

# Renaissance Builder & Developer Guild Development Standards

Revised 6.18.09. Effective 7.27.09. See the Development Standards Reference Guide for further explanation of the Standards.

CATEGORY	CRITERIA	STANDARD	REQUIRED POINTS	ADDITIONAL POINTS	
<b>Location</b> Addresses the siting of projects to encourage investment in existing communities, protect natural areas from development, and promote alternatives to driving.	A1	Infill Development	1 Site is in a developed area with added value for brownfield sites, renovation and adaptive reuse of existing buildings, previously developed sites, and other projects that reuse and revitalize existing neighborhoods	20	10
	OR		OR		
	A2	Non-Infill Development	1 Site does not have a primary role in maintaining the ecological function and natural beauty of the area.	5	3
			2 Site does not include wetlands, water bodies, or land within 100 feet of these areas; OR if the project site includes wetlands, water bodies, or land within 100 feet of these areas, and local, state, and federal laws permit impact to these areas, compensate for any wetland or water body loss with on- or off-site mitigation of equal or greater amounts. Limit impact to high quality wetlands and water bodies to 20% of their extent on site.	5	
			3 Site is adjacent to existing communities or in an area that does not excessively contribute to the use of automobiles for daily trips.	8	
		4 Site is within walking distance of existing necessary retail and community services.	2	4	
<b>LOCATION TOTALS</b>			<b>20</b>	<b>10</b>	
CATEGORY	CRITERIA	STANDARD	REQUIRED POINTS	ADDITIONAL POINTS	
<b>Program</b> Ensures that the project is both compatible with and needed by the community.	B	Community involvement	1 Program is compatible with local long-term land use planning, with added points given for projects that are identified by the community to be necessary to the economic, social, and environmental improvement of the area.	2	3
			2 Program increases the range of housing types within a 1/2 mile radius, in terms of ownership and/or density, with added value for innovative housing types.	3	2
			3 Local community-based organizations are involved in the planning of the project.		5
	C	Neighborhood housing choices	1 Program increases the range of housing types, in terms of ownership and/or density, that are within a 1/2 mile radius, with added value for innovative housing types.	5	5
			2 Program increases the number of affordable units within a 1/2 mile radius with added value for mixed-income projects.	5	5
D	Neighborhood services	1 Program either includes on site or is within walking distance of services such as necessary shopping, playgrounds, public open spaces, community services, and public transportation.	5	5	
<b>PROGRAM TOTALS</b>			<b>20</b>	<b>25</b>	
CATEGORY	CRITERIA	STANDARD	REQUIRED POINTS	ADDITIONAL POINTS	
<b>Site Design</b> Guides site design toward the unique qualities of each development. Each criteria addresses both functional and aesthetic aspects that greatly affect a development's overall community health, safety, beauty, and social activity.	E	Street design	1 New streets in large developments integrate with existing street patterns and create a safe, pedestrian-oriented environment.	4	2
	F	Open space	1 Site plan preserves or creates vegetated open space that is appropriate to meet the program needs, with a minimum open space area of 20% of the total site area, unless more is required by local codes.	4	2
			2 Vegetation functions to shade buildings and the pedestrian environment.		3
			3 Plants used are non-invasive natives or cultivars that are adapted to the local climate.		3
	G	Parking	1 Number of parking spaces does not exceed the minimum zoning requirement. Additional points will be given for designs that reduce the number of parking spaces required and meet the neighborhood parking needs by receiving a zoning variance.	4	2
			2 Parking areas are compact and compatible with the overall project design.		3
	H	Stormwater	1 Site stormwater is managed to maintain peak discharge at the site's predevelopment rate.	4	3
