

Sunday, November 25, 2007

## Local green home programs

### Here's a rundown of what some Orange County developers and cities are doing to encourage green homebuilding.

By Jeff Collins

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#### DEVELOPERS

**The Olson Co.:** Currently building 32 green homes in Old Towne Orange equipped with solar panels, recycling, Energy Star appliances, water-conserving plumbing, drip-irrigation and drought-tolerant landscaping. The first three homes received a "silver" LEED certification on Nov. 16.

**Brookfield Homes:** Currently building 339 condos in the Colony Park development, featuring Energy Star appliances, water-conserving plumbing, sensors to shut off sprinklers in the rain, recycling, and drought-tolerant landscaping and transplanted trees. The first phase of the development received GreenPoint Rated certification in October.

**John Laing Homes:** Currently building three developments with various environmentally friendly features: one in Irvine's Woodbury East (Celadon, with 97 townhomes), and two in San Juan Capistrano's Pacifica San Juan development (Belle Cliff, with 70 houses; and Blue Harbor, with 46 houses).

**SARES-REGIS Group:** Developing two LEED-certified rental complexes in Anaheim and Irvine: The Crossings, a 312-unit rental condo complex, and Metropolis.

**BRE Properties Inc.:** Currently building the Park Viridian (formerly Stadium Park) apartments in Anaheim, which will be LEED certified. The first units will be finished in one year, with completion in about two years.

#### CITIES

**Aliso Viejo:** Two council members asked city staff on Nov. 7 to explore various green incentive programs and report back to council.

**Anaheim:** Voluntary guidelines based both on the GreenPoint Rated and LEED standards. The city gives builders incentives, such as expedited plan checks, fee waivers, free shade trees and cash for getting either GreenPoint Rated or LEED certification. (Info: [CLICK HERE](#))

**Costa Mesa:** Adopted voluntary guidelines on Sept. 4 encouraging builders to use LEED, GreenPoint Rated or an equivalent standard approved by the city. "We wanted to be flexible," said Willa Bouwens-Killeen, principle planner. The city waives plan check fees for green developments. (Info: Click on "Build Green Costa Mesa" on the city's [HOME PAGE](#))

**Huntington Beach:** The council issued a directive to staff last summer to develop an incentive program and voluntary green building guidelines. The city is hiring a coordinator to oversee program development.

**Irvine:** Working with developers, the city developed its own voluntary Irvine Build Green program, requiring increased energy efficiency yet providing options for builders. The program was adopted in December 2005. Chandra Kraut, a residential green-building consultant with CTG Energetics, said Irvine's residential program is less rigorous than LEED and GreenPoint Rated standards. Builders, however, support this approach. The Irvine Co. has pledged to have all future residences green-certified through the city, including the 761 homes in Woodbury East. Lennar Corp. has pledged to do the same with its homes around the Great Park, consuming 30 percent less water and 10 percent less energy. (Info: [www.cityofirvine.us/green\\_build.html](http://www.cityofirvine.us/green_build.html))

**Lake Forest:** Adopted voluntary guidelines based on GreenPoint Rated standards on Nov. 6. The program

is aimed primarily at helping homeowners and contractors use green building designs in home remodels and room additions, said Amy Thomas, a city associate planner.

**Mission Viejo:** Adopted a two-year pilot program in December 2005 containing voluntary guidelines that are similar to the GreenPoint Rated program. Mission Viejo officials say they intend to make their pilot program permanent at the end of the two-year trial period. (Info: [CLICK HERE](#))

**San Clemente:** The citizens' group, San Clemente Green, intends to request on Dec. 4 that the council adopt plans to become a sustainable city, including the drafting of voluntary green building guidelines. Gary Headrick, group founder, said three out of five council members support the proposal.

**San Juan Capistrano:** The council will be asked to vote on Dec. 18 on voluntary green building standards based on Irvine's guidelines, said Ziad Mazboudi, city environmental division manager. The planning commission voted to recommend approval on Nov. 6. The program allots points based on environmental friendliness. Projects with 50 points get a certificate, while the city will issue a press release for projects with 60 points and will recognize projects with 75 points at a council meeting. The council may consider giving builders incentives, Mazboudi said. The package also would require city construction projects over a certain size to meet LEED silver standards. "We feel this is the best incentive to encourage green, healthy buildings," Mazboudi said.

*Register staff writer Sonya Smith contributed to this report.*



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