



THE CITY OF STARKVILLE

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SUSTAINABILITY AND LEED POLICY

NOW, THEREFORE, BE IT RESOLVED, that the Board of Aldermen declares the intent to adopt the attached sustainable principles and directs City bureaus and agencies to integrate these principles into the City's Comprehensive Plan, and other plans that impact transportation, housing, land use, economic development, energy use, air quality, water quality and supply, solid and hazardous waste and other areas that may affect sustainable development.

City of Starkville Sustainable City Principles

Goal: City of Starkville will promote a sustainable future that meets today's needs without compromising the ability of future generations to meet their needs, and accepts its responsibility to:

- Support a stable, diverse and equitable economy
- Protect the quality of the air, water, land and other natural resources
- Conserve native vegetation, fish, wildlife habitat and other ecosystems
- Minimize human impacts on local and worldwide ecosystems

City elected officials and staff will:

1. Encourage and develop connections between environmental quality and economic vitality. Promote development that reduces adverse effects on ecology and the natural resource capital base and supports employment opportunities for our citizens. Promote mixed use developments that allow proximity to work and home to create a reduction in vehicular trips and an increase in pedestrian traffic.

2. Include long-term and cumulative impacts in decision making and work to protect the natural beauty and diversity of Starkville for future generations. Consider the design of the neighborhoods to promote inclusion instead of isolation through narrower streets with sidewalks and buildings that face the street with garages to the rear.

3. Ensure commitment to equity so environmental impacts and the costs of protecting the environment do not unfairly burden any one geographic or socioeconomic sector of the City.

4. Ensure environmental quality and understand environmental linkages when decisions are made regarding growth management, land use, transportation, energy, water, affordable housing, indoor and outdoor air quality and economic development. Promote conservation of water resources, protection of air quality and the restoration and preservation of natural ecosystems are key sustainable development approaches. Protection of wildlife and incorporation of nature into cities is also a key goal.

5. Use resources efficiently and reduce demand for natural resources, like energy, land, and water, rather than expanding supply. Promote compact development that provides savings in building and maintaining infrastructure and services. Emphasize the reuse of existing facilities encouraging revitalization of areas that have existing services

6. Prevent additional pollution through planned, proactive measures rather than only corrective action. Enlist the community to focus on solutions rather than symptoms.

7. Act locally to reduce adverse global impacts of rapid growth of population and consumption, such as ozone depletion and global warming, and support and implement innovative programs that maintain and promote Starkville's leadership as a sustainable city.

8. Purchase products based on long term environmental and operating costs and find ways to include environmental and social costs in short term prices. Purchase products that are durable, reusable, made of recycled materials, and non-toxic.

9. Educate citizens and businesses about Starkville's Sustainable City Principles and take advantage of community resources. Facilitate citizen participation in City policy decisions and encourage everyone to take responsibility for their actions that otherwise adversely impact the environment.

10. Include public places in the focus on sense of community and quality of life to encompass parks, streets, plazas, courtyards and green space.

11. Report annually on the progress in implementation of environmentally friendly projects and on the trend in the health and quality of Starkville's environment and economy.

12. Require LEED certification for all new construction of city facilities in excess of 3000 square feet.

13. Encourage LEED certification for all new construction of commercial and residential facilities.

14. Require all city departments to recycle within each area of city responsibility. Recycling to be enacted in accordance with the materials that are eligible for recycling within the community.

LEED CERTIFICATION

Leadership in Energy and Environmental Design (LEED) is a rating tool developed to encourage sustainable environmental design and the incorporation of various environmental elements into the design of buildings.

LEED consists of an explicit set of environmental performance criteria organized into five performance categories:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials and Resources
- Indoor Environmental Quality

A sixth category, Innovation and Design process, rewards exceptional environmental performance or innovation over and above what is explicitly covered in the basic LEED credits via additional credit options.

