

MEMORANDUM

TO: Steve Stewart Town Manager

FROM: Roy M. Williford, *AICP* Planning Director

COPY: Trish McGuire, *AICP* Planning Administrator

DATE: October 7, 2008

RE: September 2008 Top Ten Planning Projects

Following is a list of the top-ten planning projects in response to a request from the Board of Aldermen made in association with the 8/26/2008 Continuation of the Public Hearing on "The Butler" Mixed Use Building Conditional Use District Rezoning/Conditional Use Permit. These projects have been included as part of the department's overall work program as listed in the current budget document, though the descriptions have been refined to reflect the status of the projects as they have been developing over the past few months. The projects comprise the top ten projects but are not listed in terms of priority.

- Update and/or modify stream buffer requirements in keeping with State rules and regulations, best practices, and to achieve greater internal consistency. Originally listed in the FY 2003-04 work program and the current target for completion is winter 2008-2009.
- Revise the "Natural Constraints Map" by incorporating updated steep slope and stream buffer information and seek acknowledgement of digital information as representing best available data for the purposes of development review and management. Originally listed in the FY 2003-04 work program and the current target for completion is winter 2008-2009.
- Refine implementation of the Northern Small Area Plan as directed by Board of Aldermen in follow-up to recommendations of Northern Study Area Plan Implementation Review Committee. Strategies to include adjustments to existing policies, new and modified regulations, and rezoning to achieve target densities as well as a desired mix of land uses in the NSA. Originally listed in the FY 2007-08 work program and the current target for completion is 2009.
- Explore ways to encourage commercial/office/business/residential mixed use developments in new or redeveloping areas of town, including the Barnes Street area. Originally listed in the FY 2007-08 work program and the current target for completion is following item 3.
- Establish an illicit storm water discharge discovery and enforcement program and a storm water management device inventory and monitoring program as mandated by the Town's NPDES permit. Originally listed in the FY 2003-04 work program and the current target for completion is spring 2009.
- Continued effort towards removal of Bolin Creek from 303D list through Bolin Creek Watershed Restoration Team (BCWRT) – particularly the completion of projects included in successful 319 grant proposal submitted by Town of Chapel Hill in February 2007. Carrboro share of project totals approximately \$50,000 in cash/in-kind for each of the next three years. Protection of Bolin Creek objective was originally listed in the FY 1998-99 work program and the current target for the completion of BCWRT Section 319 Grant project component is for the fall of 2011.

- Continue to assist with the completion of the Morgan and Bolin Creek Greenway concept plans. Listed in the FY 2005-06 work program, funded in FY 2006-07 with the current target for completion being the fall/winter of 2009.
- Review adequacy of standards such as parking requirements for the various categories of permitted land uses, lighting and tree protection provisions and complete numerous miscellaneous or clean-up LUO revisions. This is the "Comprehensive LUO update" project." Currently over 200 changes to the LUO have been identified. Changes that have been identified result from an evaluation of the ordinance's currency/consistency with Carrboro Vision2020 as well as recommendations for sustainable communities. Comments from the Planning Board and Environmental Advisory Board and other sources and recommendations related to green building have also been considered. Propose appropriate regulatory measures recommended by the "Inter-Local Work Group on Water Conservation" to ensure the quality and adequacy of our local water resources. A list of EAB comments from January 2007 to present is attached. Staff has provided comments regarding incorporation of these recommendations and observations into the comp LUO update. Originally listed as an objective in the FY 2005-06 work program and the current target for completion is not presently identified.
- Complete the greenhouse gas emissions inventory and reduction plan, submit for public input and Board approval. Develop and promote Carrboro's Climate Change Mitigation Program. Originally listed in the FY 2000-01 work program, funded in FY 2003-04 and consultant's work began with Orange County serving as lead agency in FY 2005-06 the current target for completion is the summer of 2009.
- Staff support to transportation planning initiatives in current fiscal year, including (expected completion is noted for each in parentheses): Long Range Transportation Plan (December 2008), Long Range Transit Plan (November 2008), draft State Transportation Improvement Program FY 2011-2017 (December 2008), and Comprehensive Bicycle Master Plan (winter 2008-2009).

