



GOAL AREA: Built Environment

Achieve livability, choice, and access for all where people live, work, and play

Introduction

The 7 Objectives in the Built Environment Goal Area evaluate community development patterns, livability, and design characteristics, with emphasis on access and choice for all residents regardless of income. BE-3: Compact & Complete Communities promotes pedestrian-scaled, mixed-use development in high-density areas that support public transit. BE-4: Housing Affordability measures location efficiency through the combined costs of housing and transportation and encourages affordable housing in areas where transportation costs are already low due to public transit accessibility. BE-7: Transportation Choices provides the direct measure of transportation alternatives, affordability, safety, and Vehicle Miles Traveled.

The Built Environment Goal Area addresses other types of infrastructure, such as the provision of clean drinking water, wastewater, and stormwater in BE-2: Community Water Systems. BE-5: Infill & Redevelopment analyzes redevelopment and the condition of public infrastructure to encourage efficient use and reuse of land. BE-6: Public Parkland promotes accessibility to abundant, well-designed parks and greenways. Finally, BE-1: Ambient Noise & Light encourages reducing excessive noise and light trespass that adversely impact residents and local wildlife and protecting views of the night sky.

Objective Number	Objective Title and Purpose	Available Points
BE-1	Ambient Noise & Light: <i>Minimize and manage ambient noise and light levels to protect public health and the integrity of ecological systems</i>	10
BE-2	Community Water Systems: <i>Provide a clean and secure water supply for all local users through the management of potable water, wastewater, stormwater, and other piped infrastructure</i>	15
BE-3	Compact & Complete Communities: <i>Concentrate development in compact, human-scaled, walkable centers and neighborhoods that connect to public transit, offer diverse uses and services, and provide housing options for families of all income levels</i>	20
BE-4	Housing Affordability: <i>Construct, preserve, and maintain an adequate and diverse supply of location-efficient and affordable housing options for all residents</i>	15
BE-5	Infill & Redevelopment: <i>Focus growth and redevelopment in infill areas to reduce sprawl and ensure existing infrastructure that supports the community is in satisfactory working condition</i>	10
BE-6	Public Parkland: <i>Create a system of well-used and enjoyable public parkland that feature equitable, convenient access for residents throughout the community</i>	15
BE-7	Transportation Choices: <i>Promote diverse transportation modes, including walking, biking, and public transit, that are safe, low-cost, and reduce vehicle miles traveled</i>	15
Total Points Available:		100



BUILT ENVIRONMENT

BE-1: Ambient Noise & Light

10 available points

PURPOSE

Minimize and manage ambient noise and light levels to protect public health and the integrity of ecological systems

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Preliminary Step:

Part 1: Identify local ambient noise target areas based upon a local assessment

--AND--

Part 2: Identify local ambient light target areas based upon a local assessment

The Preliminary Step is required only if the community is applying for credit in the Community Level Outcomes. If the community is applying for credit through Local Actions only, the Preliminary Step need not be completed.

Outcome 1: Noise

3.4 Points

Part 1: Demonstrate that daytime ambient noise levels do not exceed 60 dBa in target residential areas

--AND--

Part 2: Show progress toward locally identified ambient noise targets in commercial and natural areas

[Partial credit available]

Outcome 2: Light in the Community

3.3 Points

Show progress toward locally identified ambient light targets for light glare and/or light trespass

[Partial credit available]

Outcome 3: Light in the Night Sky

3.3 Points

Option A: Achieve a sky glow at or below 4 in the Bortle Dark-Sky Scale where the Milky Way is still visible in residential areas, or a Sky Quality Meter reading of 21.2 or greater [Partial credit available]

--OR--

Option B: Achieve certification as an International Dark Sky Community [Partial credit applies]



Local Actions

70% of points available through Actions

Action 1:

Policy and Code Adjustment

Adopt a community noise policy, ordinance, or regulations based upon a local assessment

Action 2:

Policy and Code Adjustment

Adopt a community light policy, ordinance, or regulations based upon a local assessment

Action 3:

Education and Outreach

Educate the public about standards, effects of excessive exposure, and mitigation techniques for ambient noise or ambient light

Action 4:

Partnerships and Collaboration

Create partnerships to address sources of noise and/or light pollution not subject to the local authority

Action 5:

Practice Improvements

Develop a database of noise complaints and noise measurements (e.g. roads, industrial, outdoor music venues)

Action 6:

Practice Improvements

Develop a database of light issues and neighborhoods targeted for improvements

Action 7:

Enforcement and Incentives

Establish clear lines of authority for the enforcement of nuisance noise violations relative to different noise sources



BUILT ENVIRONMENT

BE- I: Ambient Noise & Light

Action 8:

Enforcement and Incentives

Enforce noise standards during the permitting, design, and construction of new large-scale developments that can significantly increase ambient noise levels

Action 9:

Enforcement and Incentives

Enforce light standards during the permitting, design, and construction of new large-scale developments that can significantly increase ambient light levels

Action 10:

Programs and Services

Establish programs that eliminate existing sources of light pollution coming from streetlights, parking facilities, and signage



BUILT ENVIRONMENT

BE-2: Community Water Systems

15 available points

PURPOSE

Provide a clean and secure water supply for all local users through the management of potable water, wastewater, stormwater, and other piped infrastructure

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Outcome 1: Drinking Water Quality

3.75 Points

Demonstrate that the community is not in violation of EPA's drinking water rules for chemical and microbial contaminants in water pipes and turbidity

Bonus: Jurisdiction or water provider participates in water quality research on contaminants of emerging concern

Outcome 2: Water Footprint

3.75 Points

Option A: Demonstrate that the ratio of water withdrawals for human use to the total renewable water resources is less than 0.2

--OR--

Option B: Demonstrate that the ratio of water withdrawals for human use to the total renewable, stored, and allocated water resources is less than 0.2 [Partial credit applies]

Outcome 3: Safe Wastewater Management

3.75 Points

Demonstrate that all NPDES permit holders, including publicly owned treatment works (POTWs), are in compliance with Clean Water Act effluent and reporting guidelines

Outcome 4: Safe Stormwater Management

3.75 Points

Comply with all NPDES permit requirements for MS4s, construction activities, and regulated industrial activities



BUILT ENVIRONMENT

BE-2: Community Water Systems

Local Actions

70% of points available through Actions

Action 1:

Plan Development

Adopt a jurisdiction-wide management plan for drinking water supply, wastewater, and stormwater

Action 2:

Policy and Code Adjustment

Adopt policies to ensure that the jurisdiction has the authority to enact water conservation measures during periods of drought

Action 3:

Policy and Code Adjustment

Establish protocols in the case of insufficient clean water supply to meet the needs of low-income and other vulnerable populations

Action 4:

Partnerships and Collaboration

Collaborate with a regional water management group that includes other jurisdictions that share the same water sources

Action 5:

Practice Improvements

Establish water quality monitoring and public reporting systems

Action 6:

Enforcement and Incentives

Shift towards a full-cost pricing system to ensure that users are paying for the true cost of water

Action 7:

Programs and Services

Create programs to guarantee the provision of water to low-income residents



BUILT ENVIRONMENT

BE-2: Community Water Systems

Action 8:

Facility and Infrastructure Improvements

Manage and upgrade infrastructure to reduce leaks in the drinking water system, eliminate contaminants, and achieve other local conservation goals

Action 9:

Facility and Infrastructure Improvements

Implement at least 3 innovative water infrastructure and facility programs

Action 10:

Facility and Infrastructure Improvements

Upgrade and improve stormwater and wastewater treatment facilities to meet current and foreseeable needs

Action 11:

Facility and Infrastructure Improvements

Engage in restoring and maintaining projects for critical water bodies that provide drinking water for the jurisdiction



BUILT ENVIRONMENT

BE-3: Compact & Complete Communities

20 available points

PURPOSE

Concentrate development in compact, human-scaled, walkable centers and neighborhoods that connect to public transit, offer diverse uses and services, and provide housing options for families of all income levels

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Preliminary Step:

Identify the Compact and Complete Centers (CCCs) that will be analyzed under this objective. The number of required CCCs is determined by population.

The Preliminary Step is only required if the community is applying for credit in the Community Level Outcomes. If the community is applying for credit through Local Actions only, the Preliminary Step need not be completed.

