

## II. PLAN RECOMMENDATIONS

### A. Purpose of the Neighborhood Plan

The purpose of the Nine Springs Green-Tech Village Neighborhood Plan is to establish a detailed planning, design, and incentive framework against which development proposals within the area will be evaluated and promoted. The Green-Tech Village Plan has been prepared as a component of the City's master plan under Section 62.23, Wisconsin Statutes. The Green-Tech Village Plan is based on and is considered an addendum and detailed amendment to the 1998 Nine Springs Neighborhood Plan. The recommendations of the Green-Tech Village Plan are generally in line with those of the 1998 Nine Springs Neighborhood Plan. In instances where differences between the recommendations of these plans occur, the recommendations of the Green-Tech Village Plan should take precedence. Key differences include the general arrangement and total acreage of residential, business, and technology uses within the neighborhood. The Green-Tech Village Plan also provides more detailed wetland and floodplain boundaries and stormwater management recommendations.

The Green-Tech Village Plan is based on three principles:

1. **Technology** – Build upon Fitchburg's strong biotech and high-tech base to create a regional presence and generate high-quality employment and a clean industry base.
2. **Village Form** – Create a transit-oriented, mixed-use employment center that offers a variety of compact, attached housing options and neighborhood-oriented retail services, and provides for the needs to today's workforce.
3. **Sustainability** – Utilize new sustainable building forms, practices, and materials to create a sustainable development model, which meets the needs of the present without compromising the ability of future generations to meet their own needs.

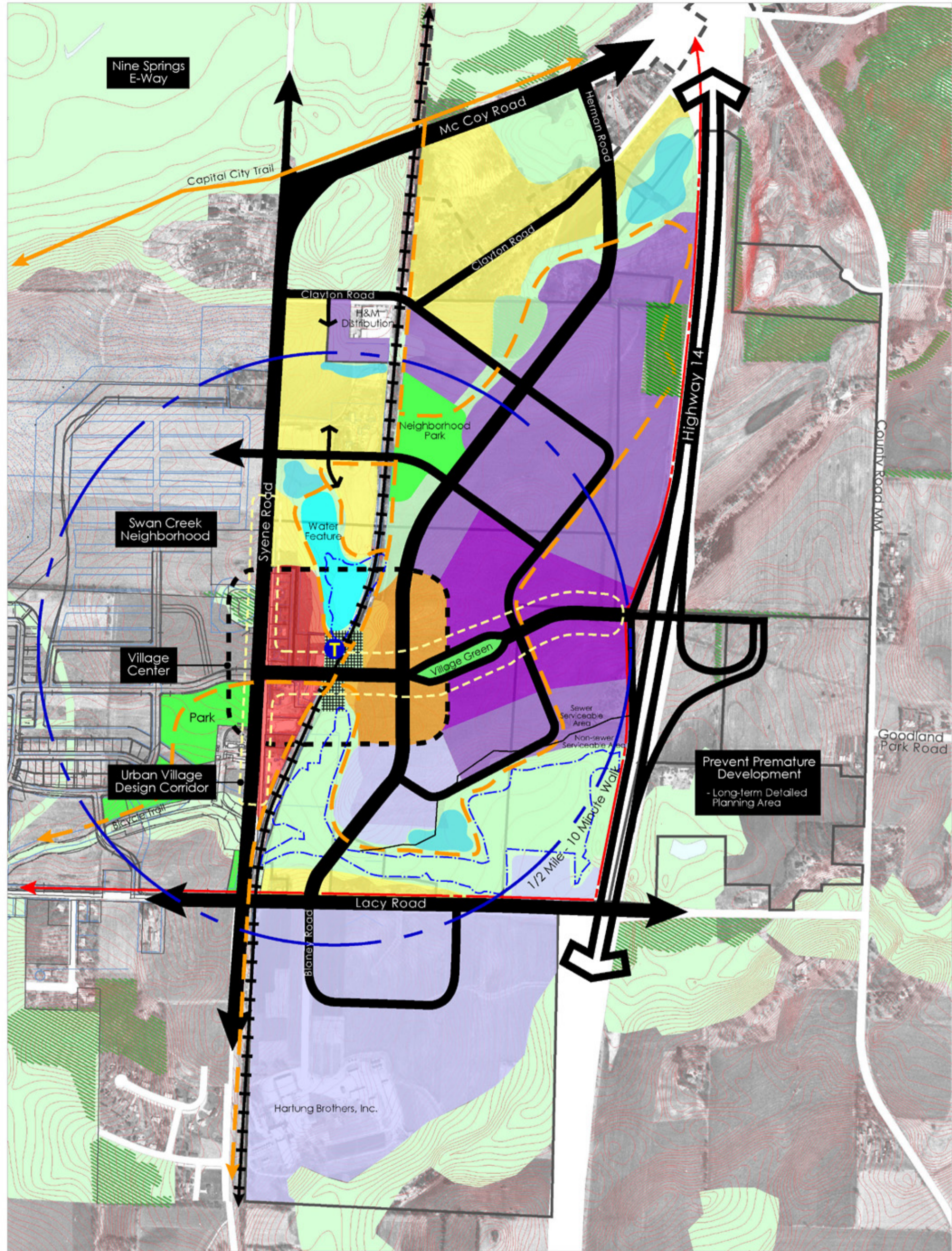
Appendix B outlines the public process and background information that provided the critical foundation for this Plan.