Attachment

LIST OF ENVIRONMENTAL ADVISORY BOARD COMMENTS ON CONCEPT AND CONDITIONAL USE PERMITS FROM JANUARY 2007 TO AUGUST 2008				
	Comments	Date	Context	Staff notes
	Morris Grove Elementary			
1.	The EAB has not found evidence that adequate consideration has been given to alternative site designs for the greater Twin Creeks site that would encourage healthier lifestyles among future generations of Carrboro students, reduce automobile dependence, and foster the community and environmental values that the people of Carrboro hold dear. The EAB feels that the findings against the Citizen Plan #3 site redesign proposal in the December 6, 2004 memorandum presented to the Board of County Commissioners were not compelling given their preliminary nature.	1/24/07	Conditional use permit review (approved 1/9/07)	Project-specific; no LUO/policy changes identified.
2.	The EAB feels that greater discussion should be given to the possibility of shifting the connector road to the east, considering that the use of a traffic circle could reduce the line-of-sight issues imposed by the curve in Eubanks Rd.			Project-specific; no LUO/policy changes identified.
3.	The EAB feels that CHCCS too easily dismissed alternative school designs with a smaller footprint, such as Scroggs, and instead tried to tailor the site to the Rashkis design.			Project-specific; no LUO/policy changes identified.
4.	That the Greenway connecting the elementary school to the neighborhoods to the south be developed in conjunction with the extension of the sewer line to the site to provide multimodal transportation alternatives.			Project-specific; no LUO/policy changes identified.
5.	That the applicant address the imminent traffic problems posed by the current plan by considering alternate traffic scenarios such as an alternate drop-off point (preferably more centrally located), similar to a commuter lot, where busses could collect children and transport them to school.			Project-specific; no LUO/policy changes identified. Possible opportunity to review/recommend improvements as site use is underway.
6.	In addition, the applicant should consider a drop-off system in which children utilizing the bus enter the main entrance, while those relying on private cars enter a secondary entrance to reinforce the use of the bus/mass transit. This would likely be a more efficient traffic flow for pedestrians entering the school.			Project-specific; no LUO/policy changes identified. Possible opportunity to review/recommend improvements as site use is underway.
	Claremont II			
7.	The EAB urges the applicant to work with the NC Green Building Initiative and/or hire a LEED certified professional to use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation, indoor environmental quality, homeowner education, etc.)	2/15/07	Concept plan review	Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
8.	The EAB requests that the applicant consider alternate configurations of the conceptual road plan that would, as a first priority, minimize impervious surfaces and, as a second priority, allow more of the units to orient south and take advantage			Project-specific. Developer to respond at time project moves forward to public hearing.

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CONCEPT AND CONDITIONAL USE PERMITS FROM JANUARY 2007 TO AUGUST 2008**