Outcome 1: Density, Destinations, and Transit

10 Points

Option A: Demonstrate that each CCC achieves thresholds related to residential density, non-residential density, diverse uses, and public transit availability [Partial credit available]

--OR--

Option B: Demonstrate that each CCC achieves a minimum score of 70 using the EPA's Smart Location Calculator

Outcome 2: Walkability

5 Points

Demonstrate that each CCC achieves the following thresholds:

- 90% of roadway length contains sidewalks on both sides or connection pathways
- 100% of crosswalks are ADA accessible
- 60% of block faces contain street trees at no more than 40 feet intervals
- 70% of roadway length are designed for a travel speed of no more than 25 mph
- Minimum intersection density of 300 intersections per square mile

[Partial credit available]



Outcome 3: Design

5 Points

Demonstrate that each CCC achieves the following thresholds:

- 80% of buildings along primarily single-family residential blocks have front setbacks that are not more than 25 feet from the property line
- 80% of buildings along primarily commercial blocks have front setbacks that are not more than 10 feet from the property line
- 40% of primarily commercial blocks have ground floor street frontages free from blank walls and loading docks, and do not have structured or surface parking as the principal land use along the street

[Partial credit available]

Local Actions

70% of points available through Actions

Action 1:

Plan Development

Demonstrate that the comprehensive plan supports compact, mixed-use development

Action 2:

Plan Development

Adopt a specific mobility or circulation plan for compact, mixed development

Action 3:

Inventory, Assessment, or Survey

Identify areas appropriate for compact, mixed-use development on the community's official future land use map

Action 4:

Policy and Code Adjustment

Adopt regulatory strategies that permit or incentivize increased residential and employment densities and diverse uses in transit-served areas and areas identified for compact, mixed-use development

Action 5:

Policy and Code Adjustment

Require build-to lines for commercial and residential structures in transit-served areas and areas identified for compact, mixed-use development



BUILT ENVIRONMENT

BE-3: Compact & Complete Communities

Action 6:

Policy and Code Adjustment

Adopt advanced parking strategies in transit-served areas and areas identified for compact, mixed-use development

Action 7:

Partnerships and Collaboration

Establish a design review board or similar appointed body that provides comments on the sustainability implications of proposed development projects



BUILT ENVIRONMENT

BE-4: Housing Affordability

15 available points

PURPOSE

Construct, preserve, and maintain an adequate and diverse supply of location-efficient and affordable housing options for all residents

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Outcome 1: Housing and Transportation Costs

7 Points

Part 1: Demonstrate that there are at least 80% of Census block groups where a household earning the Area Median Income (AMI) would spend less than 45% on housing and transportation combined [Partial credit available]

--AND--

Part 2: Demonstrate that there are at least 60% of Census block groups where a household earning 80% AMI would spend less than 45% on housing and transportation combined [Partial credit available]

Outcome 2: Affordable Housing Production

4 Points

Option A: Achieve targets for creation of new subsidized affordable housing identified in a locally adopted comprehensive housing strategy

--OR--

Option B: Demonstrate new affordable housing starts are being produced at a rate of 5% annually

Outcome 3: Affordable Rental Housing Preservation

4 Points

Option A: Demonstrate no loss of subsidized affordable housing units due to expiring subsidies in the past 3 years

--OR--

Option B: Demonstrate that any loss of subsidized affordable housing units is being replaced with new affordable housing production [Partial credit applies]



Local Actions

70% of points available through Actions

Action 1:

Plan Development

Develop a comprehensive housing strategy

Action 2:

Inventory, Assessment, or Survey

Analyze public transit access and transportation costs for neighborhoods with housing affordable to low- and moderate-income households

Action 3:

Inventory, Assessment, or Survey

When new public transit or other major infrastructure investments are planned, analyze the likelihood and extent to which housing costs are anticipated to increase in adjacent low- and moderate-income neighborhoods so that appropriate strategies can be developed to preserve and create long-term affordable housing

Action 4:

Policy and Code Adjustment

Require, incentivize, or subsidize creation of subsidized affordable housing, including deeply subsidized or deeply affordable rental housing, in transit-served areas and areas identified for compact, mixed-use development

Action 5:

Partnerships and Collaboration

Collaborate with other jurisdictions to address affordable housing and location efficiency needs in the region

Action 6:

Partnerships and Collaboration

Partner with nonprofit organization(s) to provide education, counseling, and financial assistance to homebuyers or renters