### B. Description of the Neighborhood

Nine Springs Green-Tech Village is located south of McCoy Road, between Highway 14 and Syene Road (see Figure 4). The neighborhood is bisected by a southerly extension of Herman Road to Lacy Road and an easterly extension of Cheryl Parkway to Highway 14. At the intersection of Cheryl Parkway and Highway 14, Figure 4 shows a conceptual design for a potential half interchange with a diamond/loop configuration, as included in the Northeast Fitchburg Transportation Study (See Appendix A). The interchange is integral to the development of the neighborhood to promote the desired type, density, and high-quality uses, particularly high-tech businesses.

Development within Green-Tech will take advantage of its location adjacent to the Nine Springs E-Way. The neighborhood will provide a connected open space system incorporating existing wetlands, drainageways, and open space, and a future neighborhood park and water feature along Syene Road. The neighborhood will also include multi-use trails along the open space system and future roads, connecting the neighborhood with the Capital City Trail and proposed parks and trails within the Swan Creek of Nine Springs neighborhood to the west. Bike lanes and sidewalks will also be provided along future streets within Green-Tech Village.

Nine Springs Green-Tech Village has been divided into six districts, based on land use type, intensity and character. The development character of each district is described on the following pages, with additional detail provided in Figure 6 on page 20.



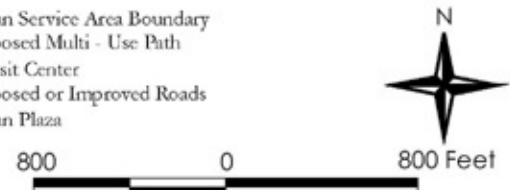
# City of Fitchburg: Nine Springs Green-Tech Village

