s), parks, ponds, and picnic areas, as well as naturalized in-route destinations such as play-pockets along the trail network, and rest areas along creek corridors.

PROS-3.3: Deliberately plan parks, playgrounds, and other open space elements to bring nature back into people's lives, not only to foster children's play, but also to promote health, wellness, and intergenerational play.



PROS-3.4: Cooperate with Chico Area Recreation District (CARD) and Chico Unified School District (CUSD) in the planning of joint use public facilities to serve the community's anticipated need for quality recreational and educational facilities.

PROS-3.5: Design neighborhoods, trails, and parks to ensure that 100% of the homes in the plan area are within 350 yards of a park, trail, or open space element.

PROS-3.6: Identify suitable land along the plan area's western boundary to accommodate a small lake for recreational purposes, located so as to enhance foreground views and encourage pedestrian, bike usage, while still accommodating vehicular access and parking.

PROS-3.7: Make an irrevocable offer to donate no less than 370-acres of dedicated open space to the City of Chico as a Regional Park and preserve, and provide a means and mechanism to manage its use until such time as the land donation is accepted.

PROS-3.8: Create and maintain no less than 20 miles of open space biking, hiking, and multi-use trails for recreation, play, exercise, and non-motorized transit.



Trails contribute to an enhanced quality of life for community members.

Goal PROS-4: Preserve Natural & Environmental Resources and Restore Sensitive Habitat

Utilize "avoidance by design" strategies and open space to preserve sensitive habitat, safeguard natural drainages, increase bio-diversity, provide for wildlife movement, and protect wetlands and riparian corridors previously degraded by a century of grazing.

Actions

PROS-4.1: Natural landscape corridors shall be used for open space elements.

PROS-4.2: Utilize native, drought tolerant, and fire-resistant landscape design and plantings in parks, streetscapes, and common areas.

PROS-4.3: Support the restoration of riparian areas and seasonal streambeds to improve native biodiversity and enhance potential for groundwater recharge.

Goal PROS-5: Respect & Protect Land Heritage

Avoid, protect, and provide stewardship to the land's features and resources.

Actions

PROS-5.1: Research, identify, document, and promote the history of the land, and the cultural and historically significant features and resources that are known to have existed and/or exist on the property.



PROS-5.2: Ensure that no less than 90% of existing on-site rock walls are in areas designated for parks, open space, and or areas where avoidance and preservation can be monitored and managed.

PROS-5.3: Provide interpretive signage at key vantage points where the prominence of rock walls can be heightened to inform visitors and residents of their local significance, and the stewardship necessary for their preservation.



Interpretive signs serve to inform visitors and act as landmarks along trails and natural areas.

PROS-5.4: Incorporate rock wall elements into streetscape and landscape architecture, as specified in the VESP's Design Guidelines (Appendix A).

PROS-5.5: Document the condition of preserved rock walls through annual inspection(s), and conduct any repairs and/or reinforcement utilizing native materials and original construction design.

PROS-5.6: Strive to retain all surface rocks on-site, and establish a storage yard enabling residents and commercial landscapers to collect material for re-use within the plan area.

PROS-5.7: Ensure that no less than 90% of the visible wagon ruts along Old Doe Mill Road are preserved, and provide interpretive signage at key trailway points along abutting bike and pedestrian trails.

PROS-5.8: Ensure areas of known pre-historic cultural significance are left undisturbed in dedicated open space.

PROS-5.9: Provide signage at key social gathering places honoring the Mechoopda Tribe's history and heritage in and around Chico and the surrounding foothills.

Goal PROS-6: Preserve and Renew Oak Woodlands

Preserve and renew Oak Woodlands, educate residents about oak trees, and increase the overall tree canopy over time.

Actions

PROS-6.1: Utilizing a combination of remote sensing in Geographic Information Systems (GIS), aerial imagery, and sample plot ground truthing to conduct a property-wide baseline survey and assessment of tree resources to gain insight into the composition of tree species, along with an approximation of total canopy coverage, the number of individual trees and the average diameter at breast height (DBH) as a basis for master land planning and policy development.



