



**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 19-017**

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese 
Planning and Zoning Administrator

FROM: Rebecca Harvey, Sustainability Coordinator
Amanda Bassiely, Principal Planner 

DATE: May 6, 2019

PROJECT NAME: Sustainable Development Standards
CDRV 19-005

REQUEST: Review the proposed Sustainable Development Standards

The City has prioritized environmental sustainability since 2008 with the creation of a Green Task Force and Green Community Alliance, and the adoption of its first Climate Action Plan (CAP) and Greenhouse Gas Emissions Inventory in 2010. Objective 4.5.2 of the 2010 Climate Action Plan is to “Revise the Land Development Regulations (LDRs) as needed for policy and short-term land development decision-making that supports the CAP.” The first recommended action to achieve this objective is to “Govern the City by ‘green’ or ‘sustainable’ Land Development Regulations with different ‘tiers’ (for example, for single family, multi-family, commercial) of design criteria to provide a variety of incentives to landowners/developers.”

In fall 2017, the staff Sustainability Committee began meeting on a bimonthly basis to initiate a CAP revision and review departmental responsibilities for CAP actions. Planning staff took the lead on developing a new section of the LDRs, titled “Sustainable Development Standards” to achieve the above-stated CAP objective. Over the past seven months, Planning staff and the Sustainability Coordinator have worked together on the following tasks:

- 1) Review existing sections of the City’s LDRs that address aspects of sustainability (e.g., urban design, landscape design, lighting, transportation and parking, water conservation, and stormwater management)
- 2) Review other cities’ regulations for requiring or incentivizing sustainable development
- 3) Draft a list of sustainable site and building design features, and an associated point scale, to ensure that developments meet a required threshold for sustainable design

The intent of the Sustainable Development Standards is to require new development and redevelopment projects to utilize a level of site and building design options that conserve energy, promote a healthy sustainable landscape, support public health and safety, and otherwise increase the development’s sustainability. The standards ensure that developers implement “green” practices above and beyond the City’s existing Code requirements, yet allow them to choose which specific practices they will implement to achieve the required number of points.

To comply with the Sustainable Development Standards, all projects must incorporate specific required design features (i.e., white roof, outdoor lighting, butterfly attracting landscape material, and electric vehicle charging stations). Beyond that, new developments must meet a specified point total by selecting a number of design options across five categories:

- Energy
- Recycling & Waste Reduction
- Water Conservation & Management
- Urban Nature
- Transportation

The point requirements are tiered based on size and type of development such that larger developments, mixed use and planned unit residential, and nonresidential developments must obtain higher numbers of points.

Please note that it is not the intent of the standards to provide comprehensive scientific or technical information about sustainability best practices, nor to be an all-inclusive list of sustainable design methods. Applicants are encouraged to propose other sustainable design options, especially those that may relate better to their development.