Action 7:

Programs and Services

Implement programs to preserve and maintain existing subsidized and unsubsidized affordable rental housing in transit-served areas, compact and mixed-use areas, and areas with rapidly-rising housing costs

Action 8:

Enforcement and Incentives

Work with private employers to provide live-near-your-work or employer-assisted housing financial incentives



BUILT ENVIRONMENT

BE-5: Infill & Redevelopment

10 available points

PURPOSE

Focus growth and redevelopment in infill areas to reduce sprawl and ensure existing infrastructure that supports the community is in satisfactory working condition

EVALUATION MEASURES

Community Level Outcomes

70% of points available through Outcomes

Outcome 1: Infill Development

3.5 Points

Option A: Demonstrate at least 51% of new residential and non-residential development occurred in locally designated infill and redevelopment areas or on infill sites that were previously developed, brownfield, and/or greyfield sites [Partial credit available]

--OR--

Option B: Demonstrate an increased percentage of all new residential and non-residential development occurred in locally designated infill and redevelopment areas or on infill sites that were previously developed, brownfield, and/or greyfield sites [Partial credit applies]

Outcome 2: Existing Infrastructure

3.5 Points

Option A: Demonstrate at least 90% of existing public infrastructure is in good or better condition

--OR--

Option B: Demonstrate an increased percentage of existing public infrastructure is in good or better condition over time [Partial credit applies]

Local Actions

70% of points available through Actions

Action 1:

Inventory, Assessment, or Survey

Develop an inventory of infill, previously developed, brownfield, or greyfield sites of greatest priority and potential for development or redevelopment



Action 2:

Inventory, Assessment, or Survey

Develop an inventory of existing public infrastructure assets, current infrastructure conditions, and priorities for maintenance or rehabilitation

Action 3:

Policy and Code Adjustment

Adopt a policy commitment to limited or no expansion of physical jurisdiction boundaries or extension of urban services

Action 4:

Policy and Code Adjustment

Use regulatory and design strategies to encourage compatible infill and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where public transit or transportation alternatives exist

Action 5:

Education and Outreach

Educate residents and community groups about the importance of infill and redevelopment, brownfield assessment findings, and design strategies for compatible neighborhood development

Action 6:

Partnerships and Collaboration

Collaborate with state and federal authorities to advance brownfields cleanup efforts

Action 7:

Programs and Services

Establish a program to provide information and assistance to owners, potential buyers, and developers regarding brownfield assessments, redevelopment strategies, and available resources

Action 8:

Programs and Services

Support temporary, creative neighborhood uses for vacant properties and greyfields

Action 9:

Enforcement and Incentives

Provide financial incentives to encourage infill and redevelopment



Action 10:

Enforcement and Incentives

Perform proactive zoning enforcement and vacant lot cleanup or maintenance to improve the attractiveness of a redevelopment or blighted area and to deter crime

Action 11:

Facility and Infrastructure Improvements

Target local infrastructure improvements to underserved and blighted areas to revitalize redevelopment and catalyze private investment



BUILT ENVIRONMENT

BE-6: Public Parkland

15 available points

PURPOSE

Create a system of well-used and enjoyable public parkland that features equitable and convenient walkable access for residents throughout the community

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Preliminary Step:

Identify the population density and public parkland for evaluation in this objective

The Preliminary Step is required only if the community is applying for credit in the Community Level Outcomes. If the community is applying for credit through Local Actions only, the Preliminary Step need not be completed.

Outcome 1: Acreage

4.5 Points

Provide ample parkland based on population density as follows:

- High: 6.8 acres per 1,000 residents
- Intermediate-High: 7.3 acres per 1,000 residents
- Intermediate-Low: 13.5 acres per 1,000 residents
- Low: 20.3 acres per 1,000 residents

Outcome 2: Proximity

4.5 Points

Demonstrate that housing units are located within a 1/2-mile walk distance of public parkland based on population density as follows:

- High or Intermediate-High: 85% or greater
- Intermediate-Low or Low: 70% or greater

Outcome 3: Connectivity

4.5 Points

Demonstrate that 90% of households are located within 3 miles of off-road trail access [Partial credit available]