- PROS-6.2:** Ensure that no less than 80% of the total tree canopy is protected and preserved in parks, open space, and/or other areas where avoidance and preservation can be monitored and managed.
- PROS-6.3:** Suspend cattle grazing to enable the survival of new growth seedlings and saplings.
- PROS-6.4:** Participate in the City of Chico's Voluntary Heritage Tree Program.
- PROS-6.5:** Conduct annual community events such as acorn harvest day and plant a tree day to stimulate resident engagement and environmental stewardship, and make readily available other information such as best management practices to plan area residents and businesses.
- PROS-6.6:** Install interpretive signage at designated locations along the Class I path, neighborhood parks, and the Village Core to promote public awareness and appreciation of oak trees.
- PROS-6.7:** Implement the Oak Woodland Mitigation and Management Plan describing the VESP's Oak Woodland standards and implementation measures, in the VESP Appendix E.
- PROS-6.8:** Incorporate a street-tree program (Appendix B) including oak and other native trees that will lead to the planting of new trees resulting in significantly greater tree canopy than exists pre-development, increasing carbon sequestration, fighting climate change, providing shade, and marking the seasons.



2.3.2 Chapter 4: Land Use

Goal LU-1: Healthy Community by Design

Create healthy and livable neighborhoods that serve Chico by articulating a clear and context-sensitive vision for residential villages, public gathering places, parks, schools, open space/greenways, retail areas, shopping areas and employment areas, linked together by a comprehensive network of pedestrian and bicycle trails.

Areas to socialize within the Village Core are an important component identified within the VESP.

Actions

- LU-1.1:** Master plan residential land uses to align with natural landforms and features and create a variety of housing types, lifestyles, and affordability levels that help meet Chico's housing need, including aging populations and residents permanently displaced by the Camp Fire.
- LU-1.2:** Plan and create a Village Core to serve as the vibrant social and civic heart of the community and the surrounding area.
- LU-1.3:** Plan and create a community garden to promote localized and health conscious food production, and encourage responsible food sourcing methods.



- LU-1.4:** Plan and create “Third Place” destinations as the social, recreational and intergenerational spaces that anchor the community around nature, movement and play.
- LU-1.5:** Create neighborhoods that promote livability and safety for residents of varied ages, incomes and cultural backgrounds, and implement Crime Prevention Through Environmental Design (CPTED) measures along paseos, parks and open space entrances.
- LU-1.6:** Maintain phasing flexibility enabling the planning area to contribute to a balanced real estate market through incremental production of needed homes and desired housing types, as well as providing commercial space.

Goal LU-2: Balance Growth and Conservation

Balance growth and conservation by reinforcing the City’s compact urban form, by establishing urban growth limits, by managing where and how growth and conservation will occur, in addition to responding to Chico’s housing demand, rental units, and commercial space in a responsible and comprehensively planned manner.

Actions

- LU-2.1:** Support the Greenline and conservation of prime agricultural soil by building on land where food does not grow, in an area designated to accommodate planned growth in both the City of Chico and the Butte County General Plans.
- LU-2.2:** Ensure development is consistent with the City of Chico Climate Action Plan.
- LU-2.3:** Create an open space buffer on the eastern edge of the planning area to serve as a permanent barrier to easterly urban encroachment.
- LU-2.4:** Promote groundwater recharge by preserving on-site seasonal creeks that could potentially recharge shallow aquifers west of the planning area.
- LU-2.5:** Create a master land use plan responsive to market forces in the delivery of market attainable ownership and rental housing for singles, empty nesters, families, multi-generational households, and seniors, and work collaboratively with the City and below market housing providers to explore supplementary affordable housing solutions.
- LU-2.6:** Promote affordability and support multi-generational living by allowing and providing design guidance for Accessory Dwelling Units (ADU’s) in the Valley’s Edge Development Standards.
- LU-2.7:** Promote affordability and support aging populations by allowing and providing design guidance for small lot cottages and patio homes available for purchase or rental.
- LU-2.8:** Promote walkability by locating multi-family areas next to Village Core, community clubhouse, community park, and elementary school, all served by a Class I trail network.
- LU-2.9:** Permit congregate care and/or assisted living facilities within the Low Density Residential land use areas.



- LU-2.10:** Maintain phasing flexibility enabling projects within the plan area to contribute to a balanced real estate market through incremental production of needed homes and commercial space.

Goal LU-3: Create Distinctive Form and Character

Create a distinctive character for the plan area by allowing natural landscapes features to define urban edges, by using trees, landscaping, fencing, and architectural guidelines to unify the community, by enabling way-finding features, entry features, and gateways to promote sense of place and arrival to Chico and to the VESP planning area.

