

- f. Support a community of well-maintained housing and neighborhoods, including ownership and rental housing.
- g. Where the Land Use Plan permits, attached housing should be built in proportionately small groupings so that it fits into the overall residential context rather than being sequestered into large project sites.
- h. Density Bonuses: Housing density bonuses continue to be provided and utilized and may be allowed by the City Council if a site plan or subdivision application is being reviewed under the Planned-Unit Development section of the City's zoning ordinance. That section of the City Code presently provides density bonuses if a developer meets certain criteria.
- i. Continue to support consideration of providing financial incentives for affordable housing.
- j. Continue to provide for residential design flexibility through the PUD process.

### Objective

- 7. **The City of Maple Grove recognizes the environmental and economic benefits of resource - efficient designs that include lower energy and water bills, reduced greenhouse gas emissions, and less exposure to mold, mildew and other indoor toxins, in neighborhoods, homes, and businesses.**

### Strategies

- a. Encourage the continuation of mixed-use developments that embrace compact urban forms as a means of reducing vehicle trips.
- b. Promote transportation alternatives to the private automobile and encourages thoughtful approach to design and development of residential neighborhoods and commercial developments that result in energy savings, water, and natural resources, create less waste, and are healthier and more comfortable for occupants and users.
- c. Consider enticements through zoning flexibility to encourage greenhouse gas emission reductions and 'green' construction.
- d. Consider amending the Project Points System that enables points to be awarded for sustainable designs.
- e. Embrace and promote "green" building approaches for the design and construction of residential and non-residential buildings that conserve energy, water and material resources and are healthier and safer. In practical terms, green building includes:
  - i. Using sun, geothermal resources and wind, where appropriate, to the building's advantage for natural heating, cooling and daylighting
  - ii. Landscaping with native plants and using water efficiently with rain gardens and other design features
  - iii. Insulating well and ventilating appropriately
  - iv. Incorporating salvaged, recycled, and sustainably harvested materials
  - v. Maintaining healthy indoor air quality with appropriate building techniques and materials
  - vi. Using energy-efficient and water-saving appliances & fixtures
  - vii. Reducing and recycling construction waste
  - viii. The City is open to new innovations toward this objective.