Implementation of components of these performance categories award LEED points to the overall building program and toward a level of LEED certification. Projects earn one or more points (maximum of 70 possible points) toward certification by meeting or exceeding each credit's technical requirements. Each point generally represents an integrated building design element that aims to create a building that will improve occupant well-being, environmental performance and economic returns for the building using established innovative practices, standards and technologies. All prerequisites of each performance category must be achieved in order to qualify for certification. Points add up to a final score that relates to one of four possible levels of certification. The lowest of the four levels is "Certified" followed by "Silver", "Gold" and finally "Platinum".

Once a building is complete an application to the USGBC for LEED certification is made. Following an independent review and audits of selected documents a certification level is assigned. The City of Starkville encourages all buildings to achieve a LEED certification.

What is the simplified administrative procedure?

Achieving the City's LEED policy involves five easy to follow steps:

- Meet with City Staff prior to submitting an application to the City. Applicants are strongly encouraged to meet with Municipal Staff to review the LEED policy and to respond to any questions or concerns.
- Obtain the services of a LEED certified consultant to orchestrate the design process, review the construction and certify the completion of all works on the subject land. This can greatly ease the development process and assist the proponent in complying with the City's LEED policy.
- Complete the Agreement of Understanding and Compliance Form (attached to the Application for Site Plan Approval) and submit a retainer letter from a LEED certified consultant identifying all services to be provided that will ensure compliance with the City's LEED Policy.
- Submit the appropriate documentation to the City throughout various phases of design and construction to ensure adherence to LEED standards.
- Follow the completion of all works on site, written confirmation from the LEED certified consultant that all works have been constructed, and meet, at a minimum, LEED certification USGBC shall be submitted to the municipality.
- Submit an application to the for LEED certification to the USGBC following the completion of all works.

What are the benefits?

Sustainable buildings significantly lower operating and maintenance costs. These financial benefits are realized during the life of the building. In an environment where energy, water and sewer rates continue to rise, the LEED initiatives will play a continuous and important role in lower operating and maintenance costs.

Studies utilizing a Life Cycle Cost analysis to determine the economic benefits of LEED buildings indicate that the cost savings associated with LEED buildings greatly outweigh capital cost increases over a 20 - 50 year outlook. A 2002 economic study on implementing energy efficient measures into new construction determined that double the capital costs of the energy efficiency measures would be realized over the life cycle of the building.

Additional benefits of LEED may include:

- Reduced energy costs
- Reduced water usage
- Reduction in resource consumption
- Reduction in greenhouse gas emissions
- Lower operating and maintenance costs
- Cost recovery (payback)
- Increased productivity and improved occupational health
- Improved corporate image

ADDENDUM TO SUSTAINABILITY POLICY

SUSTAINABILITY

Sustainability is the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area's ecosystems and natural resources. The concept of sustainability describes a condition in which human use of natural resources, required for the continuation of life, is in balance with Nature's ability to replenish them. However, humans are depleting and degrading many resources faster than Earth's natural systems can replenish them, and human consumption continues to grow every year. This is a far-reaching issue that extends well beyond the realm of today's urban and regional planner. Nevertheless, planners are in a position to protect the natural environment and its ability to support human life by working with communities to implement concepts of sustainability in their current and long range planning daily practices.

Planning for sustainability promotes responsible development - not anti-development. It requires a democratic process of planning to achieve the greatest common good for all segments of our population, protect the health of the environment and assure future generations of the resources they will need to survive and progress. Specifically, planning for sustainability includes the following *processes, practices* and *outcomes*.

Planning processes include:

- Making planning decisions in a holistic and fully-informed manner that involves all segments of the community and the public and private sectors.
- Educating all age groups to raise public understanding of and regard for the future consequences of current planning decisions and ultimately change human behavior.

Planning practices include:

- Developing a future-oriented vision, which look beyond current needs and recognizes environmental limits to human development.
- Fostering projects/activities that promote economic development by: efficiently and equitably distributing resources and goods; minimizing, reusing and recycling waste; and protecting natural ecosystems.
- Upholding a widely held ethic of stewardship that strongly encourages individuals and organizations to take full responsibility for the economic, environmental, and social consequences of their actions, balancing individual needs and wants with nature and the public good.
- Taking leadership in the drafting and implementation of local, regional and state policies that support sustainability.