## Map 4: Neighborhood Development Plan Map

Date: July, 2002  
Revised: October, 2002

**Vandewalle & Associates**  
Madison & Milwaukee, Wisconsin  
Planning - Creating - Rebuilding

- |   |  |   |
|---|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Tech Core                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Open Space      | <span style="display: inline-block; border-bottom: 1px dashed red; width: 20px;"></span> Urban Service Area Boundary  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Tech Campus                | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park                 | <span style="display: inline-block; border-bottom: 1px dashed orange; width: 20px;"></span> Proposed Multi - Use Path |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Ag Tech Business              | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Stormwater Management | <span style="display: inline-block; border-bottom: 1px dashed blue; width: 20px;"></span> Transit Center              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Mixed Use Village Center West | <span style="display: inline-block; border-bottom: 1px dashed blue; width: 20px;"></span> Wetland Boundary (Survey Delineated)                 | <span style="display: inline-block; border-bottom: 1px solid black; width: 20px;"></span> Proposed or Improved Roads  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Mixed Use Village Center East | <span style="display: inline-block; border-bottom: 1px solid red; width: 20px;"></span> Contours (2 Foot Interval)                             | <span style="display: inline-block; border-bottom: 1px dashed black; width: 20px;"></span> Urban Plaza                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Village Residential        | <span style="display: inline-block; border-bottom: 1px solid green; width: 20px;"></span> Woodlands  |   |



**1. Mixed-Use Village Center West District**

At the heart of the Nine Springs Green-Tech Village Neighborhood is the Mixed-Use Village Center. The Village Center is located at a future intersection of the eastern extension of Cheryl Parkway and the rail line. With a dynamic mix of retail, restaurants, and services for area residents and employees, the Village Center will be the gathering place within Green-Tech Village as well as the greater Nine Springs Neighborhood.

The Mixed-Use Village Center West District will serve as a transition between Swan Creek residential subdivision and the more intense development within Green-Tech Village. However, there should be clear cohesion in purpose, land use mix, urban design, connections, and public spaces between the Mixed Use Village Center West and East Districts.



Village Center West will feature a mix of neighborhood retail and business services on the first floor, with residential units and offices above in buildings up to four stories tall. Approximately 350 housing units could be provided within this district. Village Center West development will also integrate urban open spaces, such as plazas or squares, within the overall development pattern.



Buildings within the Village Center West District will be oriented toward the street and urban open spaces, with parking located either behind or alongside buildings, or within parking structures.



*Picture provided by Zimmerman/Volk Associates, Inc. Fitchburg Housing Market Study*

## 2. Mixed-Use Village Center East District



Development within Mixed-Use Village Center East District will be slightly more intense than within Village Center West. It is also likely to focus more on office uses. Village Center East will include a mix of retail, office and services, including lodging, restaurants, fitness centers, and businesses services located within multi-story mixed-use buildings. Housing, offices, and parking will be promoted on upper floors. Approximately 450 housing units could be provided within this district. The Village Center East District will also include urban open spaces, such as plazas or squares.

A location along the rail line will be reserved for a future transit station, which may connect the neighborhood with downtown Madison and surrounding communities.



Buildings within this district will be oriented toward Cheryl Parkway and urban open spaces, with parking located either behind or alongside buildings, or within parking structures. The building facades will be staggered back above the third floor to provide architectural interest, increase sunlight, and decrease building mass.



### 3. Tech Core District

The Tech Core District is located along the extension of Cheryl Parkway, between Village Center East and Highway 14. Because of its location near the Cheryl Parkway/Highway 14 interchange, this district will develop at the highest density as compared to the other districts within Green-Tech Village.

High-technology and research uses will be the primary uses within this district. Professional offices and business incubator space will also be provided. To provide a sense of activity along the street, ancillary retail and service uses, such as fitness centers, restaurants, and coffee shops, will be located on the ground floor fronting Cheryl Parkway. Over time, it will be necessary to provide temporary accommodations for conferences and traveling employees within Green-Tech Village. To meet this need, one conference/exhibit hotel will be allowed within this district. Additional boutique-style accommodations may also be allowed within Green-Tech Village; however, the maximum number of hotel rooms allowed within the entire Green-Tech Village neighborhood will be limited to 300 rooms. Because of the intensity of development needed within this district and the need to provide a non-residential buffer along Highway 14, residential development will not be allowed in this district.

Buildings within Tech Core District will be oriented toward Cheryl Parkway and urban open spaces, with parking located either behind or under buildings, or within parking structures. The building facades will be staggered back above the third floor to provide architectural interest, increase sunlight, and decrease building mass.



