Sustainable Buildings and Development

This section provides sustainable (or "green") design guidelines for new development and redevelopment. As the availability of resources declines, many communities are encouraging green building design and development to preserve these resources for future generations and to enhance the current quality of life. These guidelines apply to all the building types discussed above and should be incorporated into the design of all new construction and redevelopment efforts in Downtown Hollister.

This section includes guidelines for:

- General
- Building Materials
- Energy and Water
- Landscaping

General

A

Encourage the incorporation of sustainable design programs such as the U.S. Green Building Council's LEED or Build It Green's GreenPoint Checklist.

E

Examples of buildings in Downtown Hollister that have been reused instead of being torn down and rebuilt.

A. Encourage development that incorporates measures from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), Build It Green's GreenPoint Checklist, or other similar sustainable design program.

B. Promote multi-floor buildings and mixed-use development to encourage walking and increase the Downtown residential population.

C. Encourage compatible and complimentary uses to be located in close proximity to one another to encourage walking and minimize vehicular trips.

D. Provide amenities for pedestrians and bicyclists, such as benches, plazas, bike racks/lockers, and showers for employees and bicycle commuters. Amenities should be conveniently located and easily accessible.

E. Encourage the reuse of existing buildings instead of tearing down and rebuilding, whenever feasible.

F. Encourage recycling, composting, and other methods to limit the amount of waste going to landfills. Include sufficient and conveniently located space for storing and handling recycling and green waste (food scraps, yard waste, etc).

G. Design and construct buildings and development for longevity and potential reuse.

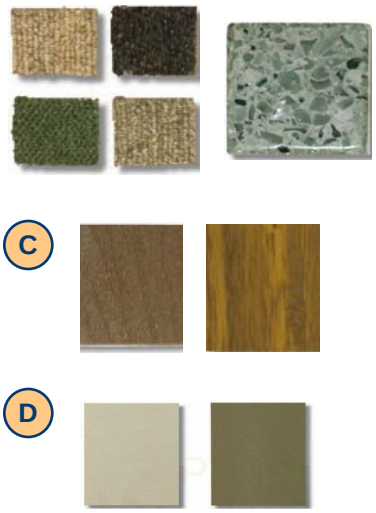
H. Recycle construction and demolition waste.

Building Materials

B

C

D



Examples of green building materials including: (B) wool carpeting and countertop; (C) composite lumber and bamboo; and (D) low- or no-VOC paint.

B. When tearing down or renovating existing structures, maintain and reuse existing building materials, distinctive features, and other resources, whenever feasible.

B. Incorporate the use of recycled, natural, and/or sustainable content for flooring (carpets and pads, tile, etc), furnishings (cabinets and countertops, trim, etc), walls and wall coverings, windows, and other building materials.

C. Use wood alternatives such as bamboo or cork, or use sustainably harvested (by the Forest Stewardship Council or equivalent), reclaimed/salvaged, or engineered wood.

D. Use low- or no-VOC and formaldehyde-free paints, stains, and adhesives.

F. Use low- or no-VOC carpeting/flooring, furniture, particleboard, and cabinetry.

G. Encourage exposed concrete as a finished floor.

H. Encourage flyash in concrete.

Energy and Water

B

Example of a building with awnings and deciduous trees to provide shade.

E

Purchase products with the Energy Star® logo whenever feasible.

G

Examples of cotton batt and formaldehyde-free fiberglass insulation.

A. Orient buildings to optimize heat gain, shading, daylighting, and natural ventilation.

B Provide shading on the east, west, and south windows and walls using overhangs, awnings, and deciduous trees.

C. Promote daylighting through appropriately designed windows, skylights, light shelves, and other window treatments.

D. Encourage lighting controls (dimmers, occupancy sensors, etc), energy-efficient lighting fixtures, and lighting that is optimally designed for the use and space of the building/room.

E Encourage the use of Energy Star® (or equivalent) appliances and high-efficiency equipment (furnaces, boilers, fans, pumps, etc).

F. Provide natural ventilation and passive cooling instead of or incorporated with air conditioning.

G Provide recycled-content, formaldehyde-free fiberglass, cellulose, or other green insulation for floors, walls, ceilings/roofs, and water pipes.

H. Integrate ceiling fans and whole-building fans into building design.

I. Locate mechanical equipment to maximize efficiency.

J. Minimize or eliminate the use of equipment with ozone-depleting refrigerants.

K Encourage the use of alternative methods for heating, cooling, and electricity, such as onsite solar photovoltaics and wind turbines.

L. Use water-saving appliances and equipment and water-conserving plumbing fixtures.

M. Encourage graywater, recycled water, and harvested rainwater for toilets and landscaping.

N Encourage the use of cool, green, and living roofs, whenever feasible.

K

Example of freestanding solar photovoltaic cells.

N

Example of a roof with landscaping, windows to light the interior, and water harvesting.

Landscaping

A. Use landscaping that is drought-tolerant, provides habitat for indigenous species, and does not require use of pesticides or extensive maintenance (i.e. lawn mowing). Xeriscaping is encouraged.

B. Encourage drip systems that are activated by water meters/moisture sensors to reduce over-watering.

C. Locate landscaping by water needs and provide appropriate irrigation for the needs of each group. This technique is known as hydrozoning.

D. Design landscaping to create comfortable micro-climates, provide shade to buildings, and reduce the heat island effect (generally caused by large expanses of paved and unlandscaped areas).

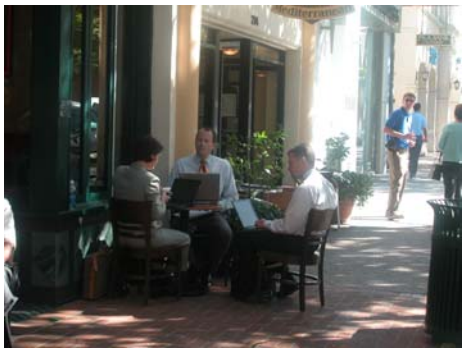
E. Integrate bioswales, biofilters, and retention/detention basins into surface parking lots, public gathering spaces, and the fault zone park, whenever feasible.

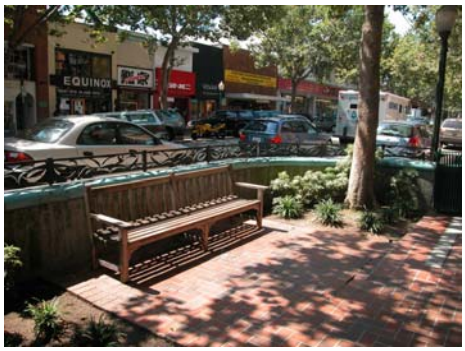
F. Incorporate permeable paving, whenever feasible.

A

Example of pesticide-free landscaping.

D





Examples of street trees that create a comfortable environment.

E

Examples of bioswales / biofilters in parking lots.