LAKEWOOD PLANNING COMMISSION
STUDY SESSION
AGENDA

CIVIC CENTER NORTH
DAT CONFERENCE ROOM
470 S. ALLISON PKWY.
LAKEWOOD, COLORADO

HOSTED VIRTUALLY USING ZOOM

December 15th, 2021 7:00 PM**

STUDY SESSION

A. SUSTAINABLE DEVELOPMENT STANDARDS

B. GENERAL BUSINESS

**This meeting will begin at the conclusion of the Board of Adjustment Regular Meeting scheduled for 7:00 PM on December 15th, 2021.

This meeting will be conducted using Zoom and the recording will be available after the meeting on the City of Lakewood YouTube account. The public is welcome to view the meeting live stream online at LakewoodSpeaks.org. However, opportunities for public participation and comment are available at other events.
MEMORANDUM

TO: Planning Commission

FROM: Caitlin Long, Senior Sustainability Planner, Planning Department
       Jonathan Wachtel, Sustainability Manager, Planning Department

DATE: December 8, 2021

SUBJECT: Amendments to Article 13 – Sustainable Development Standards

SUMMARY STATEMENT:

The proposed Article 13 amendments (see Attachment A) will build upon the existing sustainable design standards adopted by Planning Commission and City Council with the intent of continuing to advance the community’s adopted Sustainability Plan and Comprehensive Plan goals.

At the December 15, 2021, Planning Commission Study Session, staff will provide a high-level overview of the proposed amendments to Article 13 of the Zoning Ordinance to allow ample time for discussion of the draft ordinance language contained in the meeting packet. The draft ordinance follows the framework discussed during the October 13 Planning Commission study session and the specific amendments discussed during the November 17 Planning Commission study session.

A public hearing to make a recommendation to City Council regarding the proposed ordinance is scheduled for January 5, 2022.

BACKGROUND INFORMATION:

The Enhanced Development Menu (EDM) was adopted in May 2019 as Article 13 of the Zoning Ordinance. The intent and purpose of the EDM was to create a tool to help ensure new development supports Lakewood’s adopted Comprehensive Plan and Sustainability Plan goals. The EDM also provides a mechanism in which to pilot emerging technologies, design, and building methods in sustainable development in order to assess elements that may be included in future development and building codes.
At the time the EDM was adopted, staff committed to provide regular updates to the Planning Commission and City Council on the progress achieved and evaluate opportunities for refinement. After monitoring the results since it was adopted, staff presented the current status of the EDM and preliminary ideas for updates to the menu at a study session with the Planning Commission in March 2021, which also included some discussion of the Lakewood Advisory Commission’s presentation to City Council regarding a Renewable Energy Mitigation Program (REMP).

Over the last several months, staff has reviewed best practices in sustainable development, created a framework for additional sustainable development standards within the zoning ordinance, and collaborated with other city staff and community representatives to develop the specific standards and messaging. The result is a proposed holistic Sustainable Development program incorporating updates to the EDM, a Greenhouse Gas (GHG) Mitigation Program, and Construction and Demolition (C&D) waste recycling supplemental standards.

The following sections of this memo recap the overall framework and explain the key elements of each component of the proposed Article 13 – Sustainable Development.

**OVERARCHING FRAMEWORK:**

The framework for the proposed Article 13 – Sustainable Development is based on the premise that sustainability is, by its nature, holistic, and therefore development standards intended to promote sustainability should be holistic as well. To this end, the proposed framework is organized into four sections: the existing Enhanced Development Menu, the new Greenhouse Gas Mitigation Program, the supplemental Construction & Demolition Waste Recycling standards, and the future Benchmarking Program, as shown in Figure 1 below:

**Figure 1. Sustainable Development Framework**
The Enhanced Development Menu is designed to be flexible and context-specific, allowing for a wide variety of items to be implemented within a development site that promote city goals. Examples of these items range from energy efficiency and renewable energy sources to local food access and public art.

The Greenhouse Gas Mitigation Program has been designed to capture the impact that all developments have on air quality and emissions. These types of impacts cannot be seen and do not stay within the confines of a single property. Mitigation of these impacts is essential for the community to reach its climate goals and commitments.

The Construction & Demolition Waste Recycling Supplemental Standards have been developed to aid in enforcement of and compliance with the existing waste diversion requirements adopted in the building code. These standards would support diversion of C&D waste from area landfills, which accounts for approximately 50% of all municipal solid waste in the Denver Metro area.

ENHANCED DEVELOPMENT MENU:
The Enhanced Development Menu (EDM) currently exists as Article 13. Proposed updates to the existing EDM include:

- Expanded applicability and point structure that scales based on the size of development, as shown in the Figure 2 comparison tables on the next page.
  - Single family and duplex development would be exempt.
  - Square footage of affordable housing units would be excluded from the development size for the purposes of determining how many points are required.
  - Designated historic landmarks on the local, state, or national registers would be eligible for a 50% reduction in required points.

- A new fee-in-lieu would be offered for required points over 50 at a proposed rate of $4,000 per point. The final value will be adopted in the Sustainable Development Program Fee Schedule by separate resolution.

- New items added to the EDM as shown in Figure 3 on the next page to allow for greater variety, flexibility, and ability to mitigate greenhouse gas emissions.
Figure 2. EDM Applicability Comparisons

<table>
<thead>
<tr>
<th>Current Standards</th>
<th>Proposed Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Size</td>
<td>Points required</td>
</tr>
<tr>
<td>&lt; 20,000 sq ft</td>
<td>None</td>
</tr>
<tr>
<td>20,000 - 50,000 sq ft</td>
<td>35</td>
</tr>
<tr>
<td>&gt; 50,000 sq ft</td>
<td>50</td>
</tr>
<tr>
<td>&lt; 2,500 sq ft</td>
<td>None</td>
</tr>
<tr>
<td>2,500 – 10,000 sq ft</td>
<td>10</td>
</tr>
<tr>
<td>10,000 – 100,000 sq ft</td>
<td>1 per 1,000* sf</td>
</tr>
<tr>
<td>&gt;100,000 sq ft</td>
<td>100*</td>
</tr>
</tbody>
</table>

* May pay fee-in-lieu for points over 50

Figure 3. EDM Option Comparisons – Proposed new options shown in green

<table>
<thead>
<tr>
<th>Category</th>
<th>Proposed EDM Items</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy &amp; Buildings</td>
<td>Green Building Certification</td>
<td>Achieve LEED or NGBS certification (Gold or Silver).</td>
</tr>
<tr>
<td></td>
<td>Outdoor Lighting</td>
<td>Use fixtures and bulbs that are ENERGY STAR or DLC certified and are IDA DarkSky certified.</td>
</tr>
<tr>
<td></td>
<td>On-site Renewable Electricity</td>
<td>Provide on-site renewable electricity (solar photovoltaic or wind).</td>
</tr>
<tr>
<td></td>
<td>Off-site Renewable Electricity</td>
<td>Procure renewable electricity (solar photovoltaic or wind) from off-site sources.</td>
</tr>
<tr>
<td></td>
<td>On-site Renewable Energy Systems and Design</td>
<td>Provide on-site renewable energy systems (not including solar or wind electricity production) that reduce overall energy use.</td>
</tr>
<tr>
<td></td>
<td>Building Electrification</td>
<td>Use all electric space conditioning, water heating, and appliances to eliminate natural gas usage within the project.</td>
</tr>
<tr>
<td>Water &amp; Landscape</td>
<td>Hydro Zones</td>
<td>Group plants in irrigation zones according to water need for efficient landscape irrigation.</td>
</tr>
<tr>
<td></td>
<td>Water Budgeting</td>
<td>Provide landscape designs that meet or fall below Denver Water benchmark of 12 gallons per square foot of pervious area annually (GPSF).</td>
</tr>
<tr>
<td></td>
<td>Pollinator-Friendly Landscaping</td>
<td>Use plant materials that provide food and habitat for pollinators and environmentally-sensitive land management strategies.</td>
</tr>
<tr>
<td></td>
<td>Water Quality</td>
<td>Provide creative and impactful water quality infrastructure.</td>
</tr>
<tr>
<td>Zero Waste</td>
<td>Recycling &amp; Compost Enclosures</td>
<td>Designate space for recycling and composting collection.</td>
</tr>
<tr>
<td></td>
<td>Recycling &amp; Compost Contracts</td>
<td>Contract services for recycling and composting collection for a minimum of 2 years.</td>
</tr>
<tr>
<td><strong>Deconstruction</strong></td>
<td>Use deconstruction instead of demolition services to remove existing structures, and donate or recycle a minimum of 50% of the materials.</td>
<td></td>
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<tr>
<td>---</td>
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<td></td>
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<tr>
<td><strong>Urban Heat Island</strong></td>
<td>Use measures such as ENERGY STAR-compliant roofing, green roofs, shade trees, or reflective materials to reduce urban heat island effects.</td>
<td></td>
</tr>
<tr>
<td><strong>Low-Carbon Concrete</strong></td>
<td>Use concrete mixes with emissions less than or equal to the “Achievable (Low)” category of the Carbon Leadership Forum Material Baselines Report.</td>
<td></td>
</tr>
<tr>
<td><strong>Reclaimed/Recycled Materials</strong></td>
<td>Incorporate a minimum of 10% reclaimed and/or recycled materials into the exterior facades and open space hardscape.</td>
<td></td>
</tr>
<tr>
<td><strong>Adaptive Reuse</strong></td>
<td>Repurpose existing primary buildings for new uses rather than demolishing to help preserve the urban fabric of neighborhoods.</td>
<td></td>
</tr>
<tr>
<td><strong>Multi-Modal Assessment (Residential and Non-Residential)</strong></td>
<td>Identify pedestrian, bicycle, and transit connections to and from a project site.</td>
<td></td>
</tr>
<tr>
<td><strong>Bike Amenities</strong></td>
<td>Provide amenities available to the public, such as fix-it stations with air pumps, covered bicycle parking, water bottle refill stations, etc.</td>
<td></td>
</tr>
<tr>
<td><strong>Public EV Charging Infrastructure</strong></td>
<td>Install publicly available EV charging infrastructure and designated parking spaces.</td>
<td></td>
</tr>
<tr>
<td><strong>Above-Code EV Charging</strong></td>
<td>Install EV charging infrastructure beyond those spaces already required. May be reserved for residents, tenants, and employees.</td>
<td></td>
</tr>
<tr>
<td><strong>Enhanced Streetscapes</strong></td>
<td>Provide enhanced streetscape design including elements such as additional landscaping, pedestrian amenities, transit stop improvements, and placemaking features.</td>
<td></td>
</tr>
<tr>
<td><strong>Social Connection Amenities</strong></td>
<td>Provide amenities that support community interaction and are accessible by the general public.</td>
<td></td>
</tr>
<tr>
<td><strong>Public Art</strong></td>
<td>Consult with City staff to acquire permanent public art viewable from public or semi-public areas.</td>
<td></td>
</tr>
<tr>
<td><strong>Adaptability / Universal Design</strong></td>
<td>Provide minimum 15% of housing units designed to accommodate people of all ages and ability levels.</td>
<td></td>
</tr>
<tr>
<td><strong>Food Production</strong></td>
<td>Provide food plots for vegetable gardens and fruit trees to foster local food production.</td>
<td></td>
</tr>
<tr>
<td><strong>Open Option</strong></td>
<td>Provide enhanced amenities that are in addition to other code requirements and approved by the Director or Planning Commission.</td>
<td></td>
</tr>
</tbody>
</table>
GREENHOUSE GAS MITIGATION PROGRAM:
The proposed Greenhouse Gas Mitigation Program evolved from City Council’s request for staff to further explore sustainable building programs following a presentation from the Lakewood Advisory Commission. Key elements of the proposed program include:

- A Performance Standard for annual greenhouse gas emissions to align the performance of new development with the community’s climate goals and commitments.
- A list of mitigation measures that can be used to reduce projected emissions and meet the Performance Standard.
- Applicability to all new construction of single-family and multi-family residential, and non-residential construction, as well as major alterations/additions requiring Major Site Plan review for multi-family and non-residential developments.
  - This would not apply to alterations or additions to existing single-family dwelling units, such as room additions, detached garages, accessory dwelling units, or basement finishes.

Proposed Performance Standard
- The residential performance standard is calculated based on a 60% reduction from the emissions presented in Lakewood’s 2018 GHG Inventory to reach climate commitments by 2030, divided by the 2018 city population.
- The non-residential performance standard is calculated based on a 60% reduction from the emissions presented in Lakewood’s 2018 GHG Inventory to reach climate commitments by 2030, divided by the 2018 non-residential square footage.

Proposed Emission Projection Methodology
- Residential projected emissions are based on:
  - Energy – annual typical Energy Use Intensity (EUI) per square foot for the type of development being proposed (single-family detached, townhome, multi-family, etc.) as calculated with the best available data from the Energy Information Administration (EIA) and Xcel utility data from Jefferson County.
  - Waste – annual waste emissions per person based on data from the 2018 Lakewood Greenhouse Gas Inventory.
  - Transportation – annual average Vehicle Miles Travelled (VMT) per person for Lakewood calculated using the DRCOG travel demand model and Environmental Insights Explorer (EIE) tool.
- Non-Residential projected emissions are based on:
  - Energy – annual typical Energy Use Intensity (EUI) per square foot for the type of development being proposed (office, restaurant, retail, etc.) as calculated with the best available data from the Energy Information Administration (EIA) and/or Xcel utility data from Jefferson County
  - Waste – annual waste emissions per square foot based on data from the 2018 Lakewood Greenhouse Gas Inventory
Mitigation Opportunities and Fee-in-Lieu of Compliance

- When projected emissions exceed the Performance Standard, applicants can use mitigation measures to reduce their projected emissions. Many mitigation opportunities would overlap with Enhanced Development Menu items and could count towards both programs, further incentivizing sustainable development.
  - Mitigation measures identified in the EDM include: Green building certification; renewable electricity production; other renewable energy systems; building electrification; recycling and composting services; and EV charging infrastructure.
  - Methodology to determine emissions mitigation for these EDM items would be published in the GHG Applicant Resource Guide. Applicants would also have the ability to submit their own modeling to demonstrate reduced emissions.