			2 Site stormwater is managed to reduce the peak discharge rate through the use of EPA Best Management Practices thus reducing discharge rates, erosion, and the build-up of silt and pollutants.		
	I	Sidewalks	1 Site plan encourages walking along the public streets by providing continuous, accessible, appropriately lit, frequently shaded sidewalks, and creates a handicap-accessible route from the sidewalk to the entrance of every public building.	4	2
<b>SITE DESIGN TOTALS</b>			<b>20</b>	<b>20</b>	
CATEGORY	CRITERIA	STANDARD	REQUIRED POINTS	ADDITIONAL POINTS	
<b>Building Design</b> Encourages intelligent placement, orientation, and design of buildings in order to create projects that have a low impact on the environment, and are enjoyable, healthy, and logical places for people to live and work.	J	Buildings and surroundings	1 The size and scale of the project is compatible with surrounding buildings.	2	3
			2 The size and shape of the structures are compact, and where appropriate, vertical to minimize the building footprints, while at the same time making full use of the site.	2	3
			3 The building configuration responds to climatic conditions, preserves as many healthy existing trees as possible, and where applicable, preserves the neighborhood views toward the water or other important features.	3	2
	K	Public space	1 The buildings do not exceed the setback requirements along the front and side streets.	2	3
			2 The building entrances and windows are located to create visibility of the public space from inside the building.	2	
			3 Paving materials, planting, and lighting are used to enhance the landscape.	2	
	L	Placemaking	1 The project is designed to create a distinctive asset to the community by creating a positive sense of place, adding value to its surroundings artistically, culturally, ecologically, and economically.	5	7
2 The building materials and construction details convey consideration to the enduring public value of architecture.			2	4	
<b>BUILDING DESIGN TOTALS</b>			<b>20</b>	<b>25</b>	
CATEGORY	CRITERIA	STANDARD	REQUIRED POINTS	ADDITIONAL POINTS	
<b>Building Systems</b> Promotes buildings that are beneficial to their inhabitants and the environment by creating spaces that are healthy, comfortable, and efficient.	M	Materials	1 Paints, primers, and sealants comply with Green Seal Standards and carpet, carpet pad, and adhesives comply with Green Label Certification.	4	3
			2 Materials used promote healthful indoor environments and have little negative environmental impact		
			3 Materials made with recycled content, local materials, salvaged materials, rapidly renewable materials, FSC Certified Wood Products, or engineered wood products are used for a minimum of 10% of the total project material cost.		
	N	Hazard protection	1 The project complies with municipal and FEMA requirements for hazard protection and uses materials and construction details that are durable and suitable for hurricane resistant construction, with additional points awarded for materials and construction details that go above and beyond these requirements.	3	2
	O	Indoor environment	1 The interior spaces are well-proportioned, naturally lit and provide a clear sense of weather, location and time.	3	2
			2 The buildings utilize both mechanical and passive means to ventilate, and meet or exceed ASHRAE Section 62.1-2007 standards for indoor air quality.	4	
	P	Energy use	1 The building(s) meet Energy Star requirements. Additional points will be awarded for earning Energy Star Certification and/or further reducing energy needs and employing innovative energy technology.	4	7
	Q	Water Usage	1 All lavatory faucets, toilets, and showerheads must have the EPA's WaterSense label or meet the flow rate restrictions of the WaterSense program.	2	3
2 Collected roof water, greywater, or site runoff water is used for irrigation purposes, if irrigation is necessary.					
<b>BUILDING SYSTEMS TOTALS</b>			<b>20</b>	<b>20</b>	
<b>LOCATION TOTALS</b>			<b>20</b>	<b>10</b>	
<b>PROGRAM TOTALS</b>			<b>20</b>	<b>25</b>	
<b>SITE DESIGN TOTALS</b>			<b>20</b>	<b>20</b>	
<b>BUILDING DESIGN TOTALS</b>			<b>20</b>	<b>25</b>	
<b>BUILDING SYSTEMS TOTALS</b>			<b>20</b>	<b>20</b>	
<b>GRAND TOTAL</b>			<b>100</b>	<b>100</b>	