#### 4. Tech Campus District

Tech Campus is located along Highway 14, on either side of the Tech Core District, and along the south side of East Clayton Road. The character of the Tech Campus District may resemble existing research parks within the Madison metropolitan area, such as Fitchburg Center, University Research Park, or the American Center. Key differences include an emphasis on achieving a minimum density, minimum and maximum setbacks, and parking behind buildings.



Primary uses within the Tech Campus District will be high-technology and research uses. Lot sizes within this district will generally range from two to four acres; however, larger sites for corporate campuses will also be available.



Buildings will be oriented toward the street, with parking and loading areas located to the side or the rear of the building. The City should encourage businesses to plan for on-site expansion.



**5. Ag Tech Business District**

The Ag Tech Business District is generally located south of Lacy Road, with a small portion located north of the wetlands along Lacy Road. This district will build upon the farming history within the area and strengthen the long-term relationship between the biotechnology businesses of the New Economy and the farming community in and near the City of Fitchburg.



This district will offer a unique mix of offices, laboratories, greenhouses, and test plots for research and product development. To accommodate the need for large areas of open lands for test plots, the development within the Ag Tech Business District will be at a lower intensity than the other non-residential districts within Green-Tech Village. Buildings will generally be oriented

toward the street, with parking and loading areas located to the side or the rear of the building.

The location of the Hartung Brothers seed within this district south of Lacy Road may provide a variety of opportunities to forward research and development of bio-ag products. However, current City policy significantly restricts new development or construction outside the urban service area. Even minimal research and development related uses require urban services to provide fire protection, storm water management, sewer and water, among other urban services. Prior to any urban service expansion the City will need to see a demonstrated commitment to adhere to the principles of the plan.

## 6. Village Residential District



The Green-Tech Village Neighborhood Plan seeks to create a variety of residential options within walking distance of the Mixed-Use Village Center. In addition to the residential units within the two Mixed-Use Village Center districts, Village Residential Districts are included in the Plan. The Village Residential District will be well connected to the surrounding open space and bicycle and pedestrian system.

The district will provide up to 900 attached residential units, including garden apartments, townhomes, and maisonettes. This medium-density development will complement the single-family and multi-family housing planned west of Syene Road within the Swan Creek of Nine Springs residential development.



Development within the Village Residential District should provide amenities to accommodate the high-tech workforce, such as high-speed data access, short-term housing options, concierge services, and open space and recreational opportunities. Retail and dining establishments will be within walking distance in the Village Center and Tech Core districts. Detailed design of the village residential areas should focus on providing safe and convenient pedestrian and other traffic connections to the Mixed Use Village Center Districts, particularly in light of the barriers that the railroad tracks and stormwater management areas might otherwise create.



*Picture provided by Zimmerman/Volk Associates, Inc. Fitchburg Housing Market Study*