- A fee-in-lieu of compliance for 5 years’ worth of annual emissions exceeding the performance standard that are not addressed through approved mitigation measures. The fee would be published in the Sustainable Development Program Fee Schedule, and levied at the rate established in state and federal guidance for the Social Cost of Carbon (SCC). This rate would be no less than $76 per metric ton of CO2 equivalent emissions, which is the SCC value for 2020 emissions using a 2.5% discount rate.
  - Although buildings have a much longer useful life than 5 years, a benchmarking program that compares similar buildings across the city and establishes efficiency goals is widely recognized as the most effective tool to ensure long-term and ongoing emissions reductions. Staff anticipates this future program in a reserved section of Article 13, which may be proposed within 5 years, thus allowing new development to pay for the first 5 years of emissions up front and then join the future benchmarking program when it is established.

Applicant Resource Guide

A separate Greenhouse Gas Mitigation Program Applicant Resource Guide document to be approved by the Planning Director would include details of how to calculate the Performance Standard, the projected emissions, emissions reduction from mitigation measures, and the resulting fee-in-lieu if emissions exceed the Performance Standard. A sample of the calculations and data sources are included in Attachment D.

These emissions values and calculations would be updated regularly to reflect new data releases to ensure the tool is as accurate and timely as possible.
CONSTRUCTION & DEMOLITION WASTE RECYCLING:
The Construction & Demolition Waste Recycling Supplemental Standards are intended to increase compliance with the existing requirements in the building code. There is no proposed change to the existing standards in the building code, which apply to all demolition projects and all construction projects greater than 2,500 square feet, and require recycling of concrete, asphalt, metal, untreated wood, cardboard, and interior fixtures/salvageable items. The proposed supplemental standards include:

- Ability to collect a deposit on any project required to comply with construction and demolition standards in the building code.
- Requirements for a comprehensive construction waste management plan (CWMP) and ongoing material tracking for projects also requiring review under the EDM. Specific requirements of the CWMP include:
  - Designating a single on-site waste manager
  - Projected types and volumes of waste materials likely generated
  - Identification of haulers and disposal and recycling facilities for all materials hauled from the site
  - On-site planning for waste stream separation,
  - Training plan for employees and subcontractors,
  - Final reporting requirements including material specific waste receipts.
- A deposit to be paid prior to issuance of building or demolition permit in the amount of $1 per square foot (minimum $2,500 – maximum $100,000).
  - Deposits to be refunded in full upon successful compliance with waste management plan and reporting requirements.
  - Deposits to be partially refunded or forfeited for non-compliance with waste management plan or incomplete reporting.

SUSTAINABLE DEVELOPMENT FEE SCHEDULE:
Based on the past several years of development project data, around 250 projects would be subject to the Greenhouse Gas Mitigation Program each year, and around 30 projects would also be subject to the Enhanced Development Menu and Construction & Demolition supplemental standards each year. With the additional staff time required to review the proposed standards, administration fees would be necessary to help support the effective implementation of the code.

The proposed fees are summarized in Attachment C. The proposed fees were calculated with consideration of typical staff review time for current EDM projects and anticipated staff time required to administer the GHGMP and C&D programs. These fees would be included in a Sustainable Development Fee Schedule to be adopted by separate resolution.
Currently, staff is proposing administration fees as follows:

- **GHGMP:**
  - Single family detached and duplex residential (new construction only): $100 per application
  - All other uses: $300 per application
- **EDM:**
  - $250 per acre, up to 5 acres, PLUS $100 per additional acre from 5 to 15 acres, PLUS $50 per additional acre over 15 acres.
- **C&D:**
  - $100 per application

The Fee Schedule would also be used to establish the Enhanced Development Menu Fee-In-Lieu value per point and the Social Cost of Carbon value per metric ton of carbon emissions, as shown below:

- **EDM Fee-in-Lieu:** $4,000 per point
- **GHG Fee-in-Lieu (SCC value):** $76 per metric ton CO2 emissions.

**CLIMATE PROTECTION & SUSTAINABILITY PROGRAM**

Any fees and forfeited deposits collected from implementation of Article 13 would be directed to a Climate Protection & Sustainability Program. Funds would be used for programs and projects that would reduce the community’s overall greenhouse gas emissions, increase energy efficiency for low to moderate income households, adapt to changing climate conditions, and implement the goals of the Sustainability Plan. Staff is working with the Finance Department to establish a business unit that would collect and expend the funds, which would be appropriated annually through the regular budget process.

**ENGAGEMENT AND OUTREACH:**

- **Task Force and Internal Working Group:** As part of developing these amendments to Article 13, staff has regularly engaged with an internal staff working group and a task force consisting of key LAC representatives and community members to ensure the standards would be implementable and consistent with the vision originally presented for a Renewable Energy Mitigation Program.

- **Newsletters and Social Media:** The overarching framework was shared in the October 2021 edition of the Lakewood Sustainability newsletter, and more components of these sustainable development programs will be shared in future newsletters.

- **Lakewood Together Project Page:** A project page has also been created on Lakewood Together to share progress to date and invite feedback about the amendments before bringing the draft ordinance to Planning Commission, and staff will be offering one-on-one information sessions upon request.
NEXT STEPS:

Following the December 15 study session, staff will refine the proposed amendments based on the Planning Commission’s feedback before bringing the draft ordinance to a Planning Commission public hearing on January 5 for a recommendation to City Council.

City Council will begin to consider this topic with a study session currently scheduled in March 2022, and the amendments could be passed and go into effect in summer or fall of 2022.

Throughout the next several months, the Lakewood Together page will continue to be monitored for additional community feedback to inform the final revisions to the ordinance, prepare for implementation with easy-to-use resource guides and handouts, and provide additional outreach and education on the new standards.

ATTACHMENTS:

Attachment A: Proposed Draft Article 13 – Sustainable Development Standards
Attachment B: Redlined Article 13 showing proposed changes
Attachment C: Proposed Fee Schedule
Attachment D: Summary of Supporting Documents
ARTICLE 1: PURPOSE AND ADMINISTRATION

ARTICLE 2: PROCEDURES AND APPEALS

ARTICLE 3: ZONE DISTRICTS

ARTICLE 4: USE AND SUPPLEMENTAL STANDARDS

ARTICLE 5: DIMENSIONAL AND DEVELOPMENTAL STANDARDS

ARTICLE 6: RESIDENTIAL BUILDING AND SITE DESIGN STANDARDS

ARTICLE 7: INSTITUTIONAL, MIXED-USE, COMMERCIAL, AND LIGHT INDUSTRIAL BUILDING AND SITE DESIGN STANDARDS

ARTICLE 8: PARKING AND LOADING STANDARDS

ARTICLE 9: SIGN STANDARDS

ARTICLE 10: WIRELESS SERVICES AND COMMUNICATIONS

ARTICLE 11: HISTORIC PRESERVATION

ARTICLE 12: NONCONFORMITIES
Article 13: Sustainable Development

17.13.1: General

17.13.2: Enhanced Development Menu

17.13.2.1: Purpose and Intent

17.13.2.2: Applicability

17.13.2.3: Miscellaneous

17.13.2.4: Menu

17.13.3: Greenhouse Gas Emissions Performance Standards

17.13.3.1: Purpose and Intent

17.13.3.2: Applicability

17.13.3.3: Performance Standards

17.13.3.3: Submittal Process

17.13.4: Construction & Demolition Waste Recycling

17.13.4.1: Purpose and Intent

17.13.4.2: Applicability

17.13.4.3: Comprehensive Waste Management Plan

17.13.4.4: Performance Security Deposit

17.13.4.5: Performance Security Deposit Refund Procedures

17.13.5: Building Performance Standards

17.13.5.1: Reserved

17.13.6: Climate Protection & Sustainability Program

17.13.6.1: Purpose and Intent

17.13.6.2: Program Established

17.13.6.3: Administration
ARTICLE 13: SUSTAINABLE DEVELOPMENT

17.13.1: General

17.13.1.1: Purpose and Intent

This Article establishes standards for sustainable development in the City of Lakewood. The purpose of these standards is to ensure that development implements the goals articulated in the community's adopted plans for resilient and efficient development that is adaptable to infrastructure changes in the face of climate change, minimizes its impact on limited resources, contributes to communitywide greenhouse gas emissions targets, and becomes a positive asset within the community.

17.13.1.2: Authority

Unless otherwise specifically designated, the Director shall have the authority to determine whether a project as met the standards and requirements set forth in this article. Where an applicant seeks to demonstrate compliance with the provisions of this article in a manner not explicitly prescribed herein (such as through an open option, emissions modeling, or similar), the Director may request independent verification of compliance by a consultant of the City's choosing, whose services to complete shall be paid by the applicant. Development proposals under this Article 13 may be referred to the Planning Commission at the Director's discretion.

17.13.1.3: Definitions

Notwithstanding the definitions contained elsewhere in this Zoning Ordinance, the following terms, as used in this Article, shall have the meanings ascribed thereto:

**Affordable Housing** means a dwelling unit which is available for rent or home ownership on terms that would be affordable to households earning eighty (80) percent or less of the median income for rental units or one hundred twenty percent (120) of the area median income for for-sale units, as adjusted for family size, for residents paying less than thirty (30) percent of their gross income for housing (including rent or mortgage and utilities) through recorded deed restriction for a minimum period of fifteen (15) years.

**Deconstruction** means the process of methodically disassembling a building or structure in the reverse order from how it was built for the purpose of reusing materials on site, donating materials to a non-profit organization, or recycling waste materials at appropriate recycling facilities. Deconstruction can refer to completely removing a structure, or partially removing a portion of a structure or interior or exterior finishes.

**Renewable Energy Systems and Design** means on-site systems and/or design features that reduce a building’s operational energy use from natural gas and grid electricity through the use of renewable energy sources. Examples include solar thermal, geothermal, biomass systems, and passive solar design. For the purposes of Section 17.13.2: Enhanced Development Menu, on-site solar photovoltaic and wind energy installations and heat pumps are excluded from this definition.
**Required Materials** means all materials required to be donated, reused, or recycled as set forth in the Construction and Demolition Recycling Standards in Title 14 of the Lakewood Municipal Code (LMC), as adopted and amended from time to time.

**Social Cost of Carbon (SCC)** is the estimated value of economic damages resulting from one (1) additional ton of greenhouse gas emissions, including increased risk of infrastructure and property damage due to natural disasters, and impacts on human health, agricultural productivity, and ecosystem health. The rate of the SCC is established in state and federal guidance.

### 17.13.2: Enhanced Development Menu

#### 17.13.2.1: Purpose and Intent

The Enhanced Development Menu (EDM) is intended to promote development that supports the community goals identified in the Lakewood Comprehensive Plan and Sustainability Plan while minimizing negative impacts on and providing direct benefits to adjacent properties and neighborhoods, helping the community as a whole realize benefits from new development.

#### 17.13.2.2: Applicability

A. The EDM shall be applied to all development projects with cumulative gross floor area of 2,500 square feet or greater for all proposed buildings and parking structures (not including single-level open parking lots) on the site, including new residential subdivisions and alterations to existing sites requiring Major Site Plan review.

1. New construction must achieve 1 point per 1,000 square feet of gross floor area, rounded to the nearest 1,000 square feet, with a minimum of 10 points and a maximum of 100 points, as shown in Table 17.13.1: EDM Applicability.

2. Existing development undergoing site modifications that require Major Site Plan review shall achieve 1 point per 1,000 square feet of new or modified floor area, rounded to the nearest 1,000 square feet, with a maximum of 100 points, as shown in Table 17.13.1: EDM Applicability.

<table>
<thead>
<tr>
<th>Project Cumulative Gross Floor Area (rounded to nearest 1,000 sf)</th>
<th>Required Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 2,500 sf</td>
<td>N/A (0 points)</td>
</tr>
<tr>
<td>2,500 sf – 9,999 sf</td>
<td>10 points</td>
</tr>
<tr>
<td>10,000 sf – 99,999 sf</td>
<td>10 – 100 points (1 point per 1,000 sf)</td>
</tr>
<tr>
<td>100,000+ sf</td>
<td>100 points</td>
</tr>
</tbody>
</table>
B.   Exceptions:

1.   Construction of individual single-family detached and duplex residential units is not subject to the EDM. This exception shall not be interpreted to extend to residential subdivisions requiring Major Site Plan review.
2.   The gross floor area of any proposed Affordable Housing, as defined in this article, may be subtracted from the project cumulative gross floor area for the purpose of determining required points. For example, a multi-family residential building that includes 20% affordable units can reduce the total gross floor area by the square footage of those units when determining how many EDM points are required.
3.   Proposed projects which include existing designated historic landmarks on the local, state, or national registers and which receive approval of the proposed project from the Lakewood Historic Preservation Commission may reduce the number of required EDM points by 50%.

C.   Fee-in-Lieu: Projects required to earn more than 50 points may choose to pay a fee-in-lieu of compliance for any number of those points exceeding 50 at the rate established in the Sustainable Development Program Fee Schedule.

