

Administrative Interpretation

Intent of LEED or LEED Equivalent Requirement in EGPUV Zone District

Issue:

The City of Mill Creek's Comprehensive Plan includes goal statements that establish a City strategy for promoting sustainable development. In addition, specific to the East Gateway Planned Urban Village (EGPUV), the Comprehensive Plan, and the EGPUV zone district, the adopted East Gateway Planned Urban Village Design Guidelines require development in the subarea to either be certified as meeting LEED requirements for sustainable design, or incorporate design features that would be equivalent to achieving a LEED certification. While LEED certification is self explanatory, a method for defining what would be equivalent to LEED certification is not provided within the City's Comprehensive Plan, Development Code or EGPUV Design Guidelines. Therefore, a tool or mechanism needs to be established for City staff to determine if a proposed development within the East Gateway Planned Urban Village zone is designed in a manner to be equivalent to LEED certification.

Goals, Policies, and Design Guidelines

Goal Statements within the Comprehensive Plan include the following:

- Environmental Protection
 - “Develop policies and administer regulations that sustain the City's environment, economy, and community by minimizing greenhouse gas emissions and by responding and adapting to the impacts of climate change.”
- Economic Development
 - “The City shall develop strategies to promote a diversified and sustainable economy that is resilient to the impacts of climate change.”
 - The City shall encourage climate friendly businesses and business practices and a clean energy economy.”

Policies within the Comprehensive Plan include the following:

- The Goal Statements listed above are implemented within the East Gateway Planned Urban Village by the following policies contained within the Land Use Chapter.
 - Land Use Policy 4.01 requires the City to “Encourage the development of a sustainable neighborhood supported by a diversity of businesses and types of residential development.
 - Land Use Policy 4.05 requires that “The design of neighborhoods, buildings, streets and stormwater facilities in the designated East Gateway Urban Village shall adhere to sustainable design principles such as those set forth in Leadership in Energy and Environmental Design (LEED) certification requirements. Said design principles shall focus on pedestrian-scale neighborhoods, a strong relationship of buildings and

open space to the public realm of streets, connectivity to surrounding uses, high quality aesthetic design, and compatibility with adjacent uses.”

East Gateway Urban Village (EGPUV) Design Guidelines

- The East Gateway Urban Village (EGPUV) Design Guidelines implement and are consistent with the City’s Comprehensive Plan Goals and Land Use Policies 4.01 and 4.05 by including a guideline for development under the Sustainability Section, which states:
 - “Leadership in Energy and Environmental Design (LEED) certification or equivalent is required for development sites and buildings in the East Gateway Urban Village. The applicant shall demonstrate to the City the measures proposed to make the project more sustainable than would result from typical construction and site development practices.”

Background:

1. In May of 2007, the City reviewed the Comprehensive Plan and Development Code and determined that a public planning process was warranted to determine what amendments were desired by the property owners, City and the community to achieve the future vision of the development of the East Gateway Urban Village.
2. During June of 2007 through February of 2008, the City facilitated a public planning process seeking input on the desired vision of the East Gateway Urban Village and the subsequent Comprehensive Plan and Development Code amendments.
3. As a result of the public planning process, the East Gateway Urban Village Illustrative Master Plan was created to show the sustainable, mixed-use, well designed pedestrian neighborhood that the community and property owners desired. The result was a mix of residential uses, convenience retail services, public parks, religious institutions, employment areas and a new internal street grid where residents can walk on tree lined streets to commercial uses, civic facilities, employment areas and neighborhood parks. Next, the City staff prepared the Comprehensive Plan and Development Code text revisions to support the community’s vision of the EGPUV Illustrative Development Plan. To meet the objective for sustainable development, the proposed Comprehensive plan and Development Code revisions included the requirement for projects to achieve LEED certification or be designed to be equivalent to LEED certification
4. On March 25, 2008, Ordinance 2008-676 was adopted by the City Council amending the Comprehensive Plan and Development Code to facilitate the community’s vision of the development of the EGPUV.
5. On July 1, 2008, Ordinance 2008-684 was adopted by the City Council establishing the EGPUV Design Guidelines. The adopted East Gateway Design Guidelines state that “Leadership in Energy and Environmental Design (LEED) certification or equivalent is required for development sites and buildings in the East Gateway Urban Village. The

applicant shall demonstrate to the City the measures proposed to make the project more sustainable than would result from typical construction and site development practices.”

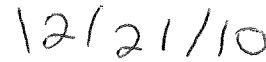
Determination:

To determine if a proposed development complies with the requirement for LEED Certification or is equivalent to LEED certification, any applicant within the designated EGPUV area shall provide documentation that the development:

- Will obtain LEED 2009 Neighborhood Development certification (or most current edition) through the U.S. Green Building Council; or
- Will meet a minimum of 40 certification points on the LEED 2009 for Neighborhood Development Project Scorecard. See Exhibit A.