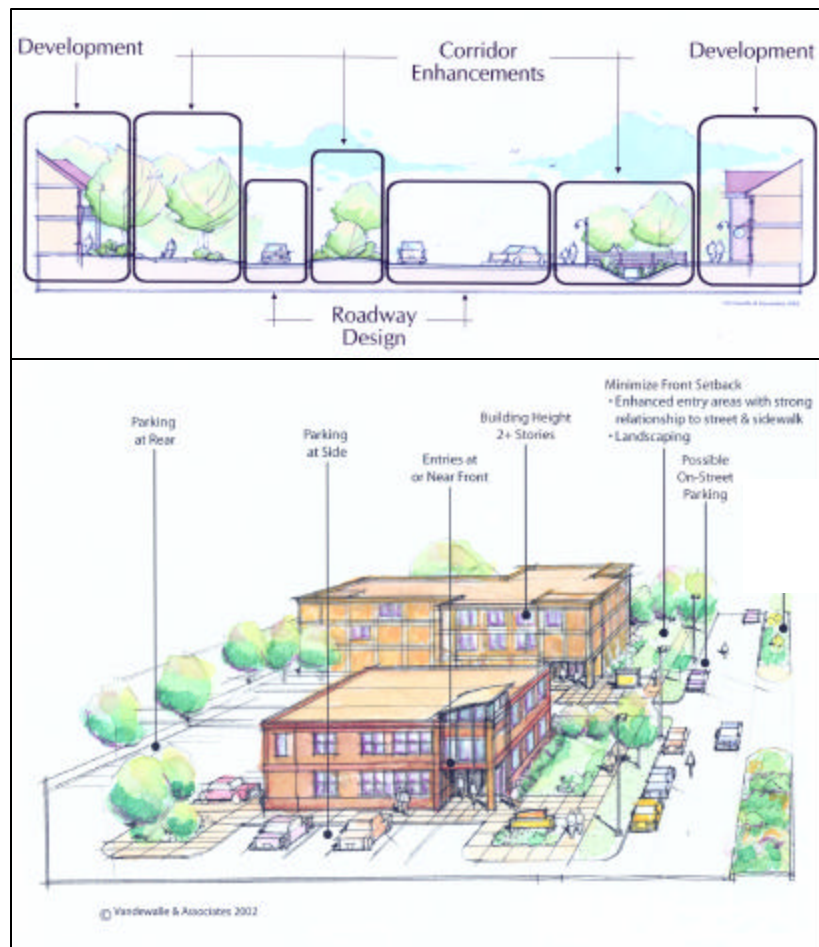
Buildings within the Village Residential District will be oriented toward the street and water features, with parking located to the side, behind or under buildings. Building facades will be staggered to provide visual interest along the street.

### 7. Urban Village Design Corridor

Cheryl Parkway and Syene Road are critical for the functionality and character of Green-Tech Village. Both streets will have to carry heavy traffic volumes. Depending on street and adjacent development design, each street could either advance or diminish the identity of the neighborhood, create a lively street life or an uninteresting route for cars only, and either facilitate or detract from pedestrian movement and cross access.

In light of their importance, these two roads are designated as an Urban Village Design Corridor. A number of factors form the character and function of these roads, including road cross-section, access and design speed, parking locations, building setbacks, building scale, streetscaping, and signage (see Figure 5). Particularly along Cheryl Parkway, these factors should come together to create a form of a small or mid-size city’s downtown.

Figure 5: Factors in Roadway Corridor Design



Recommendations within the Urban Village Design Corridor include the following:

- **Private Development Orientation:** Maximum building setbacks, building entrances facing the street, walkway connections and sitting areas, and active building facades will help frame the street space and establish a strong pedestrian image for the corridor. Outdoor dining and other activities to bring life to the street should be encouraged. Private parking lots should be placed in structures, or behind or on the sides of

buildings. The Design Review District proposed to implement this Plan should specifically advance these concepts in the Urban Village Design Corridor.

- **Streetscape:** Investments in the public right-of-way should complement and interact with private improvements. These include wide sidewalks, street trees, pedestrian furniture, intimate gathering spaces, and pedestrian-scale lighting.
- **Street Design:** Traffic projections suggest that both Cheryl Parkway and Syene Road will someday need to carry four lanes of traffic. On-street parking should be allowed. Boulevard sections, refuge medians, narrower lane widths, reasonable speed limits, and well-marked crosswalks should be used to manage traffic and provide for safe pedestrian crossings. A roundabout should be considered for the Cheryl/Blaney-Herman intersection. Cheryl Parkway could also be split into a one-way pair for a short distance to further enhance character, manage traffic, and create a public Village Green (see Figure 4). Development along Cheryl Parkway and Syene Road should take access from secondary roads wherever possible. The minimum distance between median openings on Cheryl Parkway and Syene Road should be 500 feet. In accordance with Institute for Traffic Engineers standards for arterial streets, minimum spacing between direct vehicular access points should be 250 feet on Cheryl Parkway and Syene Road, except where different distances are appropriate given the rail crossing and the interchange. Access points should not be allowed along Cheryl Parkway between the interchange and the first public street to the west.