1.   A minimum of 50 points shall be achieved as part of the development through selected EDM items.
2.   Any fees-in-lieu shall be due upon approval of Major Site Plan.
3.   Fees-in-lieu shall be used for the Climate Protection & Sustainability Program, which will support sustainable built environment projects

D.   Miscellaneous:

1.   Points earned in excess of the minimum number of points required for a given project shall not receive a monetary refund.
2.   For existing development undergoing additions, renovations, or other improvements which require Major Site Plan review, selected EDM items may be located where practical on the site not limited to the area of disturbance, upon approval of the City.

17.13.2.3: Menu

Refer to Table 17.13.2: Enhanced Development Menu. All proposed points are subject to review for alignment with existing City plans and site-specific availability. Detailed documentation and methodology requirements are in the EDM Applicant Resource Guide, as may be amended from time to time upon approval of the Planning Director.
## TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

<table>
<thead>
<tr>
<th>MENU ITEM</th>
<th>DESCRIPTION</th>
<th>Documentation Required</th>
<th>Points</th>
<th>Scoring Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Green Building Certification</td>
<td>Achieve LEED or NGBS certification.</td>
<td>LEED: Provide documentation of a LEED AP on the project team, LEED registration, pre-certification process completion, and final LEED certificate. NGBS: Provide documentation of NGBS registration, preliminary design checklist, rough and final inspection reports, and final NGBS certificate.</td>
<td>75% - 100% of required points</td>
</tr>
<tr>
<td>2</td>
<td>Energy efficient outdoor lighting</td>
<td>Use outdoor lighting fixtures and bulbs that are ENERGY STAR or DLC certified and are IDA DarkSky certified.</td>
<td>Provide product specifications that include certification listings and identify compliant color temperature.</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>Renewable electricity production* – on-site installation</td>
<td>Provide on-site renewable electricity (solar photovoltaic or wind) beyond Xcel Energy’s Colorado Certified Renewable Percentage to reduce the projected electricity use of the project.</td>
<td>1) Demonstrate the projected electricity use of the site and calculate the percentage that will be offset by onsite renewable sources (minimum 10% required)  2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years and structured to survive a partial or full transfer of ownership of property.</td>
<td>20 – 38</td>
</tr>
<tr>
<td>MENU ITEM</td>
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<td>Documentation Required</td>
<td>Points</td>
<td>Scoring Notes</td>
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</tr>
<tr>
<td>4 Renovable electricity production* – off-site subscription or community solar garden</td>
<td>Procure renewable electricity (solar photovoltaic or wind) from off-site sources for electricity use beyond Xcel Energy’s Colorado Certified Renewable Percentage.</td>
<td>1) Demonstrate the projected electricity use of the site and calculate the percentage that will be offset by off-site renewable sources (minimum 10% required).&lt;br&gt;2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years and structured to survive a partial or full transfer of ownership of property.</td>
<td>10 – 28</td>
<td>10 points for 10% of electricity use offset by off-site renewable sources. Additional 1 point per additional 5% offset, up to 28 points maximum.</td>
</tr>
<tr>
<td>5 On-site renewable energy systems and design*</td>
<td>Provide on-site renewable energy systems (not including solar or wind electricity production) that reduce energy use intensity (EUI). Examples of specific technologies may include solar thermal, geothermal, and passive solar design.</td>
<td>Demonstrate the projected EUI of the project without renewable energy systems, and calculate the percent reduction in EUI (minimum 10% required) from on-site renewable energy systems.</td>
<td>10 – 28</td>
<td>10 points for 10% EUI reduction through energy use offset by renewable energy systems. Additional 1 point per additional 5% offset, up to 28 points maximum.</td>
</tr>
<tr>
<td>6 Building Electrification*</td>
<td>Use all electric space conditioning, water heating, and appliances to eliminate natural gas usage within the project.</td>
<td>Demonstrate on civil plan that no natural gas utility service will be provided to the site.</td>
<td>50% of required points</td>
<td>-</td>
</tr>
<tr>
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<tr>
<td>7 Hydro zones</td>
<td>Select plants appropriate to the local climate and group them in hydrozones according to water need for efficient landscape irrigation.</td>
<td>On the landscape plan, indicate hydrozones, selected plants, specific water requirements for each zone (gallons per square foot per season), and typical irrigation schedule (routine irrigation every 2-4 days, limited irrigation only during periods of drought, etc.).</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>8 Water budgeting</td>
<td>Provide landscape designs that meet or fall below Denver Water benchmark of 12 gallons per square foot of pervious area annually (GPSF).</td>
<td>Calculate the projected outdoor water use of the site using EPA WaterSense tool. Square footage of landscape areas dedicated to food production and sports fields are exempt.</td>
<td>2 – 6</td>
<td>2 points for not exceeding 12 GPSF, 1 additional point per GPSF reduction up to 6 points (8 GPSF)</td>
</tr>
<tr>
<td>9 Pollinator-friendly landscaping</td>
<td>Use plant materials that provide food and habitat for pollinators such as bees, wasps, butterflies, and birds throughout the landscape plan. Use environmentally-sensitive and pollinator-friendly land management strategies whenever possible. Install interpretive signage to identify the pollinator habitat for the public.</td>
<td>Demonstrate pollinator-friendly landscape design on landscape plan. Native species should be used whenever possible. Indicate what source was used as a plant list. Include a note on the landscape plan describing pollinator-friendly maintenance practices to be implemented throughout the site, not only within pollinator garden areas. Provide detail of signage in site plan demonstrating compliance with 17.9.2.2: Exempt Signs.</td>
<td>2 – 10</td>
<td>2 points per 120 contiguous square feet of pollinator-friendly landscape design, up to a maximum of 10 points (600 square feet). Individual 120 sf pollinator gardens do not have to be contiguous with each other to earn points.</td>
</tr>
</tbody>
</table>
**TABLE 17.13.2: ENHANCED DEVELOPMENT MENU**

**TOTAL POINTS REQUIRED:** 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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<tbody>
<tr>
<td>Water &amp; Landscape</td>
<td>10 Water Quality</td>
<td>For projects not otherwise required to install stormwater drainage improvements, provide water quality capture volume in accordance with Mile High Flood District Urban Storm Drainage Criteria Manual Volume 3, utilizing site-appropriate best management practices to be approved by the City’s Public Works Dept. For projects required to install stormwater drainage improvements, particularly innovative or creative drainage solutions or impactful off-site drainage improvements may be eligible for points under EDM Item 28: Open Option. Identify on-site water quality features on site plan, landscape plan, and relevant engineering documents. Drainage design requires approval from the City’s Public Works Dept.</td>
<td>5</td>
<td>See EDM Item 28: Open Option</td>
</tr>
</tbody>
</table>
### TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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<tr>
<td>11</td>
<td>Recycling and composting enclosures</td>
<td>Designate space for recycling and composting collection (or other applicable waste stream based on the building use)</td>
<td>On the site plan, indicate location and dimensions of dumpster enclosures for a minimum of three waste streams (e.g., trash, recycling, compost). If applicable, indicate waste infrastructure internal to the building (e.g., trash and recycling chutes).</td>
<td>5</td>
</tr>
<tr>
<td>12</td>
<td>Recycling and composting services*</td>
<td>Contract for recycling and composting collection (or other applicable waste stream based on the building use and management)</td>
<td>Provide documentation of a 2-year minimum contract for a minimum of trash, recycling, and compost pick-up services. Alternative waste stream services can be submitted if applicant demonstrates sufficient volumes. Alternative recycled waste streams cannot be those mandated or otherwise required by other regulatory agencies.</td>
<td>10</td>
</tr>
<tr>
<td>13</td>
<td>Deconstruction</td>
<td>Use deconstruction instead of demolition services to remove existing structures, and donate or recycle a minimum of 50% of the materials.</td>
<td>Provide a detailed deconstruction plan indicating how deconstruction will be performed, a quote for services from a deconstruction contractor licensed in Lakewood, and final receipts showing quantities of recycled materials.</td>
<td>3 - 12</td>
</tr>
</tbody>
</table>
TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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<tr>
<td>14</td>
<td>Urban heat island reduction</td>
<td>Use any combination of the following measures to reduce urban heat island effects for roof and hardscaped area: ENERGY STAR–compliant roofing; a “green” (vegetated) roof; reflective materials with minimum certified SRI (solar reflective index) of 29 for aged condition; open-grid pavement; or shade trees with a caliper size of 3” or greater.</td>
<td>Provide product specifications including SRI or list selected vegetation. Demonstrate on a site plan sheet that a minimum of 50% of the combined total square footage of the roof and hardscaped areas use UHI mitigation measures. Public sidewalks meeting the minimum city standard, or along frontages also earning points for EDM Item 23: Enhanced Streetscapes, shall be excluded from the total hardscape.</td>
<td>5- 20</td>
</tr>
<tr>
<td>15</td>
<td>Low-Carbon Concrete</td>
<td>Use a concrete product for all on-site exterior flatwork with CO2e less than or equal to the “Achievable (Low)” category of the Carbon Leadership Forum Material Baselines Report, as amended.</td>
<td>Provide third-party verified Environmental Product Declaration (EPD) of the specific concrete mix proposed to be used.</td>
<td>5</td>
</tr>
</tbody>
</table>
### TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED:**
- $2,500 - 10,000$ sf = 10 points
- $10,000 - 100,000$ sf = 1 point per $1,000$ sf
- $>100,000$ sf = 100 points

*Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.*

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<tr>
<td>16</td>
<td>Reclaimed/recycled materials</td>
<td>Incorporate a minimum of 10% reclaimed and/or recycled materials into the exterior facades, open space hardscape, or other areas as determined by the Director. Provide third-party verified Environmental Product Declarations (EPD) indicating percent of recycled content, or written and photographic documentation of the source of reclaimed materials. Specific materials are subject to approval by the Planning Department and shall comply with any other applicable design standards.</td>
<td>5</td>
<td>-</td>
</tr>
<tr>
<td>17</td>
<td>Adaptive Reuse</td>
<td>Repurpose existing primary buildings for new uses rather than demolishing and constructing new buildings to help preserve the urban fabric of neighborhoods. Points may be earned for either: Full Building Reuse - all exterior walls are maintained as part of the proposed development, or; Partial Building Reuse - a minimum of 50% of the street-facing façade of the existing primary building structure is maintained as part of the street-facing façade of the proposed development. Demonstrate on the site plan, landscape plan, and architectural elevations how existing building(s) will be incorporated into the design. Include a written narrative and photographs describing the approach to adaptive reuse of the existing building(s) as well as a letter of opinion from a structural engineer licensed in the state of Colorado regarding the suitability of each building for the proposed reuse. Any reuse must meet the International Existing Building Code (IEBC), as adopted or amended in Title 14 of the LMC.</td>
<td>10 – 15, +5 bonus</td>
<td>Full Building Reuse: 15 points Partial Building Reuse: 10 points for 50% of existing street-facing facade, additional 1 point for each additional 10% up to 15 points (100%). Bonus: 5 points for concurrent historic landmark designation by the Lakewood Historic Preservation Commission, if eligible.</td>
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<tr>
<td>18</td>
<td><strong>Multimodal transportation assessment – Residential</strong></td>
<td>Identify available pedestrian, bicycle, and transit connections from the site to essential destinations in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements.</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provide a plan sheet indicating multimodal routes to essential destinations within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts, or to the nearest location if none exists within the stated radius. Essential destinations to be identified include: grocery stores, parks, schools, libraries, and transit stations/bus stops. Identify transit route and bike route numbers. Include narrative explaining how the project facilitates connections to these destinations and existing and planned multimodal infrastructure.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td><strong>Multimodal transportation assessment – Non-Residential</strong></td>
<td>Identify available pedestrian, bicycle, and transit connections to the site in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements.</td>
<td>2</td>
<td>-</td>
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<td></td>
<td></td>
<td>Provide a plan sheet indicating multimodal routes to the site within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts. Consider how people of all abilities would access the site as pedestrians, by bicycle, and by transit from the surrounding area, such as from transit stops, neighborhoods, and trails. Identify transit route and bike route numbers. Include narrative explaining how the project facilitates connections to and through the site</td>
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### TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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<tr>
<td>Transportation</td>
<td>Bike amenities</td>
<td>Provide bike amenities that are available to the community, such as fix-it stations with air pumps, bicycle vending machines, bicycle parking cover, e-bike charging station, designated space for dock less bike share parking, water bottle refill stations, custom bike racks in areas of the City where a specific streetscape design package or adopted design guidelines are implemented, etc.</td>
<td>Indicate bike amenities on site plan and provide product specification sheets and a maintenance plan. Must provide a minimum of 2 amenities.</td>
<td>2 – 5</td>
</tr>
<tr>
<td></td>
<td>Public EV charging infrastructure*</td>
<td>Install publicly available Electric Vehicle (EV) charging infrastructure and designated parking spaces.</td>
<td>Indicate designated public EV spaces on site plan and provide EV charging infrastructure product specification sheets. Must provide a minimum of 1 universal dual port charger (2 parking spaces) in addition to the EV charging minimum required in Article 8 of this Zoning Ordinance. Signage installed at each charging space shall indicate that charging is publicly accessible.</td>
<td>5 – 30</td>
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### TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED:** 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

*Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.*

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<tbody>
<tr>
<td>Transportation</td>
<td>22 Above-code EV charging infrastructure*</td>
<td>Install EV charging infrastructure for greater than the minimum number of EV parking spaces required in Article 8 of this Zoning Ordinance. These spaces are not required to be publicly available, and may be reserved for building residents, tenants, and employees.</td>
<td>5 – 20</td>
<td>5 points per universal dual port charger, up to 20 points maximum (4 dual port chargers/8 parking spaces).</td>
</tr>
</tbody>
</table>

