

# GREEN SHORES

Washington & British Columbia

## Green Shores for Homes Credits Summary for waterfront properties

A reference for homeowners, designers, and construction professionals to help minimize the environmental impact of waterfront properties and developments



The Green Shores for Homes (GSH) System is built on a format similar to green building rating programs such as Built Green<sup>™</sup> and LEED<sup>™</sup>. A shoreline project is assessed against a series of *credits* for which a homeowner or builder can achieve *points*.

There are four general *application requirements* that all shoreline projects must complete in order to apply for a GSH Rating. These requirements provide the baseline information for all the credits, and consist of:

- An existing conditions plan: Map existing site conditions and shoreline processes that will affect your project.
- A site design plan: Show the project in the context of the existing site conditions and processes.
- An **environmental management plan for construction**: Minimize site disturbance and address sediment and pollutant control on your site.
- Critical or sensitive habitat identification: Avoid disturbing or destroying these vital habitats.

A shoreline project may achieve two basic rating levels:

<b>GSH 1</b>	20-39 points of which a minimum of 10 points (collectively)
The project results in recognizable improvement and/or	are acquired from Shoreline Processes and Shoreline
conservation of the natural features and processes of the shoreline.	Habitats credit categories.
<b>GSH 2</b>	Minimum 40 points of which a minimum of 20 points
The project exhibits exceptional design regarding improvement/	(collectively) are acquired from Shoreline Process and
conservation of the natural features and processes of the shoreline.	Shoreline Habitat credit categories.



City of Seattle Department of Planning and Development









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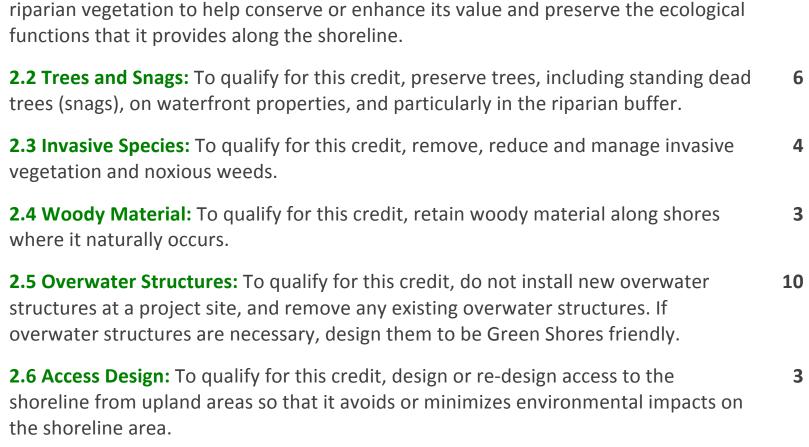


## Category 1: Shoreline Processes Credits Total Points

- **1.1 No Shore Protection Structures:** To qualify for this credit, there should be no**15**bulkheads, groins or other shore protection structures on the waterfront property,and none proposed for the foreseeable future.
- 1.2 Setback/Impact Avoidance: To qualify for this credit, ensure that existing or proposed buildings and other major improvements are set far enough back from the shoreline or bluff crest to avoid the need for shore protection structures over the life of the improvements.
- **1.3 Bulkhead Removal:** To qualify for this credit, reduce or remove any type of hard **23** shore armor (collectively called "bulkheads").
- **1.4 Groin Removal:** To qualify for this credit, remove groins and any other structures
  **7** that extend perpendicular to the shoreline (cross-shore) and impede sediment transport or tidal circulation (wherever removal is feasible, and would restore physical processes).
- **1.5 Soft Shore Protection or Enhancement:** To qualify for this credit, construct soft
  **17** shore protection rather than hard shore protection structures anywhere shoreline erosion control is needed.
- **1.6 Managed Retreat:** To qualify for this credit, move existing buildings inland to help **13** prevent shoreline erosion and adapt to ongoing or predicted shoreline recession.

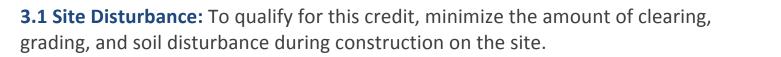
### **Category 2: Shoreline Habitat Credits**

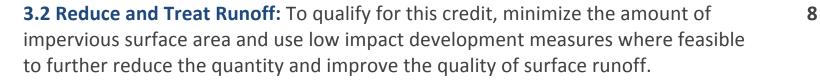
Total **Points 2.1 Riparian Vegetation:** To qualify for this credit, maintain or replant any native 15





#### **Category 3: Water Quality Credits**







**3.4 Creosote Material Removal:** To qualify for this credit, remove and dispose of creosote-treated materials (pilings, retaining structures, beach debris).



**3.5 Herbicides, Pesticides, and Fertilizers:** To qualify for this credit, do not use synthetic/inorganic herbicides, pesticides, or fertilizers in routine landscape maintenance.

**3.6 Onsite Sewage Treatment:** To qualify for this credit, ensure that your onsite sewage treatment system is functioning properly; develop and implement a Septic System Maintenance Plan that minimizes the release of pollutants to downstream receiving waters.



Total

**Points** 

5

4

2

3



**4.4 Shoreline Stewardship Participation:** To qualify for this credit, involve your project in an environmental program that benefits shoreline areas.