
PROJECT PLANNING AND INVESTMENTS



Photo by Tom Devlin

INTRODUCTION TO PPI CREDITS

This credit category brings together issues and opportunities proven to be essential components of a successful sustainable project. At the beginning of the project, it is critical to learn about the site, and secure professional assistance to gain sufficient understanding of the process. The prerequisite requires an inventory be taken of the site's natural and cultural assets; and a statement, developed by the team, written about the "Spirit of Place" specific to the project.

Inventories will vary depending on the nature of the site proposed for development. A successful inventory that enables the most sustainable and responsive design may require examination of some items, such as significant view corridors or transportation beyond the boundaries of the site. The best inventories enable identification of opportunities and constraints on site development. Understanding the site proposed for development is an essential first step in designing a truly sustainable and regionally relevant project.

As the team conducts the inventory, it is important to discuss the "Spirit of Place." A simple statement that embodies and expresses an understanding of the site, in context of the community, can be a unifying theme during project decision making.

Changing from conventional design and construction practices requires new education, research, and effort, and this credit category awards points for engaging qualified professionals who are committed to sustainability. A point can also be earned for using the expertise of cultural and historical professionals in the region.

A sustainable project gives back to the community throughout its life cycle. Support for local and regional businesses, by building with materials from within 500 miles of the project site, as well as ongoing employment of local designers, builders, craftsman, and service providers are essential elements of any sustainable project.

Long-term community viability requires the sustainably constructed project to remain green. Project teams that develop a plan for ongoing credit compliance and continuous improvement, once the project is

occupied, can earn points in this credit category. Financial investments through donations to local organizations, that share the sustainability vision and mission, are also recognized in this credit category.

PPI PREREQUISITE: ASSET INVENTORY AND SPIRIT OF PLACE

REQUIRED

INTENT

To gain a complete understanding of the site and its surroundings, and ensure that the development is responsive and respectful of its place in the Greater Yellowstone ecosystem.

REQUIREMENTS

Prepare a “Spirit of Place” statement of two pages or less describing the essence of the project and how the project responds to the unique characteristics of the site.

AND

Prepare a site description for the project site plus 200 yards beyond the perimeter that addresses the following categories. If only a portion of the site is to be developed, the inventory should extend a distance of at least the width of the developed area outwards from the perimeter of the disturbed area.

- Natural Environment - Include a resource habitat and native vegetation inventory describing existing conditions of the development site, vegetative cover and habitat. At a minimum, this category inventory must include the following:
 - Identification and classification of mesic, non-mesic, and agricultural land cover types
 - Identification of endangered species habitat
 - Identification of heritage and champion trees
 - Describe all wildlife, topography, water, view corridors, and other landscape features
- Built Environment - Describe existing structures, utilities, transportation services, and other infrastructures.
- Cultural Environment - Describe historic buildings or archeological sites, significant events that occurred on or near the site, and community assets such as proximity to schools or churches.

Explain how site features in all three categories shaped the final development.

PPI CREDIT 1: REGION-BASED ACCREDITED PROFESSIONAL

1 POINT

INTENT

To promote integration of sustainable design strategies into development projects by hiring accredited professionals from the Greater Yellowstone region.

REQUIREMENTS

At least one member of the project team shall be a LEED AP, from the Greater Yellowstone region, for the project. **(1 point)**

In the future, this credit may be earned by retaining a GY-Framework Accredited Professional.

PPI CREDIT 2:

QUALIFIED PROFESSIONAL - CULTURAL RESOURCES

1 POINT

INTENT

To support and encourage the integration of cultural and historic values important to the Greater Yellowstone region.

REQUIREMENTS

At least one principal participant of the project team shall have a professional qualification in one of the following fields and shall be based in the Greater Yellowstone region: archeology, anthropology, history, historic architecture, or historic preservation. (1 point)

Qualifications can be met by:

A baccalaureate degree plus two years of experience

OR

A graduate degree

OR

Five years of work experience

PPI CREDIT 3:

LOCAL/REGIONAL BUSINESS SUPPORT

1 POINT

INTENT

To encourage diversity and prosperity in the local/regional economy by utilizing local professionals for your project's design and construction.

REQUIREMENTS

Local professional services

Use a local or regional developer, architect, engineer, or contractor so that the location of their company is within 250 miles of the development site. (1 point)

If the company or consultant is local or regional **AND** 20% of the company is LEED AP or GY-Framework accredited, an innovation point can be earned for exemplary performance.

PPI CREDIT 4:

SUSTAINABILITY INVESTMENTS

1 - 2 POINTS

INTENT

To help dispersed populations become better connected and learn to live more sustainably. This credit will reward those who go beyond the minimum requirements to help underwrite real regional change.

REQUIREMENTS

Choose at least one of the following options or bring forth other ideas for consideration. A minimum total investment of \$10,000 is required.

1. Contribute financially to a community recycling bin, household hazardous waste day, or electronic waste collection events to help reduce volumes of waste entering the landfill. (See [BE 3.1](#))
2. Donate to local efforts to bring in community shared services that will improve water, wastewater, and energy systems. **This contribution must go directly into an “earmarked or restricted” account specifically for conservation or environmental preservation and NOT into the general fund of the receiving organization.** (See [PSI 5](#))
3. Contribute to an established outdoor education program to deliver comprehensive interpretive programs that cover topics important to the region such as natural history, ecology, culture, history and geological features specific to the area. (See [RR 4](#))

PPI CREDIT 5: CONTINUOUS IMPROVEMENT (PLAN FOR ONGOING COMPLIANCE)

1 POINT

INTENT

To ensure continued compliance with awarded credits.

REQUIREMENTS

Develop a plan for re-evaluating the project every six months for two years following certification in regards to on-going GY-Framework credit compliance.

AND

Commit to continuous improvement in any two credit categories, including opportunities for innovation.