*Indicate designated EV spaces on the site plan and provide EV charging infrastructure product specification sheets. Minimum 2 additional installed spaces (1 universal dual port charger).*
TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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| Transportation| 23 Enhanced Streetscapes Provide enhanced streetscape design in support of and consistent with citywide, neighborhood, or strategic plans within Growth Areas as identified in the Comprehensive Plan. At a minimum, enhanced design shall include a minimum of four (4) of the following elements:  
  - Street trees in addition to any required elsewhere in this zoning code  
  - Shrub/perennial beds within the tree lawn  
  - Masonry seat walls  
  - Pedestrian-scale lighting  
  - Transit stop improvements  
  - Pedestrian amenities such as trash receptacles, benches, etc.  
  - Placemaking features as identified in specific area plans. Streetscape design will be reviewed for consistency with applicable city plans, studies, and design guidelines. Provide a conceptual streetscape design as a detail site/landscape plan for each proposed enhanced frontage indicating the specific elements proposed. Include product specifications and a note within the site plan identifying the responsible party for ongoing maintenance. All enhanced streetscape elements shall be maintained by the property owner, unless other arrangements are made with the City at time of Site Plan approval. A revocable License Agreement with the City is required for any elements located within the right-of-way. | 5 – 15  
+5 bonus points for projects in areas of the City where a specific streetscape design package or adopted design guidelines are implemented. | 1 point per 10 linear feet of enhanced lot frontage, up to 15 points maximum. Must install at least one complete frontage, unless otherwise approved. Bonus 5 points for projects in areas of the City where a specific streetscape design package or adopted design guidelines are implemented. |
### TABLE 17.13.2: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED: 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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<tr>
<td>24</td>
<td>Social connection amenities</td>
<td>Provide amenities, in addition to other requirements, that support community interaction and are accessible by the general public. Small amenities (&lt;$5,000) may include little free libraries, community bulletin boards, picnic tables, etc. Medium amenities (approx. $5,000 - $15,000) may include outdoor exercise equipment, shade structures, water bottle filling stations, musical instruments, game tables, etc. Large amenities (approx. $15,000+) may include community meeting room, outdoor classroom, playground equipment, etc. Indicate amenities on site plan and evidence that amenities are easily visible and accessible by the general public. Include product specifications and a note within the site plan identifying the responsible party for ongoing maintenance. All social connection amenities shall be maintained by the property owner, unless other arrangements are made with the City at time of Site Plan approval. A revocable License Agreement with the City is required for any amenities located within the right-of-way. Where a proposed amenity does not clearly fit within one of the suggested categories at left, the Planning Director shall determine the appropriate category (small, medium, or large) of the proposed amenity.</td>
<td>2 – 10</td>
<td>1 point per small amenity 2 points per medium amenity 5 points per large amenity Must earn a minimum of 2 points, up to a maximum of 10 points.</td>
</tr>
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<tr>
<td>25 Public art</td>
<td>Consult with the City’s Arts Programming Curator and Comprehensive Planning and Research staff to receive guidelines for the acquisition of public art or a template RFP/RFQ for public art on the site. Artwork acquisition and/or RFP/RFQ must be approved by the City before issuing.</td>
<td>Indicate art location(s), proposed medium, and proposed scale on site plan. The art must be permanent and viewable/accessible from public or semi-public areas. Include any product specifications and a note within the site plan identifying the responsible party for ongoing maintenance. All public art shall be maintained by the property owner, unless other arrangements are made with the City at time of Site Plan approval. A revocable License Agreement with the City is required for any art located within the right-of-way.</td>
<td>2 – 25</td>
<td>Points shall be awarded based on the art budget (inclusive of artist fees, materials, and installation) as shown below: $5,000: 2 points $10,000: 4 points $15,000: 8 points $25,000: 12 points $50,000: 15 points $100,000: 20 points $150,000: 25 points Developments over 100,000 sf shall earn a minimum of 8 points.</td>
</tr>
<tr>
<td>26 Adaptability / Universal Design</td>
<td>Provide a minimum of 15% of housing units designed to accommodate people of all ages and ability levels in addition to the minimum number of accessible units required by law.</td>
<td>Provide floorplan of residential building(s) meeting the minimum number of required universal design features listed in the EDM Applicant Resource Guide.</td>
<td>5</td>
<td></td>
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</tbody>
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**TABLE 17.13.2: ENHANCED DEVELOPMENT MENU**

**TOTAL POINTS REQUIRED:** 2,500 – 10,000 sf = 10 points; 10,000 – 100,000 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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<tr>
<td>Community &amp; Health</td>
<td>27</td>
<td>On-site food production</td>
<td>Provide community-serving food plots for vegetable gardens and fruit trees to foster local food production.</td>
<td>15</td>
</tr>
<tr>
<td>Other</td>
<td>28</td>
<td>Open Option</td>
<td>Provide enhanced amenities that are in addition to other code requirements and approved by the Director or Planning Commission</td>
<td>2 – 100</td>
</tr>
</tbody>
</table>

13-17
17.13.3: Greenhouse Gas Emissions Performance Standard

17.13.3.1: Purpose and Intent

The Greenhouse Gas Mitigation Program (GHGMP) is intended to ensure new development is aligned with the City’s climate goals and targets to help the community do its part to meet climate commitments by preventing excess greenhouse gas emissions.

17.13.3.2: Applicability

A. All new development, including new single-family residential construction, and all remodels, alterations, and additions requiring a Major Site Plan application, shall comply with the standards of this section. A fee-in-lieu of compliance will be available where full compliance is impractical or infeasible or where preferred by the applicant.

B. Exceptions:

1. These standards do not apply to remodels, alterations, and additions to existing single-family residential dwellings, including individually-owned detached, duplex, and attached/townhome units. This shall not be interpreted to exclude complete reconstruction (scrape and rebuild) from compliance with the Greenhouse Gas Mitigation Program.

17.13.3.3: Performance Standards

A. Residential Uses – All new residential development shall demonstrate annual greenhouse gas emissions not to exceed the Performance Standard, calculated using the following formula:

\[ \text{Target Per Capita Emissions} \times \text{Projected Residents} = \text{Performance Standard (Maximum Permitted Greenhouse Gas Emissions)} \]

1. “Projected Residents” is determined based on the average number of individuals per dwelling unit by number of units in a residential building as calculated from currently available Census Bureau data.

B. Commercial Uses – All new commercial development shall demonstrate annual greenhouse gas emissions not to exceed the Performance Standard, calculated using the following formula:

\[ \text{Target Emissions Per Square Foot} \times \text{Proposed Gross Floor Area} = \text{Performance Standard (Maximum Permitted Greenhouse Gas Emissions)} \]
17.13.3.4: Submittal Process

A. Applicants shall submit the City’s Greenhouse Gas Emissions Worksheet with Pre-Planning and Major Site Plan applications. This worksheet will determine the estimated annual emissions for the size and type of development assuming no mitigation efforts are made. If development proposals exceed the Residential Greenhouse Gas Emissions Performance Standard, there are two pathways for compliance:

1. Mitigation – Use mitigation measures to reduce estimated annual emissions in order to meet the Performance Standard. Applicants shall submit their proposed mitigation measures using the Greenhouse Gas Emissions Worksheet and identify such measures on the Site Plan. Mitigation may be accomplished in one or a combination of the following ways:

   a. Use approved mitigation measures and emission reduction values identified in the GHGMP Applicant Resource Guide, which may be updated annually upon approval of the Planning Director to reflect new data availability. Identified mitigation measures include:

      i. EDM Item 1: Green Building Certification
      ii. EDM Items 3-4: Renewable Electricity Production (on-site installation or off-site subscription)
      iii. EDM Item 5: Renewable Energy Systems and Design (not including electricity production)
      iv. EDM Item 6: Building Electrification
      v. EDM Item 12: Recycling and Composting Services
      vi. EDM Item 21: Public EV Charging Infrastructure
      vii. EDM Item 22: Above-code EV Charging Infrastructure (may be private spaces)

   b. Submit alternative method (such as a building energy model) to demonstrate reduced emissions. Modeling shall conform to IECC or ASHRAE standards or similar as approved by the Director.

2. Fee-in-Lieu – Pay a fee-in-lieu of compliance for five (5) years’ worth of annual emissions exceeding the Performance Standard in accordance with the following formula:

   \[
   \text{Fee-In-Lieu} = ((\text{Projected Emissions} - \text{Performance Standard}) \times 5 \text{ years}) \times \text{Social Cost of Carbon}
   \]
a. The fee-in-lieu will be levied at the rate established in the Sustainable Development Program Fee Schedule based on state and federal guidance for the Social Cost of Carbon (SCC), but no less than $76 per metric ton of CO2 equivalent emissions, which is the SCC value for 2020 emissions using a 2.5% discount rate.

b. Fees-in-lieu shall be used for the Climate Protection & Sustainability program, which will fund programs and projects within the City that reduce the community’s overall greenhouse gas emissions, adapt to changing climate conditions, and support workforce and technology innovations.

3. Applicants may use a combination of the Mitigation and Fee-in-Lieu pathways by demonstrating mitigation measures to reduce the development’s estimated emissions and paying a fee-in-lieu for the remainder emissions exceeding the Performance Standard.

17.13.4: Construction & Demolition Waste Recycling

17.13.4.1: Purpose and Intent

The Construction & Demolition (C&D) Waste Recycling Supplemental Standards are intended to achieve reduction and/or recycling of debris generated by construction and demolition projects, thereby diverting debris from area landfills, reducing environmental impacts, and advancing Lakewood’s waste diversion goals. Additionally, these standards support compliance with construction and demolition waste recycling requirements set forth in LMC Title 14.

17.13.4.2: Applicability

The standards in this section shall apply to any development project that must also comply with section 17.13.2 Enhanced Development Menu. Upon six (6) months written notice posted on the City’s website, the Director may expand this applicability to any project subject to the construction and demolition recycling standards set forth in LMC Title 14.

17.13.4.3: Comprehensive Waste Management Plan

Prior to issuance of a building or demolition permit, the applicant shall submit a comprehensive waste management plan which shall, at a minimum, contain the following information:

A. Designated employee to be the on-site construction waste recycling manager and point of contact for waste-related issues;

B. Acknowledgment of all Required Materials to be donated, reused, or recycled as set forth in the building code, and the identification of the specific Required Materials that will be generated by the project.

C. Collection and disposal strategy for all Required Materials and landfilled waste including:
   1. The method of collection
   2. Waste hauler(s)
   3. Disposal, recycling or reuse facilities

D. Strategy for training and education of subcontractors and employees to support compliance

E. Compliance tracking and reporting strategy
17.13.4.4: Performance Security Deposit

The applicant shall post a performance security deposit prior to issuance of a building or demolition permit in accordance with the following:

A. New construction, additions, and remodels: one dollar per square foot of interior building space, with a maximum deposit of $100,000.

B. Demolition projects: one dollar per square foot for the area of disturbance as identified in the permit application, including any parking areas to be removed, with a maximum deposit of $100,000.

17.13.4.5: Performance Security Deposit Refund Procedures

Any project required to submit a comprehensive waste management plan or performance security deposit shall submit a final Compliance Report within sixty (60) days of issuance of a certificate of completion (for demolition projects) or the last certificate of occupancy (for construction projects).

A. The Compliance Report shall contain documentation showing that the diversion requirements for the project have been met, including the following:

1. Copy of the approved Comprehensive Waste Management Plan
2. Individual weight tickets from the vendor or facility that received each Required Material clearly listing the type of material that was recycled and the actual volume or weight of that material. Receipts/weight tickets for landfill disposal are also required.
3. Narrative and photographic documentation of the applicant's reuse/salvage activities not accounted for with receipts or weight tickets.

B. Upon receipt of the completed Compliance Report, the City will have sixty (60) days to confirm that the diversion requirements have been met and will request release of the applicant's security deposit.

C. The security deposit will be refunded according to the following schedule, based on how well the project met the diversion requirements identified in the comprehensive waste management plan and the completeness of the documentation provided in the compliance report:

1. Full compliance and complete documentation: 100% refund
2. Partial compliance: Refund prorated based on the percentage of Required Material weight tickets provided in the Compliance Report as compared to the number of Required Materials identified in the comprehensive waste management plan. The city may also conduct on-site inspections to verify compliance and may pro-rate the refund based on the results of the inspection.
3. Non-compliance or incomplete documentation: 0% refund

D. If an applicant fails to submit a Compliance Report and final documentation within the required 60-day reporting period, the entire security deposit will be forfeited.
E. Any fully or partially forfeited deposits shall be used for the Climate Protection & Sustainability Program to promote waste diversion, material recovery and reuse, and related projects and programs.

17.13.5: Reserved for Benchmarking Program & Building Performance Standards

17.13.5.1: Reserved

17.13.6: Climate Protection & Sustainability Program

17.13.6.1: Purpose and Intent

The Climate Protection & Sustainability Program (Program) is intended to offset the impacts of development and climate change on the community. It will fund programs and projects that reduce the community's overall greenhouse gas emissions, adapt to changing climate conditions, and implement the goals of the Sustainability Plan.

17.13.6.2: Program Established

A. The Program is hereby established to collect fees-in-lieu of compliance from the Enhanced Development Menu (EDM) and Greenhouse Gas Mitigation Program (GHGMP), and to hold deposits from the Construction & Demolition (C&D) waste recycling supplemental standards.

B. The funds shall be tracked separately by their source, and expended on programs and projects within the following Program Areas:

1. EDM fees-in-lieu: sustainable built environment
2. GHGMP fees-in-lieu: emissions reduction and adaptation
3. C&D forfeited deposits: waste diversion, material recovery and reuse

C. Funds from more than one source may be expended on programs or projects that span multiple Program Areas.

D. Funds may also be used to support administration of the Program.

17.13.6.3: Administration

A. Funds collected into the Program shall be appropriated annually through the City's usual budgeting process to fund programs and projects in accordance with the intended purpose of this Program.