Stephen C. Butler, FAICP
Director of Community Development



Date

City of Mill Creek East Gateway Planned Urban Village Development¹



**LEED 2009 for Neighborhood Development
Project Scorecard**

Project Name:
Date:

Yes ? No

0 0 0 Smart Location and Linkage 27 Points Possible

| Yes | ? | No | | Points | Requirement |
|-----|---|----|--|--------|-------------|
| Y | | | Prereq 1 Smart Location | | Required |
| Y | | | Prereq 2 Imperiled Species and Ecological Communities | | Required |
| Y | | | Prereq 3 Wetland and Water Body Conservation | | Required |
| Y | | | Prereq 4 Agricultural Land Conservation | | Required |
| Y | | | Prereq 5 Floodplain Avoidance | | Required |
| 3 | | | Credit 1 Preferred Locations | 10 | |
| | | | Credit 2 Brownfield Redevelopment | 2 | |
| 1 | | | Credit 3 Locations with Reduced Automobile Dependence | 7 | |
| 1 | | | Credit 4 Bicycle Network and Storage | 1 | |
| 2 | | | Credit 5 Housing and Jobs Proximity | 3 | |
| | | | Credit 6 Steep Slope Protection | 1 | |
| 1 | | | Credit 7 Site Design for Habitat or Wetland and Water Body Conservation | 1 | |
| | | | Credit 8 Restoration of Habitat or Wetlands and Water Bodies | 1 | |
| | | | Credit 9 Long-Term Conservation Management of Habitat or Wetlands and Water Bodies | 1 | |

Yes ? No

0 0 0 Neighborhood Pattern and Design 44 Points Possible

| Yes | ? | No | | Points | Requirement |
|-----|---|----|--|--------|-------------|
| Y | | | Prereq 1 Walkable Streets | | Required |
| Y | | | Prereq 2 Compact Development | | Required |
| Y | | | Prereq 3 Connected and Open Community | | Required |
| 10 | | | Credit 1 Walkable Streets | 12 | |
| | | | Credit 2 Compact Development | 6 | |
| 3 | | | Credit 3 Mixed-Use Neighborhood Centers | 4 | |
| | | | Credit 4 Mixed-Income Diverse Communities | 7 | |
| | | | Credit 5 Reduced Parking Footprint | 1 | |
| | | | Credit 6 Street Network | 2 | |
| | | | Credit 7 Transit Facilities | 1 | |
| | | | Credit 8 Transportation Demand Management | 2 | |
| 1 | | | Credit 9 Access to Civic and Public Spaces | 1 | |
| 1 | | | Credit 10 Access to Recreation Facilities | 1 | |
| | | | Credit 11 Visitability and Universal Design | 1 | |
| 1 | | | Credit 12 Community Outreach and Involvement | 2 | |
| | | | Credit 13 Local Food Production | 1 | |
| 2 | | | Credit 14 Tree-Lined and Shaded Streets | 2 | |
| | | | Credit 15 Neighborhood Schools | 1 | |

Yes ? No

0 0 0 Green Infrastructure and Buildings 29 Points Possible

| Yes | ? | No | | Points | Requirement |
|-----|---|----|---|--------|-------------|
| Y | | | Prereq 1 Certified Green Building | | Required |
| Y | | | Prereq 2 Minimum Building Energy Efficiency | | Required |
| Y | | | Prereq 3 Minimum Building Water Efficiency | | Required |
| Y | | | Prereq 4 Construction Activity Pollution Prevention | | Required |

Yes ? No

Green Infrastructure and Buildings, Continued

| Yes | ? | No | | Points |
|-----|---|----|--|--------|
| | | | Credit 1 Certified Green Buildings | 5 |
| | | | Credit 2 Building Energy Efficiency | 2 |
| | | | Credit 3 Building Water Efficiency | 1 |
| | | | Credit 4 Water-Efficient Landscaping | 1 |
| | | | Credit 5 Existing Building Use | 1 |
| | | | Credit 6 Historic Resource Preservation and Adaptive Reuse | 1 |
| | | | Credit 7 Minimized Site Disturbance in Design and Construction | 1 |
| | | | Credit 8 Stormwater Management | 4 |
| | | | Credit 9 Heat Island Reduction | 1 |
| | | | Credit 10 Solar Orientation | 1 |
| | | | Credit 11 On-Site Renewable Energy Sources | 3 |
| | | | Credit 12 District Heating and Cooling | 2 |
| | | | Credit 13 Infrastructure Energy Efficiency | 1 |
| | | | Credit 14 Wastewater Management | 2 |
| | | | Credit 15 Recycled Content in Infrastructure | 1 |
| | | | Credit 16 Solid Waste Management Infrastructure | 1 |
| | | | Credit 17 Light Pollution Reduction | 1 |

0 0 0

Innovation and Design Process 6 Points

| Yes | ? | No | | Points |
|-----|---|----|---|--------|
| | | | Credit 1.1 Innovation and Exemplary Performance: Provide Specific Title | 1 |
| | | | Credit 1.2 Innovation and Exemplary Performance: Provide Specific Title | 1 |
| | | | Credit 1.3 Innovation and Exemplary Performance: Provide Specific Title | 1 |
| | | | Credit 1.4 Innovation and Exemplary Performance: Provide Specific Title | 1 |
| | | | Credit 1.5 Innovation and Exemplary Performance: Provide Specific Title | 1 |
| | | | Credit 2 LEED® Accredited Professional | 1 |

Yes ? No

0 0 0 Regional Priority Credit 4 Points

| Yes | ? | No | | Points |
|-----|---|----|---|--------|
| | | | Credit 1.1 Regional Priority Credit: Region Defined | 1 |
| | | | Credit 1.2 Regional Priority Credit: Region Defined | 1 |
| | | | Credit 1.3 Regional Priority Credit: Region Defined | 1 |
| | | | Credit 1.4 Regional Priority Credit: Region Defined | 1 |

Yes ? No

0 0 0 Project Totals (Certification estimates) 110 Points

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

1. Based on compliance with the City's EGPUV Design Guidelines and MCMC 17.19 a development within the EGPUV will automatically be credited 26 points as noted on the scorecard. Additional credits shall need to be obtained for each individual project. A minimum of 40 points is required.