## 8. Public Spaces

In addition to active streets, the Green-Tech Village Plan advises that a variety of public spaces be knitted into the development pattern. Overall, recreational facilities should be geared to the target markets for the neighborhood. Individual spaces should serve different functions based on their location and available land area (see Figure 4). More detailed plans for the types, design, and arrangement of uses within key public spaces should be prepared before they are created to assure a desirable and safe mix of uses and activities.

A Village Green of at least 200 feet wide and 700 feet long should be created between the two sides of the recommended Cheryl Parkway pair. The Village Green will offer a central gathering place to relax, picnic, and recreate for the employees and residents within Green-Tech Village.

An Urban Plaza should be created in the heart of the Mixed Use District. This area should be promoted for concerts, a farmers market and other activities. It should incorporate a transit station. Carefully designed hardscape improvements should be emphasized.



A Neighborhood Park should be planned between the Village Residential and Tech Campus districts. This park should focus on active recreational facilities, such as field sports. The specific range of activities within this park should be in accordance with the needs of its likely users and the City's neighborhood park development standards.

Finally, the Plan includes an extensive trail network connecting public spaces and other destinations. The network also suggests connections to regional facilities, like the Capital City Trail and McGaw Park. Other areas shown in Figure 4 as either environmental corridor or woodland preservation areas may be retained in private ownership. Appropriate dedications or easements for trails, and covenants for preservation, should be provided at the time of development approval.