Outcome 4: Use and Satisfaction

1.5 Points

- Option A: Demonstrate that 66% or more of surveyed residents visit a park at least once a year
--OR--
Option B: Demonstrate that 66% or more of surveyed residents respond favorably regarding the quality of the community's public park system

Local Actions

70% of points available through Actions

Action 1:

Plan Development

Adopt a parks and/or open space plan that promotes a communitywide network of public spaces that provide recreational and transportation benefits while protecting natural, historic, and cultural resources

Action 2:

Inventory, Assessment, or Survey

Conduct a study regarding the economic impact of public parklands on the local economy to understand their contributions to community satisfaction and tourism

Action 3:

Policy and Code Adjustment

Adopt regulatory strategies or development incentives to create, maintain, and connect public parkland

Action 4:

Policy and Code Adjustment

Adopt site design guidelines for new public parklands and improvements to existing facilities to strengthen environmental benefits and provide visitor amenities

Action 5:

Partnerships and Collaboration

Participate in a local or regional alliance working to improve and expand the communitywide or regional park system



Action 6:

Partnerships and Collaboration

Create an advisory board to regularly receive feedback from residents and organizations regarding planning, decision-making, and other issues affecting the quality and availability of public parklands

Action 7:

Programs and Services

Host or partner with a volunteer program to support public parkland maintenance

Action 8:

Programs and Services

Provide assistance for low-income users to access and use public parklands and programming through subsidy, scholarships, and discounts

Action 9:

Programs and Services

Host programs and events in public parkland that bring the community together and encourage physical activity

Action 10:

Facility and Infrastructure Improvements

Consistently invest sufficient capital and operational funding to create and maintain parklands



BUILT ENVIRONMENT

BE-7: Transportation Choices

15 available points

PURPOSE

Promote diverse transportation modes, including walking, biking, and public transit, that are safe, low-cost, and reduce vehicle miles traveled

EVALUATION MEASURES

Community Level Outcomes

100% of points available through Outcomes

Outcome 1: Mode Split

5 Points

Achieve the following thresholds for journey-to-work trips:

- Drive alone maximum: 60%
- Bike + Walk + Transit minimum: 25%
- Bike + Walk minimum: 5%

[Partial credit available]

Outcome 2: Transportation Affordability

5 Points

Show that the average total driving cost is 15% or less of the regional typical household income

Outcome 3: Transportation Safety

2.5 Points

Part 1: Demonstrate that pedestrian and bicyclist fatalities are making incremental progress towards zero fatalities by 2040 [Partial credit available]

--AND--

Part 2: Demonstrate that vehicular fatalities are making incremental progress towards zero fatalities by 2040 [Partial credit available]

Outcome 4: Vehicle Miles Traveled

2.5 Points

Demonstrate an annual decrease in vehicle miles traveled measured from a baseline year



Local Actions

70% of points available through Actions

Action 1:

Plan Development

Adopt a bicycle and/or pedestrian master plan that prioritizes future projects to improve safety and access to non-motorized transportation and connections to public transit

Action 2:

Policy and Code Adjustment

Adopt a complete streets policy that addresses all users, applies to all projects with limited exceptions, and includes specific next steps for implementation

Action 3:

Policy and Code Adjustment

Subdivision and other development regulations require walkability standards that encourage walking and enhance safety

Action 4:

Practice Improvement

Conduct early development reviews of subdivisions and other developments that includes an analysis of destinations within ½ mile of project borders and multi-modal access routes

Action 5:

Practice Improvements

Offer local government employees incentives to commute by modes other than single-occupancy vehicles

Action 6:

Enforcement and Incentives

Implement at least 2 types of focused enforcement programs to ensure pedestrian, bicycle, and motorist safety

Action 7:

Facility and Infrastructure Improvements

Increase the percentage of households with access to public transit



Action 8:

Facility and Infrastructure Improvements

Increase the mileage of sidewalks, particularly on arterial or collector roads, that connect people with destinations

Action 9:

Facility and Infrastructure Improvements

Increase the mileage of striped or buffered bicycle lanes, cycle-tracks, parallel off-street paths and/or other dedicated facilities

Action 10:

Facility and Infrastructure Improvements

Establish or support a communitywide public bike share program

Action 11:

Facility and Infrastructure Improvements

Construct or retrofit transportation infrastructure to meet standards in the Americans with Disabilities Act (ADA)