	Comments	Date	Context	Staff notes
	of day lighting.			
9.	Given the sites' proximity to Bolin Creek, the EAB requests that the applicant use low impact design. The EAB also asks that, at least in the single family residential area, the applicant use vegetated swales rather than curb and gutter and storm sewers (as provided for in Section 15-216.1 of the Carrboro Land Use Ordinance) or provide their rationale for the use of curb and gutter and storm sewers (for example: a study showing that flow velocities, slopes and/or soils will not allow for vegetated swales). If this is the case, the EAB urges the applicant to find other ways to disconnect impervious areas.			Expand Low impact development provisions in LUO – possible inclusion with LUO amendments.
10.	The EAB requests that the applicant consider ways of increasing access from all parts of the development to the planned greenway along Bolin Creek. In addition, the EAB asks that the applicant address the issue of how users from outside the development will access the planned greenway.			Project-specific. Developer to respond at time project moves forward to public hearing.
	McDougal Glen			
11.	Building in this development needs to be done without clearcutting and replanting after houses are built. The surrounding neighborhoods are accustomed to this site being a natural area, so houses need to be fit into the forested landscape in a sensitive manner	2/15/07	Concept plan	Examine issue of tree removal as part of comp LUO update.
12.	In furtherance of Carrboro's goals of creating a more sustainable community, we recommend minimizing building footprints and lot sizes and maximizing energy efficiency and open space.			Consider building area maximums as part of sustainability elements of LUO.
13.	The area currently designated as Lot 17 should be left as open space because of its odd shape and adverse impact on the remaining open space. The site layout could be reconfigured to preserve this space while at the same time maintaining the same number of units to be built on the property.			Project-specific. Developer to respond at time project moves forward to public hearing.
14.	Consistent with the provisions of the Carrboro Land Use Ordinance, we recommend that the developer minimize disturbance to the stream buffer by relocating driveway access to lots 14 and 15			Project-specific. Staff to continue to evaluate during development review and developer to respond at time project moves forward to public hearing.
	400 Roberson Street			
15.	In light of the upcoming Jordan Lake rules and the high percentage of impervious cover, additional stormwater measures above those which are required by the Carrboro Land Use Ordinance should be incorporated into the project (for example: cisterns, green roofs, bio-retention areas, additional sand filters,, etc.)	2/22/07	Concept plan (CUP approved 2/28/08)	Project-specific. Developer to respond at time project moves forward to public hearing. <i>Staff/Board of Aldermen to continue consideration of N and P limits included in June 2007 LUO</i>

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	Comments	Date	Context	Staff notes
				<i>update related to storm water management.</i>
16.	In order to reduce impervious cover and break up heat island effects, we recommend that the applicant install green roofs; that the applicant install large planters and/or bio-retention areas or create a green plaza rather than paving over the walkways around the buildings, and that the applicant use shade trees and cool paving materials in the parking area			Project-specific. Could consider urban heat island-reduction standard as part of sustainability elements of LUO (component of comp LUO update).
17.	We encourage the applicant to involve a LEED accredited professional with the ongoing design of the project. Additionally, we hope the applicant will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.)			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
18.	We recommend that the applicant provide extra bike racks (hopefully in a covered location) and at least one common access shower and changing facility in the mixed use building to help encourage alternate forms of transportation for the tenants.			Under consideration. Similar recommendations have been offered by the TAB (c. 2006) and Greenways, Inc. as part of the Bicycle Master Plan.
19.	We recommend that the applicant reuse and/or recycle as many materials as possible from the current structure on this site and properly dispose of the remainder of the demolition materials			Exploring recycling/reuse requirements beyond those already specified in solid waste provisions.
	Morgan Glen			
20.	That the applicant use "Dark-Sky" compliant light fixtures for any fixtures accessory to the new land use and/or new buildings	3/26/07	Conditional use permit review	Draft ordinance c. 2006 – further staff review pending International Dark Sky Association's completion of model ordinance (or sooner).
21.	That the applicant minimizes the development envelope on lot 1a in addition to minimizing tree clearing within this envelope when/if this land is developed.			Project specific.
22.	That the applicant utilize sound erosion control and waste management practices when/if livestock are incorporated into the proposed small farming practices on lot 1b in order to minimize potential impacts on the stream bisecting the two properties.			Project specific.
	Colleton Crossing			
23.	This area cannot be developed to its maximum density with large, single family homes without permanently damaging or destroying the numerous environmental features on site. Either reduce the lot density or investigate alternate forms of housing such as co-housing which may allow your desired density but with a much smaller physical and environmental footprint.	5/3/07	Concept plan review	Project specific. Developer to respond at time project moves forward to public hearing.