Actions

- LU-3.1:** Create a master land use plan which enables open space to be the predominant land use, preserving notable natural land forms and features and enabling park-like settings of the natural environment to define and surround the limits of development.
- LU-3.2** Facilitate wayfinding by integrating informational signage and kiosks along trails, parks and public gathering places, and by incorporating landmark features at entries to residential villages.
- LU-3.3** Develop common landscape architecture themes and guidelines that unify the streetscape and projects within the plan area.
- LU-3.4:** Provide opportunities for public art in high visibility locations such as the social gathering places and roundabouts.
- LU-3.5:** Capitalize on opportunities to integrate dramatic natural landscapes as “Third Place” destinations. Locate commercial areas along Skyway frontage to establish a clear urban edge, and designate land abutting Honey Run Road as open space to buffer commercial and residential areas.
- LU-3.6:** Create a sense of arrival to Chico and to the VESP plan area by installing monumentation signage along the primary Skyway, and the secondary entry along East 20th Street.

Goal LU-4: Minimize Visual Impacts

Minimize visual impacts by utilizing natural open space, parks, fields and buffers to define and soften foreground viewsheds, locate commercial and multi-family land uses to lower elevation areas, and adopt landscape, architectural and lighting standards and guidelines to diminish visual prominence of development from the valley floor.

Actions

- LU-4.1:** Master plan open space along Honey Run Road to preserve immediate foreground views and eastward valley to lower foothill views.
- LU-4.2:** Locate visually soft and green elements such as parks, preserves and public facilities along the western boundary of the plan area to preserve and soften immediate foreground views.
- LU-4.3:** Create an open space buffer and building setbacks along the northern boundary in such a manner as to minimize the visual impact to Stilson Canyon homes abutting the VESP plan area.



- LU-4.4:** Minimize light pollution by eliminating streetlights where not necessary for public and personal safety, and by employing dark sky best practices and fixtures such as maximum hardscape lighting of approximately .030 W/Ft² (except for high security areas).
- LU-4.5:** Implement and enforce area wide Valley's Edge Design Guidelines to ensure building massing, building materials, color schemes and placement softens visual impacts in a manner responsive to the underlying intent of the Foothill Development Overlay.

Goal LU-5: Plan, design, and create a resilient and wildfire resistive and community

Implement a range of programs and practices for firefighter safety, community planning, landscaping, construction, and maintenance to protect people, property, and natural resources from wildland fire.

Actions

- LU-5.1:** Directly consult with the City of Chico Fire Department (CFD) in the development of the VESP's firewise guidelines, building standards, and vegetative management standards (Section 4.5).
- LU-5.2:** Utilize the Land Use Plan (Figure 4-1) to eliminate combustible development in areas of increased wildfire risk, such as heavily vegetated areas, steep terrain, and/or dramatic topographic features.
- LU-5.3:** Plan infrastructure accordingly to increase wildland firefighting capabilities.
- LU-5.4:** Utilize firewise construction pursuant to Chapter 7A of the California Building Code (CBC) to reduce structure ignition threat and retardant strategies to reduce the spread of structure fires along the Wildland-Urban Interface (WUI). Refer to Figure 4-5: Wildland-Urban Interface (WUI) Perimeter.
- LU-5.5:** Promote residential energy storage for residents to provide back-up power to critical loads during power outages.
- LU-5.6:** Provide for the reduction of surface and ladder fuels, as well as the creation and maintenance of fire breaks as proactive measures of vegetative management that reduces the threat and spread of wildland fires.
- LU-5.7:** Create a 10' wide enhanced trail to serve as a fire break within the Regional Park along the northern boundary of the planning area abutting Stilson Canyon.

2.3.3 Chapter 5: Circulation and Trails

Goal C-1: Multi-modal Circulation and Minimize Greenhouse Gas (GHG) Impacts

Minimize GHG impacts by providing a variety of transportation choices and incorporating features that result in vehicular trip reduction.

Actions

- C-1.1:** Create a network of bike and pedestrian trails that connects the community, enables safe and convenient access between land uses and places of interest, fosters healthy outdoor experiences, and reduces automobile reliance.



