RED BANK GREEN DEVELOPMENT CHECKLIST

Red Bank's Green Development Checklist has been prepared by the Red Bank Environmental Commission to encourage sustainable green design aspects of development projects in the borough. Our checklist is modeled after the criteria prepared by Sustainable Jersey, a nonprofit organization that supports community efforts to reduce waste, cut greenhouse emissions, and improve environmental equity.

The Red Bank Environmental Commission supports a comprehensive understanding of a project's potential to incorporate green design, increase the site's sustainability and its impact in our community. The checklist is organized by scale from regional context, to individual site, to the structures on the site:

- First, it addresses the site within its regional and local context, looking at its physical location, development status, connectivity to infrastructure (transportation, community, green space) and beneficial and detrimental impacts.
- Second, it addresses the site itself, looking at the beneficial or detrimental impacts of the development on the site.
- Third, it addresses the structures on the site, again looking at beneficial or detrimental impacts.

1. Context

Connectivity to existing neighborhoods may have many benefits to the health and safety of residents, the economy and diversity of the area, and the surrounding environment. To ensure a proposed development provides the optimum level of connectivity to existing neighborhoods, the following checklist questions are meant to:

1. Encourage development within and near existing communities and public transit infrastructure
2. Encourage improvement and redevelopment of existing cities, suburbs, and towns while limiting the expansion of the development footprint in the region to appropriate circumstances.
3. Reduce vehicle trips and vehicle distance travelled.
4. Reduce the incidence of obesity, heart disease, and hypertension by encouraging daily physical activity associated with walking and bicycling.

CONTEXT	YES	NO	DESCRIPTION
Is the site a redevelopment, brownfield or infill location?			
Is the site served by public transit, pedestrian and bicycle networks?			
Is there train service within ½ mile or bus service within ¼ mile?			
Are the roads within the development designed as "Complete Streets?"			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the development include historic preservation, or adaptive reuse onsite? Does the site's location, scale or use support any historic building conditions off site within its context?			
Does the development provide or increase the following:			
A mix of land use types? Please list.			
Housing diversity by type and income?			
Civic and public spaces (or have proximity to them)?			
Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated ecological network?			
Land use densities greater than the current zoning or surrounding context?			
Alternative parking designs such as reduced parking ratios, a percentage of compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?			
Local food production, access to off-site facilities or opportunities for Community Supported Agriculture (CSA) or farmers' markets?			
A plan for promoting and educating people on green features?			
Open space?			

Natural features?			
CONTEXT – continued	**YES**	**NO**	**DESCRIPTION**
Regional stormwater management?			
Is the site part of a district energy or water infrastructure?			

2. Site development

Green Design strategies for Site Development generally refer to how to "design with nature" or build on an individual site so that disturbance to the site is minimal to none. It is important that the design considers short term resiliency and long term sustainability solutions. This can be accomplished using some or below all of the strategies.

In general, does the design provide for the following?

SITE DEVELOPMENT	YES	NO	DESCRIPTION
Minimum site disturbance during construction?			
Increased Erosion and Sedimentation Control (beyond county or municipal requirements)?			
Low Impact Design features?			

Bio-swales			
Rain gardens			
Green Roofs			
Pervious pavements			
Green Walls			
Trees			
Indigenous species (non-invasive species, low maintenance landscaping)?			
Onsite management of vegetative waste?			
Regenerative Design?			
Habitat, wetlands or water body conservation or conservation management strategies			
Habitat, wetlands or water body restoration			
Does the site minimize heat island effects through reduced paving, landscaping or other methods?			
Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the site include public art and opportunities for civic events?			

SITE REVIEW – continued	YES	NO	DESCRIPTION
Does the site include Light Pollution Reduction and energy efficient site lighting and controls?			
Does the site consider landscape and storm water maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy?			
Does the site utilize pest management techniques during and post construction phases, in both interior and exterior settings, to minimize potential impact and/or contamination?			
Does the site utilize organic pest management approaches whenever possible?			

GREEN BUILDING

"Green buildings" utilize a sensitivity to the environment in their design by incorporating strategies like energy and water efficiency, high indoor air quality, and sustainably sourced (or recycled) materials. Green buildings are the foundation for a sustainable neighborhood and should be considered where new developments are planned. This checklist lists important green building design aspects in the areas of Water Reduction, Energy, Indoor Air Quality, Materials, and Social features. Communities and developers should use this checklist to identify features to incorporate into their site plan or subdivision planning.

GREEN BUILDING	YES	NO	DESCRIPTION
Does the building(s) meet the criteria for a Certified Green Building?			
Is the building oriented to maximize benefits of daylighting, viewsheds and energy and to minimize detrimental impacts on surrounding sites?			
Does the building respect the scale of the context through its design?			
Water Reduction			
Does the building provide a 20% or greater reduction of water use beyond the minimum water efficiency standards set by the EPA or local government, whichever is greater?			
Does the building employ water conservation features – including low-flow fixtures, waterless urinals, and/or sensor- controlled faucets?			
Does the building incorporate rainwater, gray water + stormwater capture and re-use?			
Is wastewater treated on site and recharged to the ground?			
Energy			
Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?			
Does the project incorporate Energy Star-labeled building products?			
Does the building include onsite energy generation?			
What is the anticipated energy savings?			
What are the anticipated carbon emission reductions?			
Incorporate available programs and recommendations of the New Jersey Clean Energy Program. These programs offer opportunities to save energy, money and help protect climate and shoreline.			
Is natural ventilation and efficient use of outdoor air during heating and cooling periods utilized?			

ENERGY – Continued	YES	NO	DESCRIPTION
Are other measures being used to improve indoor air quality? Please describe			
Material			
Are there solid waste management plans in place?			
Are there construction waste management plans in place?			
Is an existing building being reused? 100%, 75%, 50%?			
Are there construction waste management plans in place?			

Social			
Does the site implement indigenously inspired art in the landscape? (i.e. sculpture; garden; mural/ relief; artistic site furnishing, etc.) - one application per building or per 300 residential units.			