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	Comments	Date	Context	Staff notes
24.	Reduce the built upon footprint to keep all disturbances from home lots and associated stormwater management practices outside of the following primary conservation areas from the Town of Carrboro's natural constraints maps: streams and floodplains, required stream buffers (marked Carrboro and primary conservation in Colleton plans), steep slopes, and hardwoods. In particular, allow for a 100ft buffer between new home lots and the primary conservation areas associated with the stream and hardwoods to the north and the stream, steep slopes and hardwoods to the west, per Article IV., Section 15-50 (f) of the Land Use Ordinances (LUOs). This will allow room for stormwater management practices without disturbances to these primary conservation areas.			Staff is developing a draft ordinance that will require location of SW devices outside of primary conservation areas.
25.	Thoroughly investigate how existing low-lying septic fields to the north may be impacted by hydrologic changes due to construction and development. Again, if additional stormwater management practices are necessary between the planned home lots and the northern tributary, plan to leave space for them outside of the required stream buffers.			Project specific. Staff is investigating on-site septic siting issues as part of stream buffer update.
26.	Continue to pursue a road connection through the existing private easement on the east portion of the property. Consider trying to purchase one of the adjoining homes. This connection has the least environmental impact based on reduced land disturbance, eased congestion and distance traveled (i.e. reduced carbon emissions) to exit the development. If this fails, pursue a road connection to the south through the northeast portion of the UNC land to Claymore Road. This is the next best connection environmentally based on the types of land disturbed and distance traveled to exit the development. Cross the Bolin Creek tributary and connect to Reynard Road only as a last resort.			Project specific.
27.	If you do end up crossing the Bolin Creek tributary to connect to Reynard Road, follow the design recommendations outlined in "Stream Restoration: A Natural Channel Design Handbook", Section 8.3 Stream Crossings, pgs 49-50. (This is put out by the North Carolina Stream Restoration Institute and can be downloaded in PDF format at the following website: http://www.bae.ncsu.edu/programs/extension/wqg/sti/stream_rest_guidebook/sr_guidebook.pdf .) If feasible, use a bridge or arch culvert to minimize floodplain restrictions. If a culvert must be used, use floodplain culverts.			Project specific and consider additional standards for stream crossings as part of LUO update.
28.	To minimize the fragmentation of open space and the negative environmental impacts of bringing sewer and other infrastructure across the tributary to Bolin Creek, remove lot 39 (unless that lot will be served with on-site wastewater treatment). Group all lots and associated infrastructure east of the tributary to Bolin			Project specific.

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	Comments	Date	Context	Staff notes
	Creek.			
29.	Work with the NC Green Building Initiative and/or hire a LEED certified professional to use as many green building techniques as possible in your plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation, indoor environmental quality, homeowner education, etc.).			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
30.	Provide at least 50 feet of buffer in its natural, forested state between lots to the east in the existing neighborhood and any new home lots being built. To ensure that buffers remain in their natural state, designate them as jointly owned open space rather than including them in privately owned lots.			Project specific.
31.	Plan for and show greenway connections on all future plans. Town of Carrboro Plans show a greenway along the length of the main Bolin Creek tributary that eventually connects to the Bolin Creek Greenway.			Project specific. The LUO does not currently require that greenways be shown on concept plans. Staff are evaluating/considering a change as part of LUO review to include this information
	Ballentine AIS			
32.	That the applicants consider alternative housing designs that address the town's desire for higher density for residential development, that is to say more people on a smaller footprint. Alternatives include connected structures like townhouses and co-housing, and building up instead of out. This is especially important considering the wealth of amenities in the immediate area for use by future residents of the site, including the massive Twin Creeks Park, new schools, and access to greenways that will connect to downtown	6/18/07	Conditional use permit review (CUP approved 8/28/07)	Project specific. Possibly expand size-limited housing requirements to also apply to housing types as part of comprehensive LUO update
33.	That the applicant abandon lots 45-48 and 59-61 that lie within the primary conservation area, compensating for the loss through increased density of housing in less environmentally sensitive areas as described in point 1 above.			Project/site specific.
34.	That the developer's "level spreaders" are in conformance with the most recent NC DENR guidelines (see Level Spreader Design Guidelines FINAL VERSION, EFFECTIVE DATE JANUARY 1, 2007), and that the level spreaders are added to staff recommendation #18 of the attached staff report ("that the developer shall include . . . cisterns, bioretention areas, swales, check dams, and irrigation ponds").			LUO references December 2007 version of DWQ Manual (most current).
35.	That in consideration of proposed future changes to the Carrboro LUO requiring implementation of green building techniques, the applicants consider incorporating energy saving techniques including renewable energy sources such as solar water heating and passive solar, improved insulation standards, water reuse, sustainable			Staff is exploring a variety of green building/sustainability measures as part of LUO update.