B. The Program shall be administered by the Sustainability Planning Division, with approval by the Planning Director.
ARTICLE 1: PURPOSE AND ADMINISTRATION

ARTICLE 2: PROCEDURES AND APPEALS

ARTICLE 3: ZONE DISTRICTS

ARTICLE 4: USE AND SUPPLEMENTAL STANDARDS

ARTICLE 5: DIMENSIONAL AND DEVELOPMENTAL STANDARDS

ARTICLE 6: RESIDENTIAL BUILDING AND SITE DESIGN STANDARDS

ARTICLE 7: INSTITUTIONAL, MIXED-USE, COMMERCIAL, AND LIGHT INDUSTRIAL BUILDING AND SITE DESIGN STANDARDS

ARTICLE 8: PARKING AND LOADING STANDARDS

ARTICLE 9: SIGN STANDARDS

ARTICLE 10: WIRELESS SERVICES AND COMMUNICATIONS

ARTICLE 11: HISTORIC PRESERVATION

ARTICLE 12: NONCONFORMITIES
**Article 13: Enhanced Sustainable Development**

**Menu**: 

17.13.1: General 

17.13.2: Enhanced Development Menu 

17.13.3: Greenhouse Gas Emissions Performance Standards 

17.13.4: Construction & Demolition Waste Recycling 

17.13.5: Building Performance Standards 

17.13.6: Climate Protection & Sustainability Program
17.13.6.2: Program Established ........................................................................................................ 12-22
17.13.6.3: Administration .............................................................................................................. 12-3
ARTICLE 13: SUSTAINABLE DEVELOPMENT

ARTICLE 14: ENHANCED DEVELOPMENT MENU

17.14.1:17.12.1: General

17.14.1.1:17.12.1.1: Purpose and Intent

The Enhanced Development Menu (Menu This Article establishes standards for sustainable development in the City of Lakewood. The purpose of these standards is to ensure that development implements the goals articulated in the community’s adopted plans for resilient and efficient development that is adaptable to infrastructure changes in the face of climate change, minimizes its impact on limited resources, contributes to communitywide greenhouse gas emissions targets, and becomes a positive asset within the community.

17.12.1.2: Authority

Unless otherwise specifically designated, the Director shall have the authority to determine whether a project as met the standards and requirements set forth in this article. Where an applicant seeks to demonstrate compliance with the provisions of this article in a manner not explicitly prescribed herein (such as through an open option, emissions modeling, or similar), the Director may request independent verification of compliance by a consultant of the City’s choosing, whose services to complete shall be paid by the applicant. Development proposals under this Article 13 may be referred to the Planning Commission at the Director’s discretion.

17.12.1.3: Definitions

Notwithstanding the definitions contained elsewhere in this Zoning Ordinance, the following terms, as used in this Article, shall have the meanings ascribed thereto:

**Affordable Housing** means a dwelling unit which is available for rent or home ownership on terms that would be affordable to households earning eighty (80) percent or less of the median income for rental units or one hundred twenty percent (120) of the area median income for for-sale units, as adjusted for family size, for residents paying less than thirty (30) percent of their gross income for housing (including rent or mortgage and utilities) through recorded deed restriction for a minimum period of fifteen (15) years.

**Deconstruction** means the process of methodically disassembling a building or structure in the reverse order from how it was built for the purpose of reusing materials on site, donating materials to a non-profit organization, or recycling waste materials at appropriate recycling facilities. Deconstruction can refer to completely removing a structure, or partially removing a portion of a structure or interior or exterior finishes.

**Renewable Energy Systems and Design** means on-site systems and/or design features that reduce a building’s operational energy use from natural gas and grid electricity through the use of renewable energy sources. Examples include solar thermal, geothermal, biomass systems, and passive solar design. For the purposes of Section 17.13.2: Enhanced Development Menu,
on-site solar photovoltaic and wind energy installations and heat pumps are excluded from this definition.

**Required Materials** means all materials required to be donated, reused, or recycled as set forth in the Construction and Demolition Recycling Standards in Title 14 of the Lakewood Municipal Code (LMC), as adopted and amended from time to time.

**Social Cost of Carbon (SCC)** is the estimated value of economic damages resulting from one (1) additional ton of greenhouse gas emissions, including increased risk of infrastructure and property damage due to natural disasters, and impacts on human health, agricultural productivity, and ecosystem health. The rate of the SCC is established in state and federal guidance.

### 17.12.2: Enhanced Development Menu

#### 17.12.2.1: Purpose and Intent

The Enhanced Development Menu (EDM) is intended to promote development that supports the community goals identified in the Lakewood Comprehensive Plan and Sustainability Plan while also minimizing negative impacts on and providing direct benefits to adjacent properties and neighborhoods. This will help the community as a whole realize benefits from new development.

#### 17.14.1.2: 17.12.2.2: Applicability

A. The EDM shall be applied only to development projects with buildings with a gross square footage of more than 20,000 sq. ft. Developments with buildings between 20,000 and 50,000 sq. ft. (cumulative square footage of all buildings on site) gross floor area of 2,500 square feet or greater for all proposed buildings and parking structures (not including single-level open parking lots) on the site, including new residential subdivisions and alterations to existing sites requiring Major Site Plan review.

1. New construction must achieve 351 point per 1,000 square feet of gross floor area, rounded to the nearest 1,000 square feet, with a minimum of 10 points and a maximum of 100 points, as shown in Table 17.13.1: EDM Applicability.

2. Existing development undergoing site modifications that require Major Site Plan review shall achieve 1 point per 1,000 square feet of new or modified floor area, rounded to the nearest 1,000 square feet, with a maximum of 100 points, as shown in Table 17.13.1: EDM Applicability.

<table>
<thead>
<tr>
<th>Project Cumulative Gross Floor Area (rounded to nearest 1,000 sf)</th>
<th>Required Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 2,500 sf</td>
<td>N/A (0 points)</td>
</tr>
<tr>
<td>2,500 sf – 9,999 sf</td>
<td>10 points</td>
</tr>
<tr>
<td>10,000 sf – 99,999 sf</td>
<td>10 – 100 points (1 point per 1,000 sf)</td>
</tr>
<tr>
<td>100,000+ sf</td>
<td>100 points</td>
</tr>
</tbody>
</table>
B. Exceptions:

1. Construction of individual single-family detached and duplex residential units is not subject to the EDM. This exception shall not be interpreted to extend to residential subdivisions requiring Major Site Plan review.

2. The gross floor area of any proposed Affordable Housing, as defined in this article, may be subtracted from the Menu. Developments with buildings greater than 50,000 sq. ft. must achieve 50 points per project cumulative gross floor area for the purpose of determining required points. For example, a multi-family residential building that includes 20% affordable units can reduce the total gross floor area by the square footage of those units when determining how many EDM points are required.

3. Proposed projects which include existing designated historic landmarks on the local, state, or national registers and which receive approval of the proposed project from the Menu—Lakewood Historic Preservation Commission may reduce the number of required EDM points by 50%.

C. Fee-in-Lieu: Projects required to earn more than 50 points may choose to pay a fee-in-lieu of compliance for any number of those points exceeding 50 at the rate established in the Sustainable Development Program Fee Schedule.

1. A minimum of 50 points shall be achieved as part of the development through selected EDM items.

2. Any fees-in-lieu shall be due upon approval of Major Site Plan.

3. Fees-in-lieu shall be used for the Climate Protection & Sustainability Program, which will support sustainable built environment projects.

D. Miscellaneous:

1. Points earned in excess of the minimum number of points required for a given project shall not receive a monetary refund.

2. For existing development undergoing additions, renovations, or other improvements which require Major Site Plan review, selected EDM items may be located where practical on the site not limited to the area of disturbance, upon approval of the City.

17.14.1.3:17.12.2.3: Menu

Refer to the Lakewood Table 17.13.2: Enhanced Development Menu. All proposed points are subject to review for alignment with existing City plans and site-specific availability. Detailed documentation and methodology requirements are in the EDM Applicant Resource Guide, as may be amended from time to time upon approval of the Planning Director.
TABLE 17.13: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED (projects = 20; 2,500 – 10,000 sq. ft.) = 10 points; 10,000 sq. ft. – 50 sf = 10 points; >50,000 sf = 100 points

TOTAL POINTS REQUIRED (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

<table>
<thead>
<tr>
<th>MENU ITEM</th>
<th>DESCRIPTION</th>
<th>Documentation Required</th>
<th>Points</th>
<th>Scoring Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Energy</td>
<td>Energy efficient outdoor lighting</td>
<td>Use outdoor lighting fixtures and bulbs that are ENERGY STAR or equivalent. Provide product specifications that can be verified at <a href="http://www.energystar.gov/productfinder">www.energystar.gov/productfinder</a>.</td>
<td>2</td>
</tr>
<tr>
<td>21</td>
<td>Energy &amp; Building Systems</td>
<td>Passive solar design Green Building Certification</td>
<td>Construct building to be elongated on an east-west axis, with south facing windows that receive sunlight between the hours of 9:00 A.M. and 3:00 P.M. (sun exposure) during the heating season. This shall be coupled with the use of awnings or other shade structures on the east and west facing windows, appropriate use of glazing, use of daylighting, and other passive solar design techniques to</td>
<td>Demonstrate by using solar path diagram and narrative, identifying and describing how design will achieve a minimum of 50% south facing window area and placement of other passive solar techniques employed. LEED: Provide documentation of a LEED AP on the project team, LEED registration, pre-certification process completion, and final LEED certificate. NGBS: Provide documentation of NGBS registration, preliminary design checklist, rough and final inspection reports, and final NGBS certificate.</td>
</tr>
</tbody>
</table>
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED**
- *projects = 20*: 2,500 – 10,000 sq. ft. = 10 points; 10,000 sq. ft. = 35 points
- *projects = > 50*: 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points

*Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.*

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<tr>
<td>2 <strong>Energy efficient outdoor lighting</strong></td>
<td>Use outdoor lighting fixtures and bulbs that are ENERGY STAR or DLC certified and are IDA DarkSky certified.</td>
<td>Provide product specifications that include certification listings and identify compliant color temperature.</td>
<td>2</td>
<td>All outdoor lighting fixtures must be compliant to earn points.</td>
</tr>
<tr>
<td>3 <strong>Renewable electricity production</strong> – <em>on-site installation Urban heat island reduction.</em></td>
<td>Use any combination of the following measures to reduce urban heat island effects for roof and hardscaped area: ENERGY STAR-compliant roofing; a “green” (vegetated) roof; reflective materials with minimum SRI (solar-reflective)</td>
<td>Provide product specifications or list selected vegetation. 1) Demonstrate coverage the projected electricity use of the site and calculate the percentage that will be offset by onsite renewable sources (minimum 10% required). 2) Provide documentation of 50% ownership or a signed lease agreement for a period of combined total sq. footage at least 15 years and structured to survive a partial or full transfer of the roof and hardscaped area with selected measures, ownership of property.</td>
<td>5-15</td>
<td>520 points for 50% of hardscaped area covered electricity use offset by measures on-site renewable sources. Additional 3 points per additional 5% offset, up to 2938 points maximum.</td>
</tr>
</tbody>
</table>
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED (projects = 20):** 2,500 – 10,000
- 50 sf = 10 points; 10,000 sq. ft. = 35

**TOTAL POINTS REQUIRED (projects = > 50):**
- 100,000 sq. ft. = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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</thead>
</table>
| 1. 1 | **Energy & Building** | **Renewable electric energy** – offsite
Renewable electricity production* – off-site subscription or community solar garden | Procure renewable electricity from off-site sources for electricity use beyond Xcel Energy’s Colorado Certified Renewable Percentage to reduce the projected electricity use of the project. 1) Demonstrate the projected energy use of the site and calculate the percentage of that will be offset by off-site renewable sources (minimum 25% required). 2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years, and structured to survive a partial or full transfer of ownership of property. | 10-25 – 28 | 10 points for 25% of energy use offset by off-site renewable sources. Additional 1 point per additional 5% offset, up to 2528 points maximum. |
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED**
- **projects = 20: 2,500 – 10,000 sq. ft.**: 10 points
- **50 sf = 1 point per 1,000 sf**: 10 points
- **>100,000 sf = 100 points**