- C-1.2:** Develop an integrated, multi-modal circulation system that accommodates transit, bicycles, pedestrians, and vehicles; provides opportunities to reduce air pollution and greenhouse gas emissions; and reinforces the role of the street as a public space that unites the community.
- C-1.3:** Promote non-vehicular travel by creating a network of Class I trails and improved surface trails that caters to residents' and children daily travel trips, safe and efficient routes of travel between residential areas and school, parks, shopping areas, services and employment areas.
- C-1.4:** Promote increased trail usage by ensuring that 100% of the homes are within 350 yards of a connection to the overall trail network.
- C-1.5:** Promote and encourage neighborhood electric vehicles (NEV's) by designing all roadways to accommodate their use.
- C-1.6:** Minimize travel distance and transit efficiency by locating land uses serving the broader Chico community at the westerly edge of the plan area, directly accessible from the main collector roadway and the Class I trail system facilitating on and off-site connectivity.
- C-1.7:** Promote electric vehicle usage by providing EV charging stations in public parking lots and in all multi-family projects, by providing 240V outlet in no less than 50% of all garaged residential units, and by supporting electric bike and scooter rental services (e.g. Lime, Bird).
- C-1.8:** Promote the use of bicycles as modal transportation by designing streetscapes and rest areas to provide shade, and by designing bike lanes, intersections, and roundabouts to enable safe passage.
- C-1.9:** Create an intermodal park and ride lot along the western plan area boundary, served by both the major collector roadway and the Class I trail system.
- C-1.10:** Ensure that sheltered transit stops are located as directed by BCAG and the City of Chico.

2.3.4 Chapter 6: Infrastructure and Public Facilities

Goal INFR-1: Promote Groundwater Recharge through Design

Promote groundwater recharge by preserving areas with existing recharge potential, and enhance the potential for sub-surface transmission in areas altered by development.

Actions

- INFR-1.1:** Preserve all seasonal creeks that could potentially recharge shallow aquifers west of the plan area.
- INFR-1.2:** Where appropriate utilize bioswales and other surface conveyance systems such as underground utility trenches having the potential for greater sub-surface transmission than exists in highly cemented and relatively impermeable surface lahar rock.
- INFR-1.3:** Design storm water conveyances to direct post treated run-off into natural creeks where sub-surface transmission is more likely to occur.



Goal INFR-2: Minimize Hydrological Impacts

Minimize hydrological impacts on wetland resources and downstream infrastructure using LID, source control and treatment control facilities.

Actions

- INFR-2.1:** Ensure no adverse impacts due to peak flow increases are created downstream of the plan area by designing and constructing on-site detention and retention areas throughout the development area, and by requiring, in accordance with City and State law, that such design attenuates post-project peak flow rates for storms up to the 100-year, 24-hour event.
- INFR-2.2:** Avoid impacting wetland resources by locating detention and retention basins outside of jurisdictional features, and by treating run-off prior to discharge into natural drainage courses.

Goal INFR-3: Maintain Flexibility in Stormwater Solutions

Implement and encourage advancing technologies that are compliant with the State Water Resources Control Board (SWRCB) and approved by the City.

Actions

- INFR-3.1:** As applicable, utilize advancing mechanical treatments, such as Oil/Water Grit Separators (OWS) and Continuous Deflective Separation (CDS), to remove free and dispersed non-emulsified oil and settled solids from waste streams or the underground vaults that CDS units store for periodic maintenance removal.
- INFR-3.2:** Maintain the latitude to employ a wide variety of techniques capable of achieving desired water quality outcomes, such as soil amendments, bio-retention cells, rain gardens, disconnected roof drains, tree planting, preservation of natural vegetation and drainage courses, as may be more or less applicable based on soil characteristics of the site.

Goal INFR-4: Promote On-Site Clean Energy Generation

Reduce GHG emissions through on-site clean energy generation.

Actions

- INFR-4.1:** Require HOA owned and operated facilities to provide infrastructure capable of generating solar photovoltaic power covering no less than 20% of its internal base electrical loads.



2.3.5 Chapter 7: Implementation

Goal IMP-1: Implement the Chico General Plan

Implement the Chico General Plan by creating a Specific Plan that articulates a vision for the 1,448 acre planned growth area by establishing a policy and regulatory framework guiding future development in a purposeful and comprehensive manner, and by being consistent with and directly supporting and/or implementing applicable General Plan Goals, Policies and Action Items.