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	Comments	Date	Context	Staff notes
	building materials, and waste reduction during construction etc.			
36.	That the applicant work in cooperation with the Carrboro Greenway Commission and the developer of the northeast portion of Lake Hogan Farms south of Jones Creek (near Jones Creek Place) to ensure the provision of a well planned and seamless greenway system that connects the County's Twin Creeks Park and associated schools to the rest of Carrboro's Bolin Creek greenway system. This is very important in light of the fact that the placement of the greenway entrance to Twin Creeks Park, and thus access to the rest of the future greenway, will depend on how and where the applicant provides such a connection.			Project specific.
37.	That the applicant plan space for, and install all stormwater detention and treatment practices so as not to infringe upon the primary conservation areas, floodplain, and stream buffers. Furthermore, we urge the BoA to require that concentrated runoff from new ditches from manmade conveyances be converted to diffuse flow before the runoff enters the riparian buffer.			Staff is developing a draft ordinance that will require location of SW devices outside of primary conservation areas.
	300 East Main Street, Phase A			
38.	That the southern face of building is redesigned to accommodate passive solar energy or that justification for not maximizing this possibility is presented (i.e., future building to the immediate south of Phase A).	6/18/07	Conditional use permit (CUP approved 6/26/07)	Project specific. Also, staff is exploring a variety of green building/sustainability measures as part of LUO update.
39.	That trees should be planted in the ground, not in planters, to maintain hydrologic connectivity with the underlying soil.			Consider standard for landscaped areas – possible application of DLA to non-residential projects.
40.	That cisterns be used to the maximum extent practicable to catch roof rainwater and make available for reuse and/or that a green roof be considered.			Continue to evaluate as part of storm water management/water conservation/sustainability.
41.	That measures be taken to treat runoff of the 77% of the property that is currently impervious, rather than treating only the 6% increase between the pre- and post-redevelopment conditions.			Staff continues to evaluate in light of Jordan Lake draft provisions for new and existing development.
42.	That in consideration of proposed future changes to the Carrboro LUO requiring implementation of green building techniques, the applicant consider incorporating energy saving techniques including renewable energy sources such as solar water heating and passive solar, improved insulation standards, water reuse, sustainable building materials, and waste reduction during construction, etc.			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
	Roberson Square			
43.	That awnings that minimize summer solar gain and allow winter solar gain be	1/17/08	Conditional	Project specific. Also, staff is

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	Comments	Date	Context	Staff notes
	required on all windows receiving significant direct solar exposure.		use permit review (CUP approved 2/26/08)	exploring a variety of green building/sustainability measures as part of LUO update.
44.	That in consideration of the attached EAB resolution and proposed future changes to the Carrboro LUO requiring implementation of green building techniques, the applicant prepare a sustainability and energy efficiency plan that considers energy saving techniques including renewable energy sources such as active and passive solar practices, improved insulation standards, water reuse, sustainable building materials, and waste reduction during construction, etc., and receive EAB review of the plan.			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
	Peak Oil			
45.	That the all new projects requiring CUPs be required to submit for review a sustainability and energy efficiency plan that details and minimizes the life cycle environmental debt in terms of greenhouse gas emissions that the project will incur, and the degree to which the project complies with recognized green building energy efficiency guidelines, standards, and technologies as recognized by authorities such as, but not limited to, EPA's Energy Star program, the US Department of Energy Efficiency and Renewable Energy Program, and the US Green Building Council. The applicant is furthermore required to provide reasonable justification for deviations from accepted guidelines, standards, and technologies.	1/17/08	Request from NC Power down	Exploring as part of GHG emissions reduction and Carrboro Climate Mitigation Program (to be developed after GHG inventory and plan completed).
	120 Brewer Lane			
46.	Designed to Earn the Energy Star" rating as described at http://www.energystar.gov/index.cfm?c=new_bldg_design.new_bldg_design_benefits	6/19/08	Conditional use permit review (CUP approved 8/26/08)	Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
47.	Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type			" "
48.	AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings			" "
49.	LEED certification to achieve 50% CO2 emission reduction, or LEED silver certification			" "
50.	US Conference of Mayors: fossil fuel reduction standard for all new buildings to			" "