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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</thead>
<tbody>
<tr>
<td>5</td>
<td><strong>Renewable electric On-site renewable energy systems and design</strong></td>
<td>1) Demonstrate the projected energy use EUI of the site project without renewable energy systems, and calculate the percentage of that will be offset by renewable energy systems. Additional 1 point per additional 5% offset, up to 28 points maximum.</td>
<td>20-35</td>
<td>2010 points for 25% of 10% EUI reduction through energy use offset by renewable energy systems. Additional 1 point per additional 5% offset, up to 35 points maximum.</td>
</tr>
<tr>
<td>6</td>
<td><strong>Building Electrification</strong></td>
<td>Use all electric space conditioning, water heating, and appliances to eliminate natural gas usage within the project.</td>
<td>50% of required points</td>
<td>-</td>
</tr>
<tr>
<td>MENU ITEM</td>
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<td>Points</td>
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<tr>
<td><strong>67</strong> Hydro zones</td>
<td><strong>Using a City-approved plant list.</strong> Select plants appropriate to the local climate and group them in hydrozones, according to water need for efficient landscape irrigation.</td>
<td>On the landscape plan, indicate hydrozones, selected plants, and specific water requirements for each zone (gallons per square foot per season), and typical irrigation schedule (routine irrigation every 2-4 days or, limited irrigation only during dry-spells–periods of drought, etc.).</td>
<td><strong>3 – 2</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>78</strong> Water budgeting</td>
<td>Provide landscape designs that demonstrate they meet or fall below Denver Water benchmark of 12 gallons per square foot of pervious area annually (GPSF).</td>
<td>Demonstrate Calculate the projected outdoor water use of the site, using EPA WaterSense tool. Square footage of landscape areas dedicated to food production and sports fields are exempt.</td>
<td><strong>5 – 2</strong></td>
<td>2 points for not exceeding 12 GPSF, 1 additional point per GPSF reduction up to 6 points (8 GPSF)</td>
</tr>
<tr>
<td><strong>9</strong> Pollinator-friendly landscaping</td>
<td>Use plant materials that provide food and habitat for pollinators such as bees, wasps, butterflies, and</td>
<td>Demonstrate pollinator-friendly landscape design on landscape plan. Native species should be used whenever possible. Indicate what source was used as a plant list. Include a note on the landscape plan describing pollinator-friendly</td>
<td><strong>2 – 10</strong></td>
<td>2 points per 120 contiguous square feet of pollinator-friendly landscape design, up to a maximum of 10 points (600 square feet). Individual 120 sf</td>
</tr>
<tr>
<td>MENU ITEM</td>
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<tr>
<td></td>
<td>birds throughout the landscape plan. Use environmentally-sensitive and pollinator-friendly land management strategies whenever possible. Install interpretive signage to identify the pollinator habitat for the public.</td>
<td>maintenance practices to be implemented throughout the site, not only within pollinator garden areas. Provide detail of signage in site plan demonstrating compliance with 17.9.2.2: Exempt Signs.</td>
<td></td>
<td>pollinator gardens do not have to be contiguous with each other to earn points.</td>
</tr>
<tr>
<td>10</td>
<td>Water Quality</td>
<td>For projects not otherwise required to install stormwater drainage improvements, provide water quality capture volume in accordance with Mile High Flood District Urban Storm Drainage Criteria Manual Volume 3, utilizing site-appropriate best management practices to be approved by the City’s Public Works Dept. For projects required to install stormwater drainage improvements, particularly innovative or creative drainage solutions or impactful off-site drainage improvements may be eligible</td>
<td>Identify on-site water quality features on site plan, landscape plan, and relevant engineering documents. Drainage design requires approval from the City’s Public Works Dept.</td>
<td>5</td>
</tr>
</tbody>
</table>

|  |  | See EDM Item 28: Open Option | | |
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED** (projects = 20; 2,500 – 10,000 sq. ft. = 10 points; > 10,000 sq. ft.) = 35

**TOTAL POINTS REQUIRED** (projects = > 50 – 100,000 sq. ft.; >100,000 sq. ft. = 1 point per 1,000 sq. ft.; >100,000 sq. ft. = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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<tbody>
<tr>
<td><strong>Zero Waste</strong></td>
<td><strong>811</strong> Recycling and composting enclosures</td>
<td>Designate space for recycling and composting collection (or other applicable waste stream) based on the building use.</td>
<td>On the site plan, indicate location and dimensions of dumpster enclosures for a minimum of three waste streams (e.g., trash, recycling, compost). If applicable, indicate waste infrastructure internal to the building (e.g., trash and recycling chutes).</td>
<td>5</td>
</tr>
<tr>
<td><strong>912</strong> Recycling and composting <strong>contracts-services</strong></td>
<td>Contract for recycling and composting collection (or other applicable waste stream) based on the building use and management.</td>
<td>Provide documentation of a 2-year minimum contract for a minimum of trash, recycling, and compost pick-up services. Alternative waste stream services can be submitted if applicant demonstrates sufficient volumes. <strong>Alternative recycled waste streams cannot be those mandated or otherwise required by other regulatory agencies.</strong></td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>13</strong> Deconstruction</td>
<td>Use deconstruction instead of</td>
<td>Provide a detailed deconstruction plan indicating how deconstruction will be performed, a quote for services from a</td>
<td>3 - 12</td>
<td>3 points per 2,500 sf deconstructed, maximum 12 points.</td>
</tr>
</tbody>
</table>
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED**
- (projects = 20): 2,500 – 10,000 sf = 10 points
- 10,000 sq. ft.: 35 points
- (projects = > 50): 100,000 sq. ft. = 1 point per 1,000 sf; >100,000 sf = 100 points

*Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.*

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</thead>
<tbody>
<tr>
<td>demolition services to remove existing structures, and donate or recycle a minimum of 50% of the materials.</td>
<td>deconstruction contractor licensed in Lakewood, and final receipts showing quantities of recycled materials.</td>
<td></td>
<td></td>
<td>Points for EDM Item 16: Reclaimed/Recycled Materials may include documented deconstructed materials reused on-site.</td>
</tr>
<tr>
<td>Urban heat island reduction</td>
<td>Use any combination of the following measures to reduce urban heat island effects for roof and hardscaped area: ENERGY STAR–compliant roofing; a “green” (vegetated) roof; reflective materials with minimum certified SRI (solar reflective index) of 29 for aged condition; open-grid pavement; or shade trees with</td>
<td>Provide product specifications including SRI or list selected vegetation. Demonstrate on a site plan sheet that a minimum of 50% of the combined total square footage of the roof and hardscaped areas use UHI mitigation measures. Public sidewalks meeting the minimum city standard, or along frontages also earning points for EDM Item 23: Enhanced Streetscapes, shall be excluded from the total hardscape.</td>
<td>5-20</td>
<td>5 points for 50% of hardscaped area covered by UHI reduction measures. Additional 3 points per additional 5% coverage, up to 20 points maximum</td>
</tr>
</tbody>
</table>
**TABLE 17.13.42: ENHANCED DEVELOPMENT MENU**

TOTAL POINTS REQUIRED (projects = 20: 2,500 – 10,000 sq. ft. = 10 points; 10,000 sq. ft.): 35

TOTAL POINTS REQUIRED (projects = > 50 – 100,000 sq. ft.): 50

**TOTAL POINTS REQUIRED (projects = >100,000 sq. ft.): 100**

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

<table>
<thead>
<tr>
<th>MENU ITEM</th>
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<th>DOCUMENTATION REQUIRED</th>
<th>POINTS</th>
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<tbody>
<tr>
<td>15</td>
<td>Low-Carbon Concrete</td>
<td>Use a concrete product for all on-site exterior flatwork with CO2e less than or equal to the “Achievable (Low)” category of the Carbon Leadership Forum Material Baselines Report, as amended.</td>
<td>Provide third-party verified Environmental Product Declaration (EPD) of the specific concrete mix proposed to be used.</td>
<td>5</td>
</tr>
<tr>
<td>16</td>
<td>Reclaimed/ recycled materials</td>
<td>Incorporate a minimum of 10% reclaimed and/or recycled materials into the exterior facades, open space hardscape, or other areas as determined by the Director.</td>
<td>Provide third-party verified Environmental Product Declarations (EPD) indicating percent of recycled content, or written and photographic documentation of the source of reclaimed materials. Specific materials are subject to approval by the Planning Department and shall comply with any other applicable design standards.</td>
<td>5</td>
</tr>
<tr>
<td>17</td>
<td>Adaptive Reuse</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Repurpose existing primary buildings for new uses rather than demolishing and constructing new buildings to help preserve the urban fabric of neighborhoods. Points may be earned for either:</td>
<td></td>
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<tr>
<td></td>
<td><strong>Full Building Reuse</strong> - all exterior walls are maintained as part of the proposed development, or;</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td><strong>Partial Building Reuse</strong> - a minimum of 50% of the street-facing façade of the existing primary building structure is maintained as part of the street-facing façade of the proposed development.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Demonstrate on the site plan, landscape plan, and architectural elevations how existing building(s) will be incorporated into the design. Include a written narrative and photographs describing the approach to adaptive reuse of the existing building(s) as well as a letter of opinion from a structural engineer licensed in the state of Colorado regarding the suitability of each building for the proposed reuse. Any reuse must meet the International Existing Building Code (IEBC), as adopted or amended in Title 14 of the LMC.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>10 – 15, +5 bonus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Full Building Reuse: 15 points</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Partial Building Reuse: 10 points for 50% of existing street-facing facade, additional 1 point for each additional 10% up to 15 points (100%).</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Bonus: 5 points for concurrent historic landmark designation by the Lakewood Historic Preservation Commission, if eligible.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**TABLE 17.13.42: ENHANCED DEVELOPMENT MENU**

TOTAL POINTS REQUIRED (projects = 20: 2,500 – 10,000 sq. ft. = 10 points; 10,000 sq. ft. = 35
TOTAL POINTS REQUIRED (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

<table>
<thead>
<tr>
<th>MENU ITEM</th>
<th>DESCRIPTION</th>
<th>Documentation Required</th>
<th>Points</th>
<th>Scoring Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td><strong>Multimodal transportation assessment -- Residential</strong></td>
<td>Identify available pedestrian, bicycle, and transit connections from the site to essential destinations in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements. Provide a separate plan sheet indicating multimodal connections routes to essential destinations within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts, or to the nearest location if none exists within the stated radius. Essential destinations to be identified include: grocery stores, parks, schools, libraries, and transit stations/bus stops. Identify transit route and bike route numbers. Include narrative explaining how the project facilitates connections to these destinations and existing and planned multimodal infrastructure.</td>
<td>2</td>
<td>-</td>
</tr>
</tbody>
</table>
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED** *(projects = 20: 2,500 – 10,000 sq. ft. = 10 points; 10,000 sq. ft. = 35 points; projects = > 50– 100,000 sq. ft. = 1 point per 1,000 sq. ft.; >100,000 sq. ft. = 100 points)*

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Multimodal transportation assessment – Non-Residential</td>
</tr>
<tr>
<td></td>
<td>Identify available pedestrian, bicycle, and transit connections to the site in order to inform wayfinding, connectivity with the existing transportation network, and other infrastructure improvements.</td>
</tr>
<tr>
<td></td>
<td>Provide a plan sheet indicating multimodal routes to the site within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts. Consider how people of all abilities would access the site as pedestrians, by bicycle, and by transit from the surrounding area, such as from transit stops, neighborhoods, and trails. Identify transit route and bike route numbers. Include narrative explaining how the project facilitates connections to and through the site</td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>-</td>
</tr>
</tbody>
</table>
**TABLE 17.13.42: ENHANCED DEVELOPMENT MENU**

**TOTAL POINTS REQUIRED**
- (projects = 20): 2,500 – 10,000 sf = 10 points; 10,000 sq. ft. = 35
- (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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</thead>
<tbody>
<tr>
<td>4420 Bike amenities</td>
<td>Provide bike amenities that are available to the community, such as fix-it stations with air pumps, bicycle vending machines, bicycle parking cover, e-bike charging station, designated space for dock less bike share parking, water bottle refill stations, custom bike racks in areas of the City where a specific streetscape design package or adopted design guidelines are implemented, etc.</td>
<td>Indicate bike amenities on site plan and provide product specification sheets and a maintenance plan. Must provide a minimum of 2 amenities.</td>
<td>2 – 5</td>
<td>1 point per amenity, up to 5 points maximum.</td>
</tr>
</tbody>
</table>
## TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED (projects = 20; 2,500 – 10,000 sq. ft.: 35)  
TOTAL POINTS REQUIRED (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points  

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</tr>
</thead>
<tbody>
<tr>
<td>1221</td>
<td>Car-share–Public EV charging infrastructure*</td>
<td>Designate car share, Install publicly available Electric Vehicle (EV) charging infrastructure and designated parking spaces and contract with a car-share service provider.</td>
<td>Indicate car-share parking designated public EV spaces and signage on site plan and provide documentation of 2-year minimum contract with a car share service provider. EV charging infrastructure product specification sheets. Must provide space equivalent to at least 2% of a minimum of 1 universal dual port charger (2 parking space minimum, spaces) in addition to the parking minimum. EV charging minimum required in Article 8 of this Zoning Ordinance. Signage installed at each charging space shall indicate that charging is publicly accessible.</td>
<td>5 – 30</td>
</tr>
</tbody>
</table>
**TABLE 17.13.42: ENHANCED DEVELOPMENT MENU**

TOTAL POINTS REQUIRED (projects = 20: 2,500 – 10,000 sq. ft.): 35
TOTAL POINTS REQUIRED (projects = > 50 – 100,000 sq. ft.): 50 sf = 1 point per 1,000 sf; >100,000 sf = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>EV public parking spaces - Above-code EV charging infrastructure*</td>
<td>Install publicly available EV charging infrastructure and designated for greater than the minimum number of EV parking spaces – required in Article 8 of this Zoning Ordinance. These spaces are not required to be publicly available, and may be reserved for building residents, tenants, and employees.</td>
<td>3/105 - 20</td>
<td>35 points for Level 2 charging infrastructure and 10 per universal dual port charger, up to 20 points for DCFC charging infrastructure maximum (4 dual port chargers/8 parking spaces).</td>
</tr>
<tr>
<td>1423</td>
<td>Transit station improvements-Enhanced Streetscapes</td>
<td>Improve adjacent transit stations (shelters, seating, wayfinding) in coordination with the City’s multimodal transportation planning efforts. Provide enhanced streetscape design in support of and consistent with citywide, neighborhood, or strategic plans within Growth Areas as identified in the Comprehensive Plan. At a minimum, enhanced design shall include a minimum of four (4) of the following elements: - Street trees in addition to any required elsewhere in this zoning code.</td>
<td>Indicate transit improvements on site plan and provide product specification sheets and a maintenance plan. Streetscape design will be reviewed for consistency with applicable city plans, studies, and design guidelines. Provide a conceptual streetscape design as a detail site/landscape plan for each proposed enhanced frontage indicating the specific elements proposed. Include product specifications and a note within the site plan identifying the responsible party for ongoing maintenance. All enhanced streetscape elements shall be maintained by the property owner, unless other arrangements are made with the City at time of Site Plan approval. A revocable License Agreement with the City is required for any elements located within the right-of-way.</td>
<td>5 – 15 +5 bonus points for projects in areas of the City where a specific streetscape design package or adopted design guidelines are implemented.</td>
</tr>
</tbody>
</table>
### TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

**TOTAL POINTS REQUIRED** (projects = 20: 2,500 – 10,000 sq. ft. = 10 points; 10,000 – 50,000 sq. ft. = 35 points; >50,000 sq. ft. = 50 points)  
**TOTAL POINTS REQUIRED** (projects = >50 – 100,000 sq. ft.) = 50 points; >100,000 sq. ft. = 100 points

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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<th>Points</th>
<th>Scoring Notes</th>
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</table>
|           | - Shrub/perennial beds within the tree lawn  
- Masonry seat walls  
- Pedestrian-scale lighting  
- Transit stop improvements  
- Pedestrian amenities such as trash receptacles, benches, etc.  
- Placemaking features as identified in specific area plans. |           |        |               |
| Social connection amenities | Provide amenities, **above existing zoning standards** in addition to other requirements, that support community interaction and are accessible by the general public.