Figure 6: Site and Building Design Standards by District

District	Mixed Use Village Center West	Mixed Use Village Center East	Tech Core	Tech Campus	Aq Tech Business	Village Residential
<b>Uses</b>	<ul style="list-style-type: none"> <li>Neighborhood retail and business services, with residential and office above</li> <li>Lodging (including extended stay), small scale grocery not to exceed 20,000 sq. ft., restaurants, and gasoline stations as one component of a mixed use project</li> <li>Live-work unit potential</li> </ul>	<ul style="list-style-type: none"> <li>Multi-story, mixed-use buildings</li> <li>Neighborhood retail, offices, and services on ground floor, including lodging, restaurants, fitness, and business services</li> <li>Residential, lodging, offices, and parking on upper floors</li> <li>Transit center and structured parking</li> </ul>	<ul style="list-style-type: none"> <li>High tech &amp; research uses primary use</li> <li>Professional offices also permitted</li> <li>Business incubator space</li> <li>Ancillary retail and service uses on ground floor</li> <li>Allow conference/exhibit hotel only as job targets in Green-Tech Village met</li> </ul>	<ul style="list-style-type: none"> <li>High-technology and research uses as primary uses</li> <li>Professional offices permitted</li> <li>Stormwater management areas</li> <li>Consider allowing heliport as an ancillary use</li> </ul>	<ul style="list-style-type: none"> <li>High-technology and research uses</li> <li>Agricultural research and testing, including greenhouses</li> <li>Stormwater management for Tech Core and Center districts</li> </ul>	<ul style="list-style-type: none"> <li>Multi-family residential uses, including townhouses, garden apartments, and corporate housing</li> <li>Provide high-speed data access</li> <li>Stormwater management</li> </ul>
<b>Floor Area Ratio (FAR)</b>	<ul style="list-style-type: none"> <li>Minimum of 0.25 in first phase</li> <li>Site plan build-out minimum of 0.5</li> <li>Site plan build-out maximum of 1.0</li> <li>FAR bonus possible with structured or off-site parking</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 0.35 in first phase</li> <li>Site plan build-out minimum of 0.75</li> <li>Site plan build-out maximum of 1.5</li> <li>FAR bonus possible with structured or off-site parking</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 0.35 in first phase</li> <li>Site plan build-out minimum of 0.75</li> <li>Site plan build-out maximum of 2.0</li> <li>FAR bonus possible with structured or off-site parking</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 0.25 in first phase</li> <li>Site plan build-out min of 0.4</li> <li>Site plan build-out max. of 1.0</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 0.2 in first phase</li> <li>Site plan build-out min of 0.35</li> <li>Site plan build-out max. of 0.5</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<b>Residential Opportunities</b>	<ul style="list-style-type: none"> <li>Approximately 350 housing units possible</li> <li>Maximum of 40 units per acre per site</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 600 housing units possible</li> <li>Max of 50 units per acre per site</li> <li>No first floor residential permitted</li> </ul>	<ul style="list-style-type: none"> <li>No residential</li> </ul>	<ul style="list-style-type: none"> <li>No residential</li> </ul>	<ul style="list-style-type: none"> <li>No residential</li> </ul>	<ul style="list-style-type: none"> <li>Max of 900 housing units total</li> <li>Range of 15 to 30 units per acre</li> </ul>
<b>Impervious Surface Ratio</b>	<ul style="list-style-type: none"> <li>Maximum of 0.85 per site</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 0.90 per site</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 0.90 per site</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 0.75 per site</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 0.65 per site</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 0.55 per site</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>District served by regional basin</li> <li>On-site water quality features</li> </ul>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>District served by regional basin</li> <li>On-site water quality features</li> </ul>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>District served by regional basin</li> <li>On-site water quality features</li> </ul>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>On-site and/or regional basins</li> <li>On-site water quality features</li> </ul>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>On-site and/or regional basins</li> <li>On-site water quality features</li> </ul>	<ul style="list-style-type: none"> <li>Rooftop infiltration</li> <li>On-site and/or regional basins</li> <li>On-site water quality features</li> </ul>
<b>Principal Building Setbacks</b>	<ul style="list-style-type: none"> <li>Min of 50% of wall 15' to 25' from Syene</li> <li>Min of 50% of wall 5' to 20' from Cheryl</li> <li>10' building separation or zero lot lines</li> </ul>	<ul style="list-style-type: none"> <li>Min of 50% of wall 5' to 20' from Cheryl</li> <li>Min 50% of wall 10'-25' from other streets</li> <li>10' building separation or zero lot lines</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 50% of building wall within 10' to 25' from streets</li> <li>10' building separation or zero lot lines</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 50% of building wall at 20' to 30' from streets</li> <li>Minimum 20' building spacing</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 50% of building wall at 20' to 30' from streets</li> <li>Minimum 20' building spacing</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 50% of building wall at 10' to 25' from streets</li> <li>10' building spacing; 0 lot lines</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>Range of 2 to 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>Range of 2 to 6 stories</li> </ul>	<ul style="list-style-type: none"> <li>Range of 3 to 8 stories</li> </ul>	<ul style="list-style-type: none"> <li>Range of 2 to 5 stories</li> </ul>	<ul style="list-style-type: none"> <li>Range of 1 to 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>Range of 2 to 3½ stories</li> </ul>