Planning outcomes include:

- Local and regional development patterns that expand choice and opportunity for all persons, recognizing a special responsibility to address the needs of those that are disadvantaged.

- Resilient, diverse, and self-sufficient local economies that meet the needs of residents and build on the unique characteristics of the community to the greatest extent possible.
- Communities with a healthy economy, environment and social climate that function in harmony with natural ecosystems and other species and allow people to lead healthy, productive and enjoyable lives.

POLICY POSITIONS

A. GENERAL POLICY OBJECTIVES

The American Planning Association has identified four basic objectives for planning toward greater sustainability that can be used as a framework for policy development in the broad range of matters with which planners are concerned – land use, housing, transportation, and economic development.

Using these basic objectives as a guiding framework, planners and decision-makers can develop policies, legislation, and action plans toward sustainability that are appropriate to their particular circumstances and communities. While any one of these objectives pursued separately is a worthy endeavor, it is the integrated, comprehensive application of all four objectives that is needed to move toward sustainability in planning and development; hence, no one objective is more important or of greater value than the others.

OBJECTIVES OF PLANNING FOR SUSTAINABILITY

Planning for sustainability requires a systematic, integrated approach that brings together environmental, economic and social goals and actions directed toward the following four objectives:

1. Reduce dependence upon fossil fuels, extracted underground metals and minerals.
2. Reduce dependence on chemicals and other manufactured substances that can accumulate in Nature.
3. Reduce dependence on activities that harm life-sustaining ecosystems.
4. Meet the hierarchy of present and future human needs fairly and efficiently.

SPECIFIC POLICY POSITIONS

Planners have a leadership role in forming and implementing the strategies by which communities seek to use resources efficiently, to protect and enhance quality of life, and to create new businesses to strengthen their economies, and supporting infrastructures. The best practices of comprehensive community planning – the way we plan the physical layout, or land use, of our communities, is key to sustainable land use.

Two main features of our land use practices over the past several decades have converged to generate haphazard, inefficient, and unsustainable development sprawl – zoning regulations that separate housing, jobs, and shopping, and low density development that requires the use of the car. Our economic development and infrastructure planning practices present opportunities for us to encourage businesses and community facilities that offer creative, economically beneficial solutions to wasteful resource use and environmental degradation. Only through the best planning practices can we hope to create healthy communities that can sustain our generation and secure a promising and sustainable future for all children.

The listed order of specific policies follows the logic of the four objectives and does not reflect an implied priority of action or importance. As is the case with the four policy objectives, while each of the specific policies are of merit if followed separately, they need to be pursued as a whole in an integrated, comprehensive, *systems* approach in order to move toward sustainability in community planning and development. While certain policies may be of greater immediate relevance to particular regions, levels of government, and planning expertise, planners can contribute substantially to communities and to society through maintaining this perspective of the whole in our thinking and in our planning approaches.

1. The City of Starkville supports planning policies and legislation that encourage alternatives to use of gas-powered vehicles. Such alternatives include public transit, alternatively-fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian-friendly development design.

Reason: Use of privately-owned gas-powered vehicles significantly contributes to increasing carbon dioxide concentration and greenhouse gases in the atmosphere at the global level, and to air pollution, as well as nuisance and societal costs of traffic congestion at the local and regional levels. Planning and development actions that reduce the need to drive can in turn help to reduce carbon dioxide and other emissions, as well as help reduce traffic congestion and add system capacity.

2. The City of Starkville supports planning policies and legislation that encourage all types of development to use alternative renewable energy sources and meaningful energy conservation measures.

Reason: Use of alternative renewable energy sources will contribute to reduced dependence upon fossil fuels for heat and power, also helping to reduce concentrations of carbon dioxide and other gases in the atmosphere. Increased use of alternative energy sources will also contribute to healthier, more stable local economies through reduced dependence on one or two energy sources whose own economic future is uncertain.

3. The City of Starkville supports planning policies and legislation that encourage development, agriculture, and other land uses that minimize or eliminate the use of extracted underground substances such as mercury, cadmium, phosphorus.