- Small amenities (<$5,000) may include little free libraries, community bulletin boards, **neighborhood meeting space**, picnic tables, etc.
- Medium amenities (approx. $5,000 - $15,000) may include outdoor exercise equipment, **playshade structures**, water bottle filling stations, musical

| Indicate amenities on site plan and provide product specification sheets and provide a maintenance plan and evidence that amenities are easily visible and accessible by the general public. Total INCLUDE product specifications and a note within the site plan identifying the responsible party for ongoing maintenance. All social connection amenities shall be maintained by the property owner, unless other arrangements are made with the City at time of Site Plan approval. A revocable License Agreement with the City is required for any amenities located within the right-of-way.

Where a proposed amenity cost (production and installation) must be a minimum of 0.5% of the project valuation does not clearly fit within one of the suggested categories at left, the Planning Director shall determine the appropriate category (small, medium, or large) of the proposed amenity. |
| 2 – 10 | 101 point per small amenity
| 2 points per medium amenity
| 5% points per large amenity
<p>| Must earn a minimum of <strong>project valuation</strong> points, up to a maximum of 10 points. |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>instruments, game tables, etc.</td>
<td>Large amenities (approx. $15,000+) may include community meeting room, outdoor classroom, playground equipment or equivalent, etc.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TABLE 17.13.42: ENHANCED DEVELOPMENT MENU**

TOTAL POINTS REQUIRED (projects = 20: 2,500 – 10,000 sf = 10 points; 10,000 sq. ft.): 35

TOTAL POINTS REQUIRED (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points

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</tr>
</thead>
<tbody>
<tr>
<td>Community Cohesion &amp; Public Health</td>
<td>Public art</td>
<td>Consult with the City of Lakewood’s City’s Arts Programming Curator and Comprehensive Planning and Research staff (and to receive guidelines for the local business improvement district if relevant) to issue acquisition of public art or a call for public art on the site. Artwork acquisition and/or RFP/RFQ must be approved by the City before issuing.</td>
<td>16 – 25</td>
<td>10 Points shall be awarded based on the art budget (inclusive of artist fees, materials, and installation) as shown below: $5,000: 2 points per 0.5% of the project valuation up to $10,000: 4 points $15,000: 8 points $25,000: 12 points $50,000: 15 points $100,000: 20 points $150,000: 25 points Developments over 100,000 sf shall earn a minimum of 8 points.</td>
</tr>
</tbody>
</table>

* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.
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<tr>
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<tbody>
<tr>
<td>26</td>
<td>Adaptability / Universal Design</td>
<td>Provide a minimum of 15% of housing units designed to accommodate people of all ages and ability levels in addition to the minimum number of accessible units required by law.</td>
<td>Provide floorplan of residential building(s) meeting the minimum number of required universal design features listed in the EDM Applicant Resource Guide.</td>
<td>5</td>
</tr>
<tr>
<td>1727</td>
<td>On-site food production</td>
<td>Provide community-serving food plots for vegetable gardens and fruit trees to foster local food production.</td>
<td>On landscape plan, indicate location, size, and number of garden plots, fruit trees, etc. and provide evidence that garden plots are easily accessible, of appropriate slope, and contain appropriate soil for food production, adequate sunlight and an available water source (exempt from water budget). Provide food plots on site for a minimum of 10% of multifamily units (or commercial equivalent). Combined area of plots must equal a minimum of 20 sq. ft. each per unit.</td>
<td>15</td>
</tr>
<tr>
<td>18</td>
<td>LEED Gold</td>
<td>Achieve LEED Gold certification.</td>
<td>Provide documentation of a LEED AP on the project team, LEED registration, pre-certification process completion, and final LEED GOLD certificate.</td>
<td>50</td>
</tr>
</tbody>
</table>
TABLE 17.13.42: ENHANCED DEVELOPMENT MENU

TOTAL POINTS REQUIRED (projects = 20: 2,500 – 10,000 sq. ft. = 10 points; 10,000 sq. ft.): 35
TOTAL POINTS REQUIRED (projects = > 50– 100,000 sq. ft.): 50sf = 1 point per 1,000 sf; >100,000 sf = 100 points
* Eligible Greenhouse Gas Mitigation Measure under Section 17.13.3: Greenhouse Gas Mitigation Program.

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</thead>
<tbody>
<tr>
<td>Other</td>
<td>Open Option</td>
<td>Provide enhanced amenities that are above in addition to other code requirements and approved by the Planning Director or Planning Commission</td>
<td>Submit a proposal including a description, cost estimate, alignment with City goals and policies, points proposed and any documentation necessary to substantiate the claimed benefits.</td>
<td>2-50 – 100</td>
</tr>
</tbody>
</table>
17.12.3: Greenhouse Gas Emissions Performance Standard

17.12.3.1: Purpose and Intent

The Greenhouse Gas Mitigation Program (GHGMP) is intended to ensure new development is aligned with the City’s climate goals and targets to help the community do its part to meet climate commitments by preventing excess greenhouse gas emissions.

17.12.3.2: Applicability

A. All new development, including new single-family residential construction, and all remodels, alterations, and additions requiring a Major Site Plan application, shall comply with the standards of this section. A fee-in-lieu of compliance will be available where full compliance is impractical or infeasible or where preferred by the applicant.

B. Exceptions:

1. These standards do not apply to remodels, alterations, and additions to existing single-family residential dwellings, including individually-owned detached, duplex, and attached/townhome units. This shall not be interpreted to exclude complete reconstruction (scrape and rebuild) from compliance with the Greenhouse Gas Mitigation Program.

17.12.3.3: Performance Standards

A. Residential Uses – All new residential development shall demonstrate annual greenhouse gas emissions not to exceed the Performance Standard, calculated using the following formula:

\[
\text{Target Per Capita Emissions} \times \text{Projected Residents} = \text{Performance Standard (Maximum Permitted Greenhouse Gas Emissions)}
\]
1. “Projected Residents” is determined based on the average number of individuals per dwelling unit by number of units in a residential building as calculated from currently available Census Bureau data.

B. Commercial Uses – All new commercial development shall demonstrate annual greenhouse gas emissions not to exceed the Performance Standard, calculated using the following formula:

\[
\text{Target Emissions Per Square Foot} \times \text{Proposed Gross Floor Area} = \text{Performance Standard (Maximum Permitted Greenhouse Gas Emissions)}
\]

17.12.3.4: Submittal Process

A. Applicants shall submit the City’s Greenhouse Gas Emissions Worksheet with Pre-Planning and Major Site Plan applications. This worksheet will determine the estimated annual emissions for the size and type of development assuming no mitigation efforts are made. If development proposals exceed the Residential Greenhouse Gas Emissions Performance Standard, there are two pathways for compliance:

1. Mitigation – Use mitigation measures to reduce estimated annual emissions in order to meet the Performance Standard. Applicants shall submit their proposed mitigation measures using the Greenhouse Gas Emissions Worksheet and identify such measures on the Site Plan. Mitigation may be accomplished in one or a combination of the following ways:

   a. Use approved mitigation measures and emission reduction values identified in the GHGMP Applicant Resource Guide, which may be updated annually upon approval of the Planning Director to reflect new data availability. Identified mitigation measures include:

      i. EDM Item 1: Green Building Certification

      ii. EDM Items 3-4: Renewable Electricity Production (on-site installation or off-site subscription)

      iii. EDM Item 5: Renewable Energy Systems and Design (not including electricity production)

      iv. EDM Item 6: Building Electrification

      v. EDM Item 12: Recycling and Composting Services

      vi. EDM Item 21: Public EV Charging Infrastructure

      vii. EDM Item 22: Above-code EV Charging Infrastructure (may be private spaces)

   b. Submit alternative method (such as a building energy model) to demonstrate reduced emissions. Modeling shall conform to IECC or ASHRAE standards or similar as approved by the Director.
2. Fee-in-Lieu – Pay a fee-in-lieu of compliance for five (5) years’ worth of annual emissions exceeding the Performance Standard in accordance with the following formula:

\[
\text{Fee-In-Lieu} = ((\text{Projected Emissions} - \text{Performance Standard}) \times 5 \text{ years}) \times \text{Social Cost of Carbon}
\]

a. The fee-in-lieu will be levied at the rate established in the Sustainable Development Program Fee Schedule based on state and federal guidance for the Social Cost of Carbon (SCC), but no less than $76 per metric ton of CO2 equivalent emissions, which is the SCC value for 2020 emissions using a 2.5% discount rate.

b. Fees-in-lieu shall be used for the Climate Protection & Sustainability program, which will fund programs and projects within the City that reduce the community’s overall greenhouse gas emissions, adapt to changing climate conditions, and support workforce and technology innovations.

3. Applicants may use a combination of the Mitigation and Fee-in-Lieu pathways by demonstrating mitigation measures to reduce the development’s estimated emissions and paying a fee-in-lieu for the remainder emissions exceeding the Performance Standard.

17.12.4: Construction & Demolition Waste Recycling

17.12.4.1: Purpose and Intent

The Construction & Demolition (C&D) Waste Recycling Supplemental Standards are intended to achieve reduction and/or recycling of debris generated by construction and demolition projects, thereby diverting debris from area landfills, reducing environmental impacts, and advancing Lakewood’s waste diversion goals. Additionally, these standards support compliance with construction and demolition waste recycling requirements set forth in LMC Title 14.

17.12.4.2: Applicability

The standards in this section shall apply to any development project that must also comply with section 17.13.2 Enhanced Development Menu. Upon six (6) months written notice posted on the City’s website, the Director may expand this applicability to any project subject to the construction and demolition recycling standards set forth in LMC Title 14.

17.12.4.3: Comprehensive Waste Management Plan

Prior to issuance of a building or demolition permit, the applicant shall submit a comprehensive waste management plan which shall, at a minimum, contain the following information:

A. Designated employee to be the on-site construction waste recycling manager and point of contact for waste-related issues;

B. Acknowledgment of all Required Materials to be donated, reused, or recycled as set forth in the building code, and the identification of the specific Required Materials that will be generated by the project;

C. Collection and disposal strategy for all Required Materials and landfilled waste including:
   1. The method of collection
2. Waste hauler(s)
3. Disposal, recycling or reuse facilities

D. Strategy for training and education of subcontractors and employees to support compliance
E. Compliance tracking and reporting strategy

17.12.4.4: Performance Security Deposit

The applicant shall post a performance security deposit prior to issuance of a building or demolition permit in accordance with the Sustainable Development Program Fee Schedule, not to be less than the following:

A. New construction, additions, and remodels: one dollar per square foot of interior building space, with a maximum deposit of $100,000.

B. Demolition projects: one dollar per square foot for the area of disturbance as identified in the permit application, including any parking areas to be removed, with a maximum deposit of $100,000.

17.12.4.5: Performance Security Deposit Refund Procedures

Any project required to submit a comprehensive waste management plan or performance security deposit shall submit a final Compliance Report within sixty (60) days of issuance of a certificate of completion (for demolition projects) or the last certificate of occupancy (for construction projects).

A. The Compliance Report shall contain documentation showing that the diversion requirements for the project have been met, including the following:

1. Copy of the approved Comprehensive Waste Management Plan
2. Individual weight tickets from the vendor or facility that received each Required Material clearly listing the type of material that was recycled and the actual volume or weight of that material. Receipts/weight tickets for landfill disposal are also required.
3. Narrative and photographic documentation of the applicant’s reuse/salvage activities not accounted for with receipts or weight tickets.

B. Upon receipt of the completed Compliance Report, the City will have sixty (60) days to confirm that the diversion requirements have been met and will request release of the applicant’s security deposit.

C. The security deposit will be refunded according to the following schedule, based on how well the project met the diversion requirements identified in the comprehensive waste management plan and the completeness of the documentation provided in the compliance report:

1. Full compliance and complete documentation: 100% refund
2. Partial compliance: Refund prorated based on the percentage of Required Material weight tickets provided in the Compliance Report as compared to the number of
Required Materials identified in the comprehensive waste management plan. The city may also conduct on-site inspections to verify compliance and may pro-rate the refund based on the results of the inspection.

3. Non-compliance or incomplete documentation: 0% refund

D. If an applicant fails to submit a Compliance Report and final documentation within the required 60-day reporting period, the entire security deposit will be forfeited.

E. Any fully or partially forfeited deposits shall be used for the Climate Protection & Sustainability Program to promote waste diversion, material recovery and reuse, and related projects and programs.

