

PEARSON ECO-BUSINESS ZONE POLICY TOOLKIT



POLICY TEMPLATES/TEMPLATE
LANGUAGE

ECO-BUSINESS ZONE DEVELOPMENT
SCREENING TOOL

ECO-BUSINESS DEVELOPMENT SCREENING TOOL

Description

The following checklist is meant to provide development approvals officers with questions to consider and put forward to developers at the pre-application stage. This tool can be used to determine how the development proposal might meet the Partners in Project Green Strategy objectives and potentially support activity undertaken by other Project Teams.

The checklist is a companion document to the Considerations for *Eco-Business Zone Development Standards* policy template included in the Policy Toolkit. The questions are generally oriented towards single parcel applications (except for the subdivision-level considerations where noted), and hence are applicable to both greenfield and redevelopment/retrofit opportunities. Some questions are more relevant to planning and design considerations, others to business activity, and sometimes both. Where questions are relevant to specific Partners in Project Green opportunities, this is noted as well. We encourage the Policy Harmonization team to consult with the other project teams to make sure their initiatives are reflected in this table, as well as elsewhere in the Policy Toolkit as required.

Pre-Development Planning	Planning & Design	Business Activity
Has the proponent considered an integrated design process?	x	
Could the applicant provide a list of all resource needs (e.g. energy, water, packaging, transportation fuel, etc) and anticipated waste products from site construction/reconstruction? Projected business operations?	x	x
Request that the applicant review this list and identify opportunities for their resource use or waste generation by reducing, replacing or taking advantage of existing resources and waste streams from other nearby business operations.	x	x
Is this an infill project? If yes, does it make use of existing buildings, structures and facilities?	x	
Support for Partners in Project Green - Green Purchasing Team		
Is the applicant aware of current or planned group purchasing opportunities?	x	x
Are any of these relevant to their proposed use (e.g. bulk rate for purchase of new equipment)?	x	x

Parcel Layout & Design	Planning & Design	Business Activity
Does the proposed project include passive design strategies to reduce energy and water consumption? These sustainable design elements should be explicitly identified on site plans and subdivision plans.	x	
Request a statement from the applicant's design team that identifies which land use efficiency strategies were considered, and which are to be implemented (e.g. How does project maximize Floor Area Ratio? Is building clustering feasible, either with facilities on site, or on adjacent parcels?). The design team should also identify what other measures are being considered to reduce the project's footprint.	x	
Has the applicant considered opportunities for joint facilities, such as logistics or storage, with adjacent businesses?	x	x
Has the applicant considered opportunities for shared service areas with adjacent businesses, such as site access, parking, shipping/receiving, storage, waste/recycling and outdoor amenity areas?	x	x
Subdivision Considerations		
Will the site support a range of parcel sizes to promote diversity in business types?	x	
Does the site layout facilitate energy efficient development: roads oriented to facilitate solar orientation of lot layout, buildings sheltered from prevailing winds, minimize travel distance, etc?	x	
Request a statement from the applicant's design team indicating how they evaluated opportunities for utility islands on-site, or with existing or planned local municipal infrastructure systems.	x	
Access and Movement		
Ask the applicant how pedestrian and cycling safety is addressed by their site plan.	x	
Request a statement from applicant's design team to identify how paved areas are being minimized and whether green stormwater measures can be implemented.	x	
Subdivision Considerations		
Are any strategies being proposed to reduce road widths?	x	
What strategies are the applicant's design team using to leverage existing or adjacent utility-right-of-ways (e.g. recreation, stormwater, movement of materials or resources)?	x	x

Landscape and Open Space	Planning & Design	Business Activity
Does the landscaping plan integrate with neighbouring parcels to provide continuous parcels, potential for habitat, recreational areas, or other mutual benefits to both properties?	X	
Request that applicant indicate on site plans, or in accompanying written summary, impacts of site landscaping on building energy and water consumption.	X	
Request that applicant indicate on site plans, or in accompanying written summary, the ecological features/functions that are preserved or created via the site's landscape design.	X	
Subdivision Considerations		
If there are public lands within the site, is the applicant making use of them to provide connectivity between businesses?	X	X
Energy Efficiency		
Request a statement from applicant's design team indicating strategies used to reduce energy consumption and lighting demand from all facilities and throughout the site.	X	
Are buildings' heating, ventilation and air-conditioning systems designed so that they may be connected to a future district energy system, or are they 'retrofit-ready' for solar thermal systems?	X	
Request a statement from applicant's design team indicating which opportunities for on-site energy production were considered, and which, if any, were implemented.	X	
Water, Wastewater, and Stormwater		
Request a report from the applicant's design team outlining strategies considered for reducing and recycling storm and wastewater. If any were implemented, indicate which strategies.	X	X
Request that the applicant include wastewater in an assessment of their own waste materials, and include potential waste resources from nearby businesses, as noted in the 'Pre-Development' section above.		X
Is there an opportunity to double-plumb buildings to facilitate cost-effective retrofits later with non-potable systems, such as re-using process or cooling water for different operations?	X	X
Support for Partners in Project Green – Green Site Team		
Request a statement from the applicant's design team indicating how the project meets LID principles.	X	

Design, Construction & Operation	Planning & Design	Business Activity
Request that the applicant submit a construction management plan to address relevant aspects of the Considerations for Eco-Business Zone Development Standards tool.	x	
Has the applicant considered any design strategies to facilitate building deconstruction and/or recycling?	x	
Will the proponent consider opportunities to share services with adjacent businesses (e.g. landscaping, security, training, etc)?	x	x
Will the business derive a competitive advantage from locating in eco-business zone (e.g. local suppliers, potential resource reuse opportunity)?		x
Would the proposed business support either of the Partners in Project Green green job initiatives: clean technology sector development or green job program?		x
Does the proposed use fit with municipal economic development target sectors?		x
Does the proposed development increase the diversity of uses in the area?	x	x
What is the job density of the proposed use (e.g. 1.5 jobs / 1000 sq. ft)?	x	
Support for Partners in Project Green - Resource Reutilization Team		
Is the applicant proposing any physical linkages with another facility either on their parcel, or with adjacent property?	x	
Will the applicant and/or future business owner agree to report back in an annual resource flow survey distributed by the municipality?		x
Does the proposed use facilitate eco-business activity, such as shared services, infrastructure or making use of waste resources?		x

REFERENCE CASE STUDIES

- **Devens Enterprise Commission** – has checklist and screening tool to evaluate proposed developments.
- **Innovista Eco-Industrial Park** – checklist for compliance with sustainable design guidelines.
- **Menomonee Valley** – has planning authority screening tool for reviewing proposed projects against project goals.

To view the case studies, please visit
www.partnersinprojectgreen.com/policytoolkit