

EXAMPLES Of Habitat Friendly Development Practices from Title 13

<b>Avoidance Measures</b>	
Building setback flexibility	Allows variable building setbacks to minimize construction impacts.
Flexible landscaping requirements	Allows landscaping requirements to be met by preserving habitat conservation areas.
Flexible site design	Employs on-site density transfers to avoid or minimize development within HCAs
Site capacity incentives	Capacity standards provide flexibility in the design of land divisions in order to allow ways protection of HCAs.
Transfer of development rights (off-site)	Preserves development opportunities and reduces development pressure on environmentally sensitive properties.
<b>Practices to Minimize Hydrologic Impacts</b>	
Soil amendments	Adds compost or other materials to disturbed soils for improved porosity and infiltration capacity.
Pervious materials	Reduces impervious surface area through the use of pervious concrete, porous asphalt and paving blocks.
Incorporate stormwater management in road right-of-ways	Use landscaping, such as rain gardens and bioswales, with native plants and soils to collect and filter stormwater runoff.
Green roofs	Vegetated roofs promote runoff reduction, energy savings, improved air quality, and enhanced aesthetics.
Disconnect downspouts	Disconnecting downspouts and directing them to natural filtration areas is an environmentally friendly means of filtering and slowly releasing the flows into the ground.
Rain barrels	Using rooftop runoff saved during the Northwest's rain season prevents pollutants from entering stormwater systems.
Multi-functional open drainage systems	Curb-and-gutter alternatives include designs that help reduce the flows' energy and filter sediment loads.
Bioretention cells as rain gardens in landscaped parking lot islands	The structures help reduce runoff volume and filter pollutants resulting from parking lots.
Treatment trains	Using topography, native plants and soils, rain gardens, swales, and other natural elements provides numerous opportunities for runoff to be treated.
Reduce sidewalk width and grade toward right-of-way	Less sidewalk coverage reduces impervious area. Sloping toward the right-of-way allows for natural infiltration of runoff.
Narrow driveway widths and rear access	Driveways contribute to impervious surface coverage. Providing rear access, such as alleys, reduces the reliance upon driveways.
Shared driveways	Provides opportunity to reduce impervious surface area and/or use pervious materials.
Reduce width of residential streets	Street width reduction (where practicable) is another means to reduce the amount of impervious surface area.
Clustering and curvilinear street designs	Both provide a means for reducing the amount of street coverage and adapting to the natural environment.
Reduce cul-de-sac radii and include vegetated islands	Reducing cul-de-sac radii and including vegetated islands in their center both provide an effective means to decrease impervious surface area.
Eliminate non-ADA sidewalks	Decreases the amount of impervious coverage and imposes less impact on the natural environment.
Parking lot standards	Means such as shared parking facilities, reduced parking ratios, and smaller stall dimensions all reduce the size of parking lots.
Fewer stream crossings	Along with crossing placement at a perpendicular angle, impacts upon sensitive riparian areas are reduced.
Narrow street right-of-ways in stream corridors	A lessened impact area will result from narrowing the width of right-of-ways in sensitive habitat areas.

<b>Practices to Minimize Impacts on Wildlife Corridors and Fish Passage</b>	
Integrate fencing into landscape	Properly located fencing can help guide animals through transportation corridors.
Bridge crossings	Using bridge crossings instead of culverts minimizes impact of wildlife and fish populations.
Use slab, arch, or box culverts	If culverts have to be used, choosing the proper design can help mimic natural stream conditions.
Design stream crossings with shelves and other design features	Careful consideration to stream crossings can facilitate safe fish and terrestrial animal passage,
Extend landscaping through migratory route	Landscaping with native plants and providing sheltering areas promotes wildlife safety.
<b>Miscellaneous Habitat-Friendly Design and Construction Practices</b>	
Use native plants	These plants are adapted to local conditions and provide food, habitat, and protection for wildlife and other native plants.
Locate landscaping adjacent to HCA	Allow landscaping requirements to be fulfilled through preserving a HCA.
Light shields	Using shields helps reduce light-spill and reduce light impacts on wildlife, particularly nocturnal animals.
Tree protection	Tree canopies reduce provide shade, stormwater runoff, and facilitate the stormwater filtration of pollutants and toxins.

For more information, call the Nature in Neighborhoods phone line at (503) 797-1555, fax (503) 797-1849 or send e-mail to [nature@metro-region.org](mailto:nature@metro-region.org). The hearing impaired can call TDD (503) 797-1804.