17.12.5: Reserved for Benchmarking Program & Building Performance Standards

17.12.5.1: Reserved

17.12.6: Climate Protection & Sustainability Program

17.12.6.1: Purpose and Intent

The Climate Protection & Sustainability Program (Program) is intended to offset the impacts of development and climate change on the community. It will fund programs and projects that reduce the community’s overall greenhouse gas emissions, adapt to changing climate conditions, and implement the goals of the Sustainability Plan.

17.12.6.2: Program Established

A. The Program is hereby established to collect fees-in-lieu of compliance from the Enhanced Development Menu (EDM) and Greenhouse Gas Mitigation Program (GHGMP), and to hold deposits from the Construction & Demolition (C&D) waste recycling supplemental standards.

B. The funds shall be tracked separately by their source, and expended on programs and projects within the following Program Areas:

1. EDM fees-in-lieu: sustainable built environment
2. GHGMP fees-in-lieu: emissions reduction and adaptation
3. C&D forfeited deposits: waste diversion, material recovery and reuse

C. Funds from more than one source may be expended on programs or projects that span multiple Program Areas.

D. Funds may also be used to support administration of the Program.
17.12.6.3: Administration

A. Funds collected into the Program shall be appropriated annually through the City’s usual budgeting process to fund programs and projects in accordance with the intended purpose of this Program.

B. The Program shall be administered by the Sustainability Planning Division, with approval by the Planning Director.
**ARTICLE 13: SUSTAINABLE DEVELOPMENT PROGRAM PROPOSED FEE SCHEDULE**

**Administration Fees:** Intended to support the review and administration of the proposed standards to be contained within Article 13.

<table>
<thead>
<tr>
<th>Enhanced Development Menu</th>
<th>$250 per acre, up to 5 acres, PLUS $100 per additional acre from 5 to 15 acres, PLUS $50 per additional acre over 15 acres.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse Gas Mitigation Program</td>
<td></td>
</tr>
<tr>
<td>Single-Family Detached and Duplex (new construction only)</td>
<td>$100 per application</td>
</tr>
<tr>
<td>All other uses</td>
<td>$300 per application</td>
</tr>
<tr>
<td>Construction and Demolition</td>
<td>$100 per application</td>
</tr>
</tbody>
</table>

**Fees in Lieu of Compliance:** Intended to provide an alternative path to comply with the proposed standards. Fees collected would be expended on programs and projects relevant to sustainable built environment goals and climate mitigation and adaptation strategies.

<table>
<thead>
<tr>
<th>Enhanced Development Menu</th>
<th>$4,000 per point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse Gas Mitigation Program</td>
<td></td>
</tr>
<tr>
<td><strong>Social Cost of Carbon</strong></td>
<td>$76 per metric ton CO2e</td>
</tr>
</tbody>
</table>
Enhanced Development Menu (EDM) Applicant Guide

The existing EDM applicant guide will be updated to reflect revised and new items added to the menu with the proposed amendments. This guide provides applicants with:

- Detailed instructions, calculations, and guides for what to submit to earn points for each menu item
- Links to key resources that may be used to support proposal requirements
- Templates and examples

GHG Mitigation Program Applicant Guide

The GHG Mitigation Program Applicant Guide will provide the detailed instructions, methodology, and calculations needed for applicants to meet the submittal requirements of Article 17.13.3: Greenhouse Gas Emissions Performance Standard. The guide will also publish the latest emissions factors and key data points needed to calculate projected emissions and mitigation soon after being released by the data sources.

Key information, methodologies, and factors to be published in the guide include:

1. Resources for calculating building emissions and mitigation measures including a GHG Emissions Worksheet to assist the applicant in performing all calculations to simplify and streamline the process.

2. Performance Standard calculations and methodology:
   - Residential Performance Standard = Target Emissions per Person x Number of Anticipated Residents
     - Target Emissions per Person
       - Based on a 60% reduction from the emissions presented in Lakewood’s 2018 GHG Inventory to reach climate commitments by 2030, divided by the 2018 city population (Source: 2018 GHG Inventory).
       - Includes emissions for the residential energy, waste, and transportation (excluding aviation) sectors.

   Table 1: Performance Standard Calculations per Capita

<table>
<thead>
<tr>
<th></th>
<th>Energy</th>
<th>Transportation</th>
<th>Waste</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Total Emissions (mTCO2e)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Population</td>
<td>458,463</td>
<td>479,480</td>
<td>14,639</td>
<td>952,583</td>
</tr>
<tr>
<td>Emissions Per capita</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Target Reduction (%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance Standard per Capita (mTCO2e)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
- Number of Anticipated Residents
  - Calculated from 2019 American Community Survey (ACS) 5-year Estimates TableID: B25124 – Tenure by Household Size by Units in Structure.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Total Households</th>
<th>Total Population</th>
<th>Average Household Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 unit</td>
<td>40,594</td>
<td>106,088</td>
<td>2.61</td>
</tr>
<tr>
<td>2-4 units</td>
<td>4,030</td>
<td>8,547</td>
<td>2.12</td>
</tr>
<tr>
<td>5-19 units</td>
<td>12,239</td>
<td>23,974</td>
<td>1.96</td>
</tr>
<tr>
<td>20-49 units</td>
<td>5,029</td>
<td>9,660</td>
<td>1.92</td>
</tr>
<tr>
<td>50+ units</td>
<td>3,796</td>
<td>5,815</td>
<td>1.53</td>
</tr>
<tr>
<td>MH, RV, etc.</td>
<td>586</td>
<td>1,061</td>
<td>1.81</td>
</tr>
</tbody>
</table>

- Non-residential Performance Standard = Target Emissions per SF x Proposed Gross Floor Area
  - Target Emissions per Square Foot
    - Based on a 60% reduction from the emissions presented in Lakewood’s 2018 GHG Inventory to reach climate commitments by 2030, divided by the 2018 non-residential square footage.
    - Includes emissions for the non-residential energy and waste sectors.
    - 2018 Non-residential Square footage = 42,475,914 SF (Source: Jefferson County Assessor’s Data)

<table>
<thead>
<tr>
<th></th>
<th>Energy</th>
<th>Waste</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Total Emissions (mTCO2e)</td>
<td>500,714</td>
<td>12,868</td>
<td>513,582</td>
</tr>
<tr>
<td>2018 Non-residential SF</td>
<td>42,475,914</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emissions Per SF</td>
<td>0.0118</td>
<td>0.000303</td>
<td>0.01209</td>
</tr>
<tr>
<td>Target Reduction (%)</td>
<td>60%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance Standard per SF (mTCO2e)</td>
<td>0.0047</td>
<td>0.000121</td>
<td>0.00484</td>
</tr>
</tbody>
</table>

3. Projected Emissions Calculations

Many of these factors will be updated as new data is released to reflect best possible information for applicants. Some sources release new data annually, while others are more occasional. The figures listed in this section are the current values.
Residential Emissions = Energy + Transportation + Waste Emissions
  - Energy Emissions = ((Electricity energy intensity x Carbon emissions factor) + Natural gas intensity x Carbon emissions factor)) x Proposed Gross Floor Area
    • Use Residential Building Energy Consumption Survey (RBECS) energy intensity data listed in Table 4 based on principal building activity or submit an energy model demonstrating the projected energy use
    • Carbon emissions factor for electricity = 0.4747 metric tons CO₂ per MWh (Source: 2020 Xcel Community Report)
    • Carbon emissions factor for natural gas = 0.0053 metric tons CO₂ per therm (Source: 2020 Xcel Community Report)
  - Transportation Emissions = (Transportation emissions per capita) * (Number of Anticipated Residents)
    • Transportation emissions per capita = 2.13 metric tons CO₂e (Sources: 2018 Inventory, DRCOG Travel Demand Model, Google Environmental Insights Explorer)
  - Waste Emissions = (Waste emissions per capita) * (Number of Anticipated Residents)
    • Waste emissions per capita = 0.097 metric tons CO₂e (Source: 2018 Inventory)

Non-residential Emissions = Energy + Waste Emissions
  - Energy Emissions = ((Electricity energy intensity x Carbon emissions factor) + Natural gas intensity x Carbon emissions factor)) x Proposed Gross Floor Area
    • Use Commercial Building Energy Consumption Survey (CB ECS) energy intensity data listed in Table 4 based on Principal building activity or submit an energy model demonstrating the projected energy use
    • Carbon emissions factor for electricity = 0.4747 metric tons CO₂ per MWh (Source: 2020 Xcel Community Report)
    • Carbon emissions factor for natural gas = 0.0053 metric tons CO₂ per therm (Source: 2020 Xcel Community Report)
  - Waste Emissions = (Waste emissions per square foot) * (Proposed Gross Floor Area)
    • Waste emissions per square foot = 0.00030 metric tons CO₂e per square foot (Source: 2018 Inventory)

4. Mitigation Options:

The proposed ordinance and the Applicant Resource Guide will include a menu of approved mitigation options that can be used to reduce the projected emissions for a development project to help get closer to or meet the Performance Standard.

- Methodology for identified mitigation measures
  - Renewable Energy (Onsite)
    • Calculate grid or natural gas use offset by onsite renewable energy and multiply by emissions factor of 0.4747 metric tons CO₂ per MWh or 0.0053 metric tons CO₂ per therm offset (Source: 2020 Xcel Community Report)
- **Renewable Energy (Offsite)**
  - Calculate electricity use offset by offsite renewable energy and multiply by emissions factor of 0.4747 metric tons CO₂ per MWh offset (Source: 2020 Xcel Community Report)

- **Building Electrification:**
  - Calculate difference between projected and baseline EUI and multiply by emissions factor of 0.4747 metric tons CO₂ per MWh offset or 0.0053 metric tons CO₂ per therm offset (Source: 2020 Xcel Community Report)

- **Recycling and Composting Contracts**
  - Reduce total projected waste emissions by diversion rate for recycling and composting services (Source: TBD)

- **Electric Vehicle Charging Infrastructure**
  - Reduce the projected transportation emissions in accordance with the number of public EV charging infrastructure spaces, where each EV parking space receives credit for avoiding the tailpipe emissions from 1 fossil fuel-based passenger vehicle, calculated as 1 person.
  - Transportation emissions per capita = 2.83 metric tons CO₂e (Sources: 2018 Inventory, DRCOG Travel Demand Model, Google Environmental Insights Explorer)

- **Alternative Method**
  - Submit an alternative method / strategy to demonstrate reduced emissions

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**Construction and Demolition Comprehensive Waste Management Plan**

A comprehensive construction waste management plan (CWMP) and ongoing material tracking for projects also requiring review under the EDM. Specific requirements of the CWMP include:

- Designating a single on-site waste manager
- Projected types and volumes of waste materials likely generated
- Identification of haulers and disposal and recycling facilities for all materials hauled from the site
- On-site planning for waste stream separation,
- Training plan for employees and subcontractors,
- Final reporting requirements including material specific waste receipts.
### Table 4: Energy Use Intensity per Square Foot for Residential and Non-Residential Uses

Source: 2012 CBECS / 2015 RECS data (filtered for very cold/cold climate region)

<table>
<thead>
<tr>
<th>Principal building activity</th>
<th>Electricity energy intensity (kWh/square foot)</th>
<th>Natural gas energy intensity (cubic feet/square foot)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td>9.1</td>
<td>40.9</td>
</tr>
<tr>
<td>Food sales</td>
<td>45.8</td>
<td>70.4</td>
</tr>
<tr>
<td>Food service</td>
<td>35.8</td>
<td>150.4</td>
</tr>
<tr>
<td>Health care - General</td>
<td>22.3</td>
<td>77.3</td>
</tr>
<tr>
<td>Healthcare - Inpatient</td>
<td>26.7</td>
<td>108.7</td>
</tr>
<tr>
<td>Healthcare - Outpatient</td>
<td>18.0</td>
<td>45.7</td>
</tr>
<tr>
<td>Lodging</td>
<td>15.4</td>
<td>58.6</td>
</tr>
<tr>
<td>Mercantile</td>
<td>17.1</td>
<td>39.9</td>
</tr>
<tr>
<td>Mercantile - Retail (other than mall)</td>
<td>13.5</td>
<td>31.6</td>
</tr>
<tr>
<td>Mercantile - Enclosed and strip malls</td>
<td>20.7</td>
<td>46.6</td>
</tr>
<tr>
<td>Office</td>
<td>15.4</td>
<td>33.8</td>
</tr>
<tr>
<td>Public assembly</td>
<td>12.4</td>
<td>39.9</td>
</tr>
<tr>
<td>Public order and safety</td>
<td>9.7</td>
<td>45.6</td>
</tr>
<tr>
<td>Religious worship</td>
<td>4.6</td>
<td>33.6</td>
</tr>
<tr>
<td>Residential - Mobile home</td>
<td>8.7</td>
<td>23.9</td>
</tr>
<tr>
<td>Residential - Single-family detached house</td>
<td>3.6</td>
<td>23.1</td>
</tr>
<tr>
<td>Residential - Single-family attached house</td>
<td>3.9</td>
<td>27.9</td>
</tr>
<tr>
<td>Residential - Apartment in a building with 2 to 4 units</td>
<td>5.6</td>
<td>35.1</td>
</tr>
<tr>
<td>Residential - Apartment in a building with 5 or more units</td>
<td>6.1</td>
<td>20.9</td>
</tr>
<tr>
<td>Service</td>
<td>7.1</td>
<td>41.7</td>
</tr>
<tr>
<td>Warehouse and storage</td>
<td>5.7</td>
<td>27.1</td>
</tr>
<tr>
<td>Other</td>
<td>24.9</td>
<td>63.5</td>
</tr>
<tr>
<td>Vacant</td>
<td>4.5</td>
<td>15.8</td>
</tr>
</tbody>
</table>