Reason: The increasing concentrations in natural systems of extracted underground metals and minerals – for example, mercury, cadmium, phosphorus - which do not readily disappear or get re-absorbed by the Earth - are increasing toxicity in natural systems. This in turn jeopardizes ecosystems, wildlife, water supplies, soil, food, and human health. Development and agriculture that reduces or eliminates the use of these substances can contribute to the increased long-term safety of human, animal and plant health, and ecosystems both for the near future and for generations to come.

4. The City of Starkville supports planning policies and legislation that encourage development and businesses to reduce the use of chemicals and synthetic compounds in their construction and building materials, operations, products, and services.

Reason: Chemicals and synthetic substances that do not easily break down also are increasing in society, producing increased toxicity in ecosystems, water supplies, soil, food, the built environment, the working environment, and human health. Planning, economic development strategies, and policies that affect the built environment can help safeguard the natural and man-made environments through encouraging development that reduces or eliminates the use of these substances.

5. The City of Starkville supports planning policies and legislation that encourage methods of landscape design, landscape and park maintenance, and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers as well as encouraging the use of compost and conserving water.

Reason: Pesticides, herbicides, and synthetic fertilizers accumulate in natural systems, water supplies, soil, food, animals, and humans. Landscape design, maintenance of parks and open space, and agricultural practices that use alternative approaches to pest control can help reduce toxicity in ecosystems, water, food, and human health.

6. The City of Starkville supports planning policies and legislation that result in compact and mixed-use development that minimizes the need to drive, re-uses existing, infill, and brownfields sites that have been thoroughly reclaimed and remediated before using open land, and that avoids the extension of sprawl. ("Sprawl" refers to low-density, land-consumptive, center-less, auto-oriented development typically located on the outer fringes).

Reason: Scattered, land-consumptive development is bringing about the deterioration and loss of open lands, forests, ecosystems and species. These are essential elements of Nature's capacity to re-create the materials upon which all life – including ours – depends. Threatened also is the traditional and historic character of our communities and countrysides – a major source of community "quality of life", heritage and economic viability. Encouraging compact development and redevelopment of existing sites can avoid further encroachment upon diminishing land and other natural resources, helping to safeguard these for our well-being and those of future generations.

7. The City of Starkville supports planning, development, and preservation policies and legislation that conserve undeveloped land, open space, agricultural land, protect water and soil quality, consciously restore ecosystems, and that minimize or eliminate the disruption of existing natural ecosystems and floodplains.

Reason: Safeguarding important lands, water, wetlands, soil, forests, coastal areas as natural ecosystems also helps to preserve the productivity and diversity of life upon which human life and well-being depends.. Efforts are needed to protect the critical land mass required to maintain the level of agricultural production needed to maintain viable agricultural operations and provide sufficient food supply for our population. These critical natural and open space resources contribute as well to "quality of life" as an essential part of local and regional community character.

8. The City of Starkville supports planning policies and legislation that encourage forms of development, business, and agriculture that reduce the use of water, re-using wastewater on-site, and that employ innovative wastewater treatment that minimizes or eliminates the use of chemicals (example: using plants for sewage treatment).

Reason: Groundwater over-pumping is occurring in many of the nation's regions. Reducing use of and re-using water using alternatives to chemical treatment, can use this resource more efficiently, allowing for its renewal through groundwater recharge, and minimizing or eliminating increased concentrations of chemicals in natural systems.

9. The City of Starkville supports planning policies and legislation that support and implement sustainable development policies that seek to equitably protect public health, safety and welfare, and which incorporate the needs of those currently disenfranchised in the process.

Reason: Certain planning decisions may improve the quality of life for some individuals at the expense of others for example, constructing a roadway, siting a bus depot or sewage treatment plant, or building housing near an industrial zone. This problem is acute in disadvantaged communities where equal consideration, fair siting decisions, and open planning processes are not always offered. Sustainable planning and development goals aim to provide equal protection and access to opportunities in all areas of Starkville regardless of income status, race, gender, or ethnicity.

10. The City of Starkville supports planning policies and legislation encouraging businesses, communities, institutions and development that pursue reduction and re-use of by-products and waste, especially approaches that also employ waste as a resource, such as eco-industrial development.