Actions

- IMP-1.1:** Consider the City's written description for the plan area (Appendix C of the Chico General Plan) to be a reliable expression of the City and the Community's expectation for the planning area, and ensure that the VESP aligns directly with the letter and overall intent of that written description.
- IMP-1.2:** Ensure that project approvals prerequisite to financing and physical development do not impose conditions that unreasonably impede, hinder or inhibit development as envisioned by the VESP, and as needed by the broader community.
- IMP-1.3:** Diligently process any and all applications as may be required for pre-development, development, and building construction.
- IMP-1.4:** Cooperate with CARD and CUSD in the planning of delivery of land and facilities to serve the community's anticipated need for quality recreational and educational facilities.
- IMP-1.5:** Serve as a source of well-planned land to accommodate Chico's demand for homes and commercial space that meets Chico's housing needs within a complete neighborhood community.
- IMP-1.6:** Foster job creation and economic development through construction, maintenance and operation of infrastructure, housing, commercial and public uses.
- IMP-1.7:** Reinforce the integrity of the Greenline by developing on marginally productive land, while preserving valuable natural land designated for development and conservation in both the City and Chico and the Butte County General Plans.

2.3.6 Appendix A: Design Guidelines

The following Goals and Actions supplement the VESP Design Guidelines (Appendix A) by striving to balance desired aesthetics and safety with best practices in sustainable construction, and practical limitations of market demand, pricing, affordability and consumer preferences. An emphasis is placed on energy/water efficiency and fire safe design, directed towards options that promote sustainable and healthy living environments. These Goals and Actions are neither conclusive nor comprehensive, rather they represent a toolkit that builders and developers may consider and employ, presented in nomenclature that is compatible with LEED for Homes and other established green building certification programs.

Goal DES-1: Implement Crime Prevention through Environmental Design (CPTED)

Implement CPTED strategies to ensure an attractive, safe and livable community that reduces the potential for and occurrence of crime.



Actions

- DES-1.1:** Increase visibility by locating windows to overlook public spaces and parks, by installation of appropriate lighting along sidewalks and pedestrian corridors, by encouraging daytime and nighttime uses where appropriate, and by installing natural surveillance elements to increase visibility.
- DES-1.2:** Control access to and routing of people through public areas by selective placement of entrances, fencing, lighting and natural barriers.
- DES-1.3:** Control access to non-public areas by designing well defined spaces, delineating boundaries with appropriate fencing and landscaping, and installing security lighting and signage.
- DES-1.4:** Minimizing perception of urban blight or neglect by implementing proper CC&R's and HOA guidelines which ensure maintenance of private spaces and buildings.

Goal DES-2: Build durable, energy efficient and healthy homes with visual appeal and architectural continuity.

Actions

- DES-2.1:** Energy and Atmosphere: Build homes that meet or exceed CALGreen energy efficiency standards. Promote Net Zero ready designs and all electric (low carbon fuel source) buildings.



Design guidelines, along with HOA maintenance, help to ensure neighborhoods meet the community's desire for high-quality design.



- DES-2.2:** As applicable, ensure 100% of residential buildings utilize solar photovoltaics per Title 24.
- DES-2.3:** Water Efficient Design: Reduce residential water use by 20% or greater from baseline water use through Waterwise fixtures and consumer education.
- DES-2.4:** Materials and Methods: Utilize material efficient construction methods, locally sourced products, durable materials and materials from renewable resources.
- DES-2.5:** Indoor Environmental Quality: Ensure healthy indoor environments through use of low/zero VOC certified material selection, active fresh air exchange and effective ventilation.
- DES-2.6:** Construction waste reduction: Minimize construction waste and costs through modular off-site sub-assemblies and temporary on-site recycling facility (as economically feasible).
- DES-2.7:** Site Sensitive Building Design: Promote building designs that reduce viewshed impacts, maintain architectural variety and continuity and respond to local conditions (diurnal breezes, passive solar design elements etc.).
- DES-2.8:** Soil Specific Design: Design foundations and hardscape to address the topology and soil types.
- DES-2.9:** Setbacks and Easements: Design setbacks to ensure proper drainage, protect valley viewsheds and minimize footprint as appropriate.
- DES-2.10:** Promote use of passive solar design elements and renewable energy technologies through Net Zero ready design details and solar within public facilities.
- DES-2.11:** Ground Water and Surface Runoff: Minimize building-site storm water runoff and increase rainwater retention on-site through proper grading (terracing), soil retention and creation, swales and micro-retentions.
- DES-2.12:** Reduce outdoor water consumption and improve native wildlife habitat through drought tolerant native landscaping and efficient irrigation methods.
- DES-2.13:** Incorporate natural and native landscape elements such as field stones and red iron into residential and commercial landscape and architectural theming, such as seasonal creeks and riparian corridors.
- DES-2.14:** Ensure building materials including paints, floor finishes and insulation are low/zero VOC certified.