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	Comments	Date	Context	Staff notes
	carbon neutral by 2030			
51.	To achieve 40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better, and Residential is IECC 2006, equivalent or better			“ “
52.	Agree that a minimum of 5% of the base electrical load is generated by onsite solar electric			“ “
53.	Demonstrate a commitment to onsite plug in hybrid vehicle charging			“ “
54.	Agree to present projected energy cost per square foot at public hearing			“ “
55.	Monitor the energy performance of the building during the first year of occupancy, and be required to prepare a written report on the performance of the building in relation to one of the above 6 energy efficiency/conservation requirements, and to present their report to the BOA at a regularly scheduled business meeting.			“ “
56.	Energy saving features, including but not limited to the following, shall be considered. Design documents shall include an explanation of how the features listed below are incorporated into the design or, for those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design: Use of daylighting; Use of high performance glass for minimizing heating and cooling loads; Use of awnings for minimizing summer solar gain; Insulation beyond minimum standards; Use of energy efficient motors; Use of energy efficient lighting; Use of energy efficient appliances			“ “
57.	The applicant should agree to work with OWASA and the Town to pursue voluntary certification as a “WaterWise” building. Water saving features, including but not limited to the following, shall be considered. Design documents shall include an explanation of how the features listed below are incorporated into the design or, for those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design: Dual flush toilets; Waterless urinals; Rainwater harvesting/reuse			On March 18, 2008, the Board of Aldermen received report on interlocal workgroup water conservation recommendations. The workgroup is continuing to pursue new strategies and will report back in the next few months.
58.	The applicant should agree to include an explanation of how the features listed below are incorporated into the design or, for those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design:			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.

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	Comments	Date	Context	Staff notes
	Green roofs; Green certified lumber; Bike lockers; Car sharing; Locally produced materials (e.g., brick); Solar hot water			
59.	Finally, the EAB requests staff to include conditions that protects the stock of small units in downtown beyond the one year time frame offered by the applicant to protects units from being reconfigured to larger units for the duration of the building's life.			LUO requirement for all size-limited units.
	300 E. Main Street, Phase B			
60.	In addition to meeting shading requirements for the vehicle accommodation area, please plan to include plantings on a minimum of 10% of the pedestrian plaza area with a minimum of 20% canopy, including shade trees and cool paving materials	8/21/08	Conditional use permit review (CUP approved 9/30/08)	Project-specific. Could consider urban heat island-reduction standard as part of sustainability elements of LUO (component of comp LUO update).
61.	Use high-reflectance paving materials in lieu of dark brick or asphalt (solar reflectance index of greater than 29, per ASTM E 1980). In addition, please provide shading devices to reduce heat on building surfaces and pavements. Use roofing materials with a solar reflectance index of greater than 78, per ASTM E 1980			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
62.	Please involve a LEED accredited professional with the ongoing design of the project. Additionally, we hope the applicant will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.)			“ “
63.	To help encourage alternate forms of transportation, please provide shower facilities to serve all tenants.			Similar recommendations have been offered by the TAB (c. 2006) and Greenways, Inc. as part of the Bicycle Master Plan. Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
64.	Please incorporate passive solar space heating and cooling principals into building design as consistent with the site plan.			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.
65.	To ensure hydrologic connectivity with the underlying soil and allow roots to penetrate into the native soil, please plant vegetation in the ground and not in disconnected planters			Consider standard for landscaped areas – possible application of DLA to non-residential projects.

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66.	Please commit to generation of a minimum of 5% of the base electrical load by onsite solar electric.			Exploring requirement for LEED professional and green building standards as part of possible sustainability elements of LUO.