<b>Urban Design</b>	<ul style="list-style-type: none"> <li>“Urban village” form</li> <li>Buildings oriented to Syene, Cheryl, water feature, and urban open spaces</li> <li>Parking and auto-oriented structures oriented away from Syene and Cheryl</li> <li>Design cohesive with West District</li> <li>Urban open spaces &amp; street furniture</li> <li>Streets as public spaces for pedestrians, bikes, and cars</li> </ul>	<ul style="list-style-type: none"> <li>“Urban village” form</li> <li>Buildings oriented to Cheryl and urban open spaces</li> <li>Stagger building setback above 3rd story (e.g., 10 foot additional setback)</li> <li>Design cohesive with East District</li> <li>High-quality urban open spaces &amp; street furniture</li> <li>Streets as public spaces for pedestrians, bikes, and cars</li> </ul>	<ul style="list-style-type: none"> <li>Pedestrian-oriented job district</li> <li>Buildings &amp; entries oriented to street</li> <li>Locate business service uses along Cheryl façade (i.e., cafeteria, fitness, restaurants, salons, coffee shops, etc.)</li> <li>Stagger building setback above 3rd story (e.g., 10 foot additional setback)</li> </ul>	<ul style="list-style-type: none"> <li>Contemporary building design</li> <li>Variable roof heights and building section setbacks</li> <li>Allow metal as decorative architectural element only</li> </ul>	<ul style="list-style-type: none"> <li>Contemporary building design</li> <li>Variable roof heights and building section setbacks</li> <li>Allow metal as decorative architectural element only</li> </ul>	<ul style="list-style-type: none"> <li>Orient buildings to street and water feature</li> <li>Provide entries on public streets</li> <li>Provide small outdoor space for every unit plus common spaces</li> <li>Stagger building facades</li> </ul>
<b>Signs</b>	<ul style="list-style-type: none"> <li>Limit ground signage to monuments</li> <li>Limit building signs to first floor area</li> </ul>	<ul style="list-style-type: none"> <li>Discourage ground signage</li> <li>Limit building signs to first floor area</li> </ul>	<ul style="list-style-type: none"> <li>Discourage ground signage</li> <li>Limit building signs to first floor area</li> </ul>	<ul style="list-style-type: none"> <li>Monument ground signs only</li> <li>Limit building signs to first floor</li> </ul>	<ul style="list-style-type: none"> <li>Monument ground signs only</li> <li>Limit building signs to first floor</li> </ul>	<ul style="list-style-type: none"> <li>Limit signs to monuments only</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>Surface parking on side or rear of building</li> <li>Underground and structured parking</li> <li>1 to 1.75 spaces per housing unit</li> <li>3 to 4 spaces per 1,000 sq. ft. of retail/office space (restaurants need more)</li> <li>Shared parking may be used to meet standards</li> </ul>	<ul style="list-style-type: none"> <li>Surface parking on side or rear of building</li> <li>Underground and structured parking</li> <li>1 to 1.75 spaces per housing unit</li> <li>3-4 spaces per 1,000 sq. ft. of retail/office space, inc. public spaces (restaurants more)</li> <li>Shared parking may be used to meet standards</li> </ul>	<ul style="list-style-type: none"> <li>Parking on side or rear of building</li> <li>Underground and structured parking</li> <li>3 spaces per 1,000 square feet of office/research space, including public &amp; shared parking (restaurants more)</li> </ul>	<ul style="list-style-type: none"> <li>Employee parking and loading to side or rear of building</li> <li>3 spaces per 1,000 square feet for office space; 2 spaces per 1,000 square feet for research</li> </ul>	<ul style="list-style-type: none"> <li>Employee parking and loading to side or rear of building</li> <li>3 spaces per 1,000 square feet for office space; 2 spaces per 1,000 sq. ft. for indoor research</li> </ul>	<ul style="list-style-type: none"> <li>Parking on side/rear of building</li> <li>1.75 to 2 spaces per housing unit</li> <li>At least one parking space per housing unit under building</li> </ul>
<b>“Green” Building Techniques</b>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>Innovation in design (“extra credit”)</li> </ul> </li> <li>Set up comprehensive district management &amp; maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>Innovation in design (“extra credit”)</li> </ul> </li> <li>Set up comprehensive district management &amp; maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>Innovation in design (“extra credit”)</li> </ul> </li> <li>Set up comprehensive district management &amp; maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>Innovation in design (“extra credit”)</li> </ul> </li> <li>Set up district management &amp; maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>Innovation in design (“extra credit”)</li> </ul> </li> <li>Set up district management &amp; maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>Meet LEED “Certified” or similar standard, using a point system covering:                             <ul style="list-style-type: none"> <li>Sustainable sites (e.g., stormwater)</li> <li>Water efficiency (e.g., landscaping)</li> <li>Energy (e.g., renewable sources)</li> <li>Indoor environment (e.g., daylighting)</li> <li>Materials (e.g., recycled)</li> <li>innovation in design (“extra credit”)</li> </ul> </li> <li>Set up district management &amp; maintenance program</li> </ul>

