

# RESIDENTIAL DESIGN CONSIDERATIONS

The San Luis Obispo County Air Pollution Control District offers the following “CLEAN AIR” concepts to help reduce air pollution from new residential developments

<b>Building Design</b>	<ul style="list-style-type: none"> <li>▶ Design houses to be street-facing and close to the sidewalk</li> <li>▶ Locate parking in the rear of buildings</li> <li>▶ Orient buildings to maximize natural heating and cooling</li> <li>▶ Find out if density bonuses are available to increase the number of buildable housing units in your development</li> </ul>
<b>Trees</b>	<ul style="list-style-type: none"> <li>▶ Increase shade tree planting to provide a more pleasant environment, reduce summertime cooling needs, reduce evaporative emissions from cars in parking areas, provide separation from traffic and uptake of greenhouse gases</li> </ul>
<b>Neighborhood Design</b>	<ul style="list-style-type: none"> <li>▶ Develop smaller scale lots for a compact community with close access to shopping, jobs and transit services</li> <li>▶ Incorporate open space or common areas as part of the site design to provide community pride and/or focal areas in the development</li> </ul>
<b>Human Scale</b>	<ul style="list-style-type: none"> <li>▶ Design narrow streets with limited building setbacks</li> </ul>
<b>Direct Access</b>	<ul style="list-style-type: none"> <li>▶ Eliminate barriers such as walls and cul-de-sacs</li> <li>▶ Provide pedestrian/bicycle pathways through barriers to connect separated areas</li> </ul>
<b>Sidewalks &amp; Pathways</b>	<ul style="list-style-type: none"> <li>▶ Design paths that connect to existing walkways/bikeways</li> <li>▶ Separate paths from the street with landscaping for increased safety</li> </ul>
<b>Safety Enhancements</b>	<ul style="list-style-type: none"> <li>▶ Eliminate blind spots between cars and pedestrians</li> <li>▶ Provide adequate lighting, crosswalks and bike lanes</li> </ul>
<b>Street Interest</b>	<ul style="list-style-type: none"> <li>▶ Include public benches, neighborhood parks, public art, planters, landscaping, neighborhood markets and sidewalk cafes</li> </ul>
<b>Traffic Controls</b>	<ul style="list-style-type: none"> <li>▶ Decrease speed limits, provide stop signs, street signals and signs for pedestrians</li> </ul>



# RESIDENTIAL IMPACT MITIGATION

Projects containing:	Are recommended to:
<ul style="list-style-type: none"> <li>▪ ≥35 but ≤50 houses</li> <li>▪ ≥50 but ≤76 apartments or condos</li> </ul>	<p><b>Implement all feasible Standard Mitigation Measures plus 3 Additional Mitigation Measures</b></p>
<ul style="list-style-type: none"> <li>▪ ≥51 but ≤66 houses</li> <li>▪ ≥77 but ≤105 apartments or condos</li> </ul>	<p><b>Implement all feasible Standard Mitigation Measures plus 6 Additional Mitigation Measures</b></p>
<ul style="list-style-type: none"> <li>▪ ≥67 but ≤84 houses</li> <li>▪ ≥106 but ≤137 apartments or condos</li> </ul>	<p><b>Implement all feasible Standard Mitigation Measures plus 10 Additional Mitigation Measures</b></p>
<ul style="list-style-type: none"> <li>▪ ≥85 houses</li> <li>▪ ≥138 apartments or condos</li> </ul>	<p><b>Contact the APCD Planning Division for assistance at 805-781-5912</b></p>

**Mark the Feasible Standard Mitigation Measures to be implemented:**

- Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel
- Incorporate traffic calming modifications to project roads, such as narrower streets, speed platforms, bulb-outs and intersection modifications designed to reduce vehicle speeds, thus encouraging pedestrian and bicycle travel
- Provide easements or land dedications for bikeways and pedestrian walkways
- Provide continuous sidewalks separated from the roadway by landscaping, on-street parking and adequate lighting for sidewalks must be provided, along with crosswalks at intersections

**Mark the Additional Mitigation Measures to be implemented:**

- If the project is located on an established transit route, improve public transit accessibility by providing transit turnouts with direct pedestrian access to project
- Increase street shade tree planting
- Install outdoor electrical outlets to encourage the use of electric appliances and tools
- Secure on-site bicycle parking for multi-family residential developments
- Increase number of bicycle routes/lanes
- Build new homes with internal wiring/cablings that allows telecommuting, teleconferencing and telelearning to occur simultaneously in at least three locations in each home
- Provide pedestrian signalization and signage to improve pedestrian safety
- Increase shade tree planting along southern exposures of buildings to reduce summer cooling needs
- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs
- Use high efficiency, gas or solar water heaters
- Use built-in energy efficient appliances
- Use double-paned windows
- Use low energy traffic signals (e.g. light emitting diode) and low energy street lights (e.g. sodium)
- Use energy efficient interior lighting
- Install door sweeps and weather stripping if more efficient doors and windows are not available
- Install high efficiency or gas space heating