

Skillman Village Sustainable Building & Site Design Requirements

The Township of Montgomery (hereafter “The Township”) is committed to the use of environmentally sensitive site design and green building design to improve the community and environmental health, and to enhance the environmental and economic performance of buildings. The Township expects that the redevelopment of the Skillman Village property will serve as a model of sustainable development featuring innovative design, construction, and energy systems.

Sustainable development includes the efficient use of energy, water and materials during the construction and lifetime of the structure; a site plan and design that incorporates the natural features of the land; an interior design and building operation that supports the health and productivity of the occupants; and minimization of the impact on the local and regional environment.

The Township recognizes that the U.S Green Building Council’s “Leadership in Energy and Environmental Design” (LEED) Green Building Rating System is a national standard for developing high-performance, sustainable buildings, found at www.usgbc.org/LEED/. The LEED system is based on menus or checklists of points from which developers select for specific types of building. The following requirements are the baseline by which the Township will consider that a developer has demonstrated sufficient achievement at Skillman Village. Application to the USGBC for actual certification will not be required. Developers are also encouraged to go beyond and exceed LEED standards using the guidelines for each program area.

1) NEW CONSTRUCTION (NC) – The Township requires the equivalent of SILVER LEED certification (ie. earn 50% of points in applicable checklist).

The LEED-NC program applies to new commercial construction, defined to include commercial office buildings as well as institutional and apartment buildings.

LEED points must include the following items at Skillman Village:

- a) **Energy** – 2” x 6” stud construction to increase insulation thickness.
- b) **Water** – Employ strategies that result in using 30% less water than the water use baseline calculated for the building after meeting the Energy Policy Act of 1992 Fixture performance requirement. This total does not include irrigation.
- c) **Light Pollution** – Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction (SS Credit 8 “Light Pollution”)

2) EXISTING BUILDING – The Township requires the equivalent of SILVER LEED certification (ie. earn 50% of points in applicable checklist).

LEED points must include the following items at Skillman Village:

- a) **Energy** – Demonstrate 20% improvement in proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standards.

b) **Water and Light** - Requirements from New Construction (above).

3) HOMES – The Township requires the equivalent of SILVER LEED certification (ie earn 50% of points in applicable checklist).

LEEDS for Homes (LEED-H) program promotes the transformation of the mainstream home-building industry towards sustainable practices.

4) SITE PLAN - Developer is encouraged to follow Multiple Building/Campus and Neighborhood Development LEED standards where possible. Township requirements are listed below under “Township Site Requirements for Skillman Village”.

The LEED-ND Neighborhood Development (LEED-ND) pilot program is being developed for large master-planned residential and mixed-use communities. LEED-ND incorporates concepts of compact design, proximity to transit, mixed-use, pedestrian- and bicycle-friendly design, environmental protection, and resource efficiency.

Guidelines for Multiple Buildings and On-Campus Building Projects provides direction in applying LEED-ND to projects in a campus or multi-building setting, such as corporate campuses, college campuses, and government installations (i.e. a single owner or common property management and control).

Township Site Requirements for Skillman Village:

Any new development to occur within the Redevelopment Area must meet the following requirements:

Waste Water/Runoff: Manage storm water and cleanse wastewater by on-site methods such as Manufactured Wetland/Lake. An example of this is the treatment system at Willow School, which produces major cost savings.

Landscaping: No use of restricted invasive plants (bayberry, etc). Plants should minimize water requirements and deer attraction. Minimize grass area by planting ground cover such as native evergreen ferns, sedges, and pachysandra. If irrigation is needed, use a rainwater collection system.

Parking Lots:

- **Size:** The percentage of total footage converted to parking lots should be limited; ex. not to exceed footprint of the building. Vast parking lots create not unnecessary impervious surface, but also increased heating in the summer (global warming).

Multilevel or other creative solutions that limit space devoted to parking lots may be more expensive in short term but are much more environmentally sound in the long term.

- **Location:** locate off street surface parking lots at side or rear of buildings leaving

frontages and streetscapes free of surface parking lots.

- **Reward conservation:** preferred hybrid, compact, van pool car parking spaces to encourage minimizing gas use.
- **Shade:** ground level parking areas must include at least 1 tree per 5 parking spaces to provide shade.

Walkable Streets: Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity. Have walking connectivity between High School, Blawenburg, and Skillman Village.

Bikes: Storage racks, paths, changing room.

Interiors: No Volatile Organic Compound (VOC) producing products should be used.

Educational Models: Sample rain garden (down spout or naturally wet area), green roof, renewable energy and other innovative green solutions. These models can be used on a green walking tour of Skillman Village. Include vendor information so that residents know who to contact for work.

Tenant Pledge: Tenants must sign a pledge to uphold sustainability practices (ex. recycling, minimize energy use, etc)

5) PUBLIC BUILDINGS – Developer should meet the Somerset County High Performance Public Building Program Requirements as found in the Somerset County Green Program Manual, found at:

<http://www.scbp.org/member/greenbuildings.html>