2019

University City Sustainable Development Guidelines

Sustainable Development Guidelines

City of University City

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Overview: The Sustainable Development Guidelines are a working document in development by the University City Green Team, an interdepartmental work group committed to promoting sustainable practices in U City through all government functions. The Green Team is working in collaboration with regional partners (listed below).

Purpose: The purpose of these guidelines is to give developers a comprehensive list of sustainable practices that University City recommends, incentivizes, or requires for development. By providing a clear list of options and resources, the document will present the wide array of opportunities for environmentally-conscious building practices. This is part of our effort to reach the OneSTL sustainable targets set for the OneSTL Plan for Sustainable Development recently approved by Council.

The Guidelines are a working document, meant to be updated and improved going forward. The Green Team will continue to seek new ways to incentivize sustainable practices in ways that do not hinder development. University City has long been a leader of sustainable practices in the St. Louis region. Our regional partners have expressed their support and excitement that U City is leading the way with this forward-thinking set of guidelines. Staff will continue to work with our partners, City Council, and developers to strengthen this document and facilitate green development in our community.

Using the Document: The document is envisioned to eventually be part of the City's website. Developers would be directed to the site in the early stages of their planning process for guidance. The grid is a "menu" of options for making any development more environmentally-friendly. These are demarcated as required, incentivized, or recommended, and the supporting document gives the developer resources to further explore the feasibility of these options. Ultimately, the guidelines will provide a clear, user-friendly way for developers to incorporate more sustainable elements into their work.

Regional Partners:

- Jean Ponzi, Green Resource Manager, Botanical Garden Earthways Center
- Emily Andrews, Executive Director, US Green Building Council Missouri Gateway Chapter
- Aaron Young, Sustainability Planning Manager, East/West Gateway OneSTL
- Lois Sechrist, Environmental Stewardship Analyst, Ascension Health Care System
- Elizabeth Farr, Associate Project Manager, Economic Development Bi-State Development
- Joe Martinich, Professor Emeritus of Supply Chain Management and Analytics, University of Missouri – St. Louis, And Energy & Environment Committee Chairperson, City of Creve Coeur, MO
- The University City Green Practices Commission

1. WATER AND GREEN INFRASTRUCTURE

1.1 Erosion Control during Construction

Effective erosion controls handle surface runoff and are important techniques in preventing water pollution, soil loss, wildlife habitat loss and human property loss. University City requires a plan to minimize sediment movement for all projects disturbing land.

Requirements:

- This is a required practice. Any land disturbance activity involving one (1) acre or more of land, or a site involving less than one (1) acre that is part of a proposed development that will ultimately disturb one (1) acre or more require Major Land Disturbance Permits through St. Louis County and the Department of Natural Resources.
- Site grading and erosion control is also required for land disturbance less than 1 acre. See Section 405.140, 405.280, 405.490, 405.510 of the municipal code for details.

Incentives:

- Not Available

Resources:

Metropolitan St. Louis Sewer District (MSD) Stormwater Best Management Practices (BMP) Toolbox	https://www.stlmsd.com/what-we-do/stormwater-management/bmp-toolbox
Metropolitan St. Louis Sewer District (MSD) Landscape Guide for Stormwater Best Management Practice Design	https://www.stlmsd.com/sites/default/files/engineering/442680.PDF
Metropolitan St. Louis Sewer District (MSD) Site Design Guidance	https://www.stlmsd.com/sites/default/files/engineering/474685.PDF
University City Municipal Code, Ordinance 7065 regarding erosion control for Major Land Disturbance (1 acre and over)	https://www.ecode360.com/documents/UN3457/source/LF1020263.pdf
University City Municipal Code, Sections 405.140, 405.280, 405.490, 405.510	https://www.ecode360.com/28295169 https://www.ecode360.com/28295288 https://www.ecode360.com/28295514 https://www.ecode360.com/28295541 *(405.510 as edited per ordinance 7060):* https://www.ecode360.com/documents/UN3457/source/LF1020258.pdf

1.2 Post-Construction Stormwater Solutions

Post-construction stormwater management in areas undergoing new development or redevelopment is necessary because runoff from these areas has been shown to significantly affect receiving water bodies. Prior planning and design for the minimization of pollutants in post-construction stormwater discharges is the most cost-effective approach to stormwater quality management. Following construction of a new development or re-development, post construction stormwater solutions attempt to reduce pollutants in post-construction runoff.