

**CITY OF UNION CITY
GREEN BUILDING AND LANDSCAPING PRACTICES
IN PRIVATE DEVELOPMENT PROJECTS
STANDARDS POLICY STATEMENT,
ADOPTED BY CITY COUNCIL RESOLUTION NO. 3136-06
ON MARCH 14, 2006**

GOAL:

To encourage private development projects to incorporate green measures into the design, construction, demolition, renovation, operation, and maintenance of buildings and landscaping. This Policy Statement has been developed to ensure that the appropriate resources, guidelines, and standards are made available to private developers regarding the creation of environmentally and economically sustainable building and landscapes.

POLICY:

The following is a list of objectives and criteria to be utilized as a guide for developers, and by the City Council, Planning Commission, and staff to help create green buildings and landscapes and evaluate the environmental performance of development projects.

GREEN BUILDING AND BAY-FRIENDLY LANDSCAPING

1. All commercial and institutional projects shall be encouraged to incorporate green building practices from the Leadership in Energy and Environmental Design™ (LEED™) Rating System and achieve standards set by LEED™.
2. All projects using the LEED™ Rating System shall be encouraged to have a LEED™ accredited professional as a principal member of the design team and to pursue LEED™ registration and certification by the U.S. Green Building Council.
3. All residential projects (including multi-family, single-family, and home remodeling) shall be encouraged to incorporate green building practices from the Alameda County Green Building Guidelines and achieve standards set by StopWaste.Org.
4. All landscaping projects or building projects with a landscaping component shall be required to incorporate green landscaping measures from the Bay-Friendly Landscape Guidelines and achieve the standards set by StopWaste.Org.
5. Staff shall provide to private developers resources and contact information for the LEED™, Alameda County Green Building Guidelines, and Bay-Friendly Landscape Guidelines systems.

Please see attached pages for resource and contact information for the LEED™ and Alameda County Green Building systems as well as guidelines from Bay-Friendly Landscaping program.

GREEN BUILDING AND BAY-FRIENDLY LANDSCAPING RESOURCES

The following reference guides are available for green building and Bay-Friendly landscaping in residential, commercial, and institutional projects:

Residential Projects

- Home Remodeling Green Building Guidelines
- New Home Construction Green Building Guidelines
- Multifamily Green Building Guidelines

These reference materials are available at www.BuildGreenNow.org

Commercial and Institutional Projects

- Leadership in Energy and Environmental Design™ (LEED™) Rating System
 - LEED-NC: New commercial construction and major renovation projects
 - LEED-EB: Existing building operations
 - LEED-CI: Commercial interiors projects
 - LEED-CS: Core and shell projects

These reference materials are available at www.usgbc.org/LEED

Landscaping Projects

- Bay-Friendly Landscape Guidelines
- Bay-Friendly Gardening

These reference materials are available at www.BayFriendly.org

BAY-FRIENDLY LANDSCAPE GUIDELINES

“Bay-Friendly Landscaping is a whole systems approach to the design, construction, and maintenance of the landscape in order to support the integrity of the San Francisco Bay watershed.”
– excerpt from the **Bay-Friendly Landscape Guidelines**. For the complete handbook, visit www.BayFriendly.org

PRINCIPLES OF BAY-FRIENDLY LANDSCAPING

- 1. Landscape locally.** When choosing plant species, understand and take into consideration the following local conditions of the area: soil type, microclimate, sun exposure, drainage, and naturally-occurring plant communities. Careful evaluation will reveal both the opportunities and limits of the site.
- 2. Landscape for less to the landfill.** Reducing waste starts with not generating it in the first place. Selecting the right plants for the right place, as well as watering and fertilizing judiciously are important ways to reduce the tons of plant debris that end up in the landfills in the Bay Area.
- 3. Nurture the soil.** Healthy soil results in healthy plants. To maintain soil vitality: use natural soil amendments such as compost, protect soil from compaction, and mulch regularly.
- 4. Conserve water.** Water-wise landscaping is more than just controlling irrigation. It also means increasing the water holding capacity of the soil, fostering healthier plants that thrive with less

water, and planning for the use of alternatives to potable water such as graywater, recycled, and captured stormwater.

5. **Conserve energy.** Landscaping choices can influence energy use. A strategically planted tree can conserve energy and money by providing valuable shade which assists in moderating building temperatures. Conserve energy by reducing the amount of lawn in your landscaping. Nationally, forty million lawnmowers consume 200 million gallons of gasoline per year.
6. **Protect water and air quality.** By incorporating Bay-friendly landscaping principles into your project, you can help protect the Bay area's water and air from pollution. Reduce use of pesticides and utilize an Integrated Pest Management approach to deal with harmful insects. Maximize pervious surfaces in your developments to reduce the amount of pollutants flowing into our local creeks. Plant trees to assist in absorbing air pollutants and removing harmful greenhouse gases from our environment.
7. **Create and protect wildlife habitat.** Developed landscapes can provide food, water, shelter, and nesting sites for birds, butterflies, beneficial insects, and other creatures, thus helping to conserve valuable wildlife resources, restore damaged ecosystems, and maintain the Bay Area's biodiversity.

PLANT SELECTION

1. Plant California Natives or Mediterranean species where appropriate.
2. Create a diverse plant palette of many different sizes, shapes, colors, and textures as well as blooming times, canopy levels, and root zones.
3. Choose plants to match the microclimate and soil conditions.
4. Choose plants that can grow to their natural shape and size and do not require extensive pruning.
5. Plant trees, especially large-canopy species, to moderate building temperatures and shade paved areas and air conditioners.
6. Implement hydrozoning—group plants by water needs.
7. Avoid planting invasive species.

SOIL, GROUNDCOVER, AND HARDSCAPE

1. Minimize lawn area.
2. Minimize impervious surfaces.
3. Assess soil conditions to ensure adequate drainage and minimize compaction.
4. Amend the soil, pursuant to a soil test, and apply mulch to encourage drought-resistance.
5. Remove and store top soil during construction.
6. Incorporate erosion control measures.

MAINTENANCE

1. Design and install high-efficiency irrigation systems.
2. Minimize the use of chemicals such as pesticides, herbicides, and fertilizers.
3. Minimize plant waste by grasscycling, composting, and producing mulch from plant debris on site.
4. Prune selectively and properly.
5. Water judiciously.
6. Reduce and recycle construction waste.
7. Use salvaged items and recycled content materials.
8. In the hillside area, consider mechanical methods and grazing for controlling weeds and creating firebreaks.