Reason: Reducing the amount of wastes and by-products reduces the likelihood of pollution while also reducing disposal problems and related costs for communities and businesses alike. Communities and businesses that make use of their own or each other's excess energy, water, and materials by-products can reduce or eliminate disposal and pollution problems and save, if not generate, significant revenues.

11. The City of Starkville supports planning policies and legislation encouraging participatory and partnership approaches to planning, including planning for sustainability, integrally involving local community residents in setting the vision for and developing plans and actions for their communities and regions. Planning decisions that follow should be consistent with those community visions.

Reason: Plans that are citizen-based, reflecting citizen intents and visions for their communities' futures, have the highest probability of successful adoption and implementation. Citizen participation in planning helps ensure fair and efficient targeting of resources to community needs.

12. The City of Starkville supports initiatives and partnerships with other organizations that: a) support research and development of technology promoting the four general policy objectives for sustainability; and b) provide best available economic, social, and environmental data and indicators on impacts, alternatives, costs, and benefits for integrated decision-making at all levels of government.

Reasons: Well-informed policy choices that take into consideration the fundamental links among the economy, the environment, and society will be more likely to result in actions that serve all three rather than one at the expense of the others. Most of the innovation or technology to achieve greater sustainability either does not exist, is in the early stages of development, or is not readily available. For example, the use of alternative fuels is growing. However, some private users or transit authorities are reluctant to purchase alternative fuel vehicles because the fueling stations are scarce and the technology is still new.

13. The City of Starkville supports planning policies, programs, and state and federal legislation that support incentives and other economic tools to improve the sustainability of our natural environment, enhance natural resources, and improve community subdivision and building design standards.

Reason: Economic tools such as incentives hold promise for bringing about the implementation of sustainable development. Local, state, and federal legislation can support and strengthen the use of these approaches.

Planning Actions Toward Sustainability

These examples of how the four guiding objectives can be employed as a framework to systematically generate a comprehensive strategy of *specific planning actions* toward sustainability. The four principles are applied to a range of areas for which planners are concerned – land use, transportation, housing & building, economic development, open space and recreation, infrastructure, growth management, floodplain management, watershed planning, and planning processes and education. The appropriateness of the type of sustainability endeavor may differ from level to level of governmental responsibility.

Land Use Actions toward sustainability:

A. Reduced dependence upon fossil fuels, underground metals, and minerals by promoting:

1. Compact development that minimizes the need to drive
2. A mix of integrated community uses -- housing, shops, workplaces, schools, parks, civic facilities -- within walking or bicycling distance
3. Human-scaled development that is pedestrian-friendly
4. Development oriented around public transit
5. Home-based occupations and work that reduce the need to commute
6. Local food production and agriculture that reduces need for long-range transport of food.

B. Reduction of activities that encroach upon nature through:

1. Guiding development to existing developed areas and minimizing development in outlying, undeveloped areas
2. Maintaining a well-defined "edge" around each community that is permanently protected from development
3. Remediation and redevelopment of brownfield sites and other developed lands that suffer from environmental or other constraints
4. Promote regional and local designs that respect the regional ecosystems and natural functions which support human communities.
5. Creation of financial and regulatory incentives for infill development; elimination of disincentives

C. Meeting human needs fairly and efficiently by:

1. Eliminating disproportionate environmental burdens and pollution experienced by historically disadvantaged communities.

Transportation Actions toward sustainability:

A. Reduced dependence upon fossil fuels through:

1. Reduction in vehicle trips and vehicle miles traveled through compact, infill, and mixed use development
2. Use of alternatives to the drive-alone automobile, including walking, bicycling, and public transit

3. Development and use of vehicles powered by renewable fuel sources
4. Local street designs that encourage pedestrian and bicycle use and discourage high speed traffic
5. Street designs that support/enhance access between neighborhoods and to neighborhood-based commercial developments.

B. Meeting human needs fairly and efficiently, by:

1. Providing affordable, efficient transportation alternatives for everyone, especially low-income households, elders, and others comprising 30% of the national population that cannot or do not own cars

Housing and Building Actions toward sustainability:

A. Reduced dependence upon fossil fuels, extracted underground metals, and minerals through:

1. Solar-oriented design of development
2. Use of regenerative energy heating and cooling source alternatives to fossil fuels
3. Provision of housing near places of employment
4. Selection of building materials with low "embodied energy," which require less energy-intensive production methods and long-distance transport

B. Reduced dependence upon chemicals and unnatural substances through:

1. Use of chemical-free and toxic-free building materials
2. Reduction of waste and recycling of building waste materials and promoting recycling by residents
3. Landscape design standards that minimize the use of pesticides and herbicides

C. Reduction of activities that encroach upon nature, through:

1. Reuse of existing buildings and sites for development
2. Compact and clustered residential development, including reduced minimum lot sizes
3. Removal of code obstacles to using recycled materials for building
4. Water conservation measures, to minimize environmentally destructive side effects of developing new water sources
5. Responsible stormwater management that reuses and restores the quality of on-site run-off – (example- constructed marsh or wetlands systems).
6. Reduction or elimination of impervious paving materials
7. Use of recycled building materials, helping to minimize the mining of virgin materials
8. Use of "cradle-to grave" (life cycle) analysis in decision-making for materials and construction techniques.
9. Recycling of building construction waste materials and appropriate deconstruction techniques.

D. Meeting human needs fairly and efficiently, by providing for:

1. Communities and housing developments that are socially cohesive, reduce isolation, foster community spirit, and sharing of resources (example: cohousing)
2. Housing that is affordable to a variety of income groups within the same community
3. A diversity of occupants in terms of age, social, and cultural groups
4. Housing located near employment centers.

Economic Development Actions toward sustainability

A. Encourage businesses that reduce dependence upon fossil fuels, extracted underground metals, and minerals; for example, businesses that:

1. Reduce employee and product transport vehicle trips
2. Use regenerative energy alternatives to fossil fuel, or that are working to reduce dependence on fossil fuel
3. Do not use or are reducing use of cadmium, lead, and other potentially toxic metals and minerals that can accumulate in the biosphere.
4. Are locally-based or home-based, reducing or eliminating the need to commute.

B. Encourage businesses that reduce dependence upon chemicals and unnatural substances; for example, enterprises that:

1. Actively seek ways to minimize the use of toxic manufactured substances
2. Meet or exceed clean air standards
3. Minimize or reduce use of chemicals and employ proper disposal and recycling mechanisms for these
4. Use agricultural methods that reduce or minimize use of pesticides, herbicides, and manufactured fertilizers
5. Use byproducts of other processes or whose wastes can be used as the raw materials for other industrial processes

C. Encourage businesses that reduce activities that encroach upon nature; for example, enterprises that:

1. Use recycled or by-products of other businesses, minimizing the use of virgin raw materials
2. Prevent activities that emit waste or pollutants into the environment
3. Use agricultural approaches that build up rather than deplete topsoil, and conserve or minimize water use
4. Maintain natural terrain, drainage, and vegetation, minimizing disruption of natural systems
5. Re-use processed water.

D. Encourage businesses that meet human needs fairly and efficiently; for example, enterprises that:

1. Fulfill local employment and consumer needs without degrading the environment
2. Promote financial and social equity in the workplace
3. Create vibrant community-based economies with employment opportunities that allow people economic self-determination and environmental health
4. Encourage locally-based agriculture, such as community supported agriculture, providing a nearby source of fresh, healthy food for urban and rural populations

Open Space/Recreation Actions toward sustainability

A. Reduced dependence upon fossil fuels, extracted underground metals, minerals, by:

1. Providing recreational facilities within walking and bicycling distance
2. Using local materials and native plants in facility design to reduce transport distances and reduce maintenance
3. Landscape and park maintenance minimizing use of equipment powered by fossil fuels

B. Reduced dependence upon chemicals and synthetic substances; for example by

1. Use alternatives to chemical pesticides and herbicides in park and facility maintenance (example: integrated pest management)

C. Activities that reduce encroachment upon nature, such as:

1. Funding for open space acquisition
2. Preservation of wilderness areas
3. Urban gardens, community gardens
4. Preservation of wildlife habitats and biological diversity of area ecosystems
5. On-site composting of organic waste
6. Restoration of damaged natural systems through regenerative design approaches
7. Creation of systems of green spaces within and among communities
8. Development of responsible alternatives to landfilling of solid waste
9. Using regionally native plants for landscaping
10. Encouraging landscape and park maintenance that reduces the use of mowers, edgers, and leaf blowers

Infrastructure Actions toward sustainability:

A. Reduced dependence upon fossil fuels, extracted underground metals, minerals, by promoting:

1. Facilities that employ renewable energy sources, or reduce use of fossil fuel for their operations and transport needs

B. Reduced dependence upon chemicals and synthetic substances, by promoting:

1. Treatment facilities that remove or destroy pathogens without creating chemically-contaminated byproducts
2. Design approaches and regulatory systems that focus on pollution prevention, re-use and recycling.

C. Reduction of activities that encroach upon nature, through:

1. Promotion of innovative sewage and septic treatment that discharges effluent meeting or exceeding federal drinking water standards while minimizing or eliminating the use of chemicals (example: greenhouse sewage treatment facilities)

2. Recognition of the "cradle to grave" costs of waste generation and disposal
3. Promotion of and removal of regulatory barriers to composting and graywater reuse systems

D. Meeting human needs fairly and efficiently, by:

1. Cleaning, conserving, and reusing wastewater at the site, neighborhood or community level, reducing the need for large, expensive collection systems and regional processing facilities

Growth Management Actions toward sustainability:

A. Reduced dependence upon fossil fuels, extracted underground metals, minerals, by promoting:

1. Development near existing transport systems; minimizing need for new road and highway construction

B. Reduction of activities that encroach upon nature, by promoting:

1. Appropriate development and population growth policies linked to carrying capacity of natural systems and community facilities
2. Development patterns that respect natural systems such as watersheds and wildlife corridors.

C. Meeting human needs fairly and efficiently, by promoting:

1. Fair and equitable growth management policies maintaining diversity in local populations and economies

Floodplain Management Actions toward sustainability

A. Reduction of activities that encroach upon nature, by:

1. Guiding development away from floodplains
2. Guiding development away from barrier beaches
3. Preserving or restoring wetland areas along rivers for natural flood control

Watershed Planning/Management Actions toward sustainability

A. Reduction of activities that encroach upon nature, such as:

1. Preservation and enhancement of water quality
2. Reduction in water use
3. Recharge of groundwater basins
4. Use of flood control and stormwater techniques that enhance and restore natural habitats
5. Prevention of wetlands destruction; restoration of degraded wetlands

Resource Conservation Actions toward sustainability:

A. Reduced dependence upon fossil fuels, extracted underground metals, and minerals, by:

1. Minimizing energy use
2. Encouraging the development of renewable energy sources
3. Discouraging the use of products that utilize packaging derived from non-renewable, non-degradable resources
4. Promoting the recycling of waste materials derived from non-renewable, non-degradable resources.
5. Developing community gardens that reduce the need for long-range transport of food and associated consumption of fossil fuels.

B. Reduction of activities that encroach upon nature; for example, by:

1. Promoting the preservation and planting of trees and other vegetation that absorb carbon dioxide and air pollutants

Planning Processes/Education Actions toward sustainability:

A. Support activities that reduce dependence upon fossil fuels, extracted underground metals, and minerals; for example, by:

1. Encouraging and enabling people to use transport other than gasoline-powered vehicles

B. Support activities that reduce dependence upon chemicals and unnatural substances; for example, by:

1. Educating citizens and public servants about both short- and long-term risks associated with the use and disposal of hazardous materials

C. Support activities that reduce encroachment upon nature; for example, through:

1. Educational efforts to reduce levels of consumption and waste generation at the household and community levels

D. Support meeting human needs fairly and efficiently by:

1. Integrally involving local community residents in setting the vision for and developing plans for their communities and regions
2. Establishing avenues for meaningful participation in decision-making for all citizens and in particular for historically disadvantaged people
3. Providing for equitable educational opportunities for all members of society
4. Promoting retraining of those displaced in the short-term by a shift to a more sustainable economy