

**Article 13: Enhanced Development Menu** **13-1**

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## **ARTICLE 13: ENHANCED DEVELOPMENT MENU**

### **17.13.1: General**

#### **17.13.1.1: Purpose and Intent**

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

#### **17.13.1.2: Applicability**

The Menu shall be applied only to developments 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) must achieve 35 points from the Menu. Developments with buildings greater than 50,000 sq. ft. must achieve 50 points from the Menu.

#### **17.13.1.3: Menu**

Refer to the Lakewood Enhanced Development Menu. All proposed points are subject to review for alignment with existing City plans and site-specific availability.

**TABLE 17.14.1: ENHANCED DEVELOPMENT MENU**

*TOTAL POINTS REQUIRED (projects = 20,000-50,000 sq. ft.): 35*

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

	<b>MENU ITEM</b>	<b>DESCRIPTION</b>	<b>Documentation Required</b>	<b>Points</b>	<b>Scoring Notes</b>	
<b>Energy, Water, &amp; the Built Environment</b>	<u>1</u>	<u>Energy efficient outdoor lighting</u>	<u>Use outdoor lighting fixtures and bulbs that are ENERGY STAR or equivalent.</u>	<u>Provide product specifications that can be verified at <a href="http://www.energystar.gov/productfinder">www.energystar.gov/productfinder</a>.</u>	<u>2</u>	-
	<u>2</u>	<u>Passive solar design</u>	<u>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 reduce energy demand, including building envelope design.</u>	<u>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.</u>	<u>3</u>	-
	<u>3</u>	<u>Urban heat island reduction</u>	<u>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;</u>	<u>Provide product specifications or list selected vegetation. Demonstrate coverage of a minimum of 50% of combined total sq. footage of the roof and hardscaped area with selected measures.</u>	<u>5-15</u>	<u>5 points for 50% of hardscaped area covered by measures. Additional 3 points per additional 5% up to 20 points</u>

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		<u>reflective materials with minimum SRI (solar reflective index) of 29; open- grid pavement; or trees with a caliper size of 3" or greater.</u>			
<u>4</u>	<u>Renewable electric energy - offsite</u>	<u>Procure renewable energy from off-site sources for electricity use.</u>	<u>1) Demonstrate the projected energy use of the site and calculate the percentage of that will be offset by renewable sources (minimum 25% required). 2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years.</u>	<u>10-25</u>	<u>10 points for 25% of energy use offset by renewable sources. Additional 1 point per additional 5% up to 25 points.</u>
<u>5</u>	<u>Renewable electric energy - onsite</u>	<u>Provide on-site renewable energy generation for electricity use.</u>	<u>1) Demonstrate the projected energy use of the site and calculate the percentage of that will be offset by renewable sources (minimum 25% required). 2) Provide documentation of ownership or a signed lease agreement for a period of at least 15 years.</u>	<u>20-35</u>	<u>20 points for 25% of energy use offset by renewable sources. Additional 1 points per additional 5% up to 35 points</u>
<u>6</u>	<u>Hydro zones</u>	<u>Using a City-approved plant list, select plants appropriate to the climate and group them in hydrozones, according to water need for efficient landscape irrigation.</u>	<u>On the landscape plan, indicate hydrozones, selected plants, and specific water requirements (routine irrigation every 2-4 days or limited irrigation only during dry spells).</u>	<u>3</u>	-
<u>7</u>	<u>Water budgeting</u>	<u>Provide landscape designs that demonstrate they meet or fall below Denver Water benchmark of 12 gallons per square</u>	<u>Demonstrate the projected outdoor water use of the site.</u>	<u>5</u>	-

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			<u>foot of pervious area annually (GPSF).</u>			
<b><u>Zero Waste</u></b>	<u>8</u>	<u>Recycling and composting enclosures</u>	<u>Designate space for recycling and composting collection (or other applicable waste stream) based on the building use</u>	<u>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).</u>	<u>5</u>	-
	<u>9</u>	<u>Recycling and composting contracts</u>	<u>Contract for recycling and composting collection (or other applicable waste stream) based on the building use and management</u>	<u>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.</u>	<u>10</u>	-
<b><u>Transportation</u></b>	<u>10</u>	<u>Multimodal transportation assessment</u>	<u>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.</u>	<u>Provide a separate plan sheet indicating multimodal connections within a 0.5-mile radius for suburban and urban contexts and a 0.2-mile radius for transit contexts.</u>	<u>2</u>	-
	<u>11</u>	<u>Bike amenities</u>	<u>Provide bike amenities that are available to the community (fix-it stations with air pumps, bicycle vending machines, bicycle parking cover, designated space for dock less bike share parking).</u>	<u>Indicate bike amenities on site plan and provide product specification sheets and a maintenance plan. Must provide a minimum of 2 amenities.</u>	<u>2-5</u>	<u>1 point per amenity</u>

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	<u>12</u>	<u>Car share</u>	<u>Designate car share parking spaces and contract with a car share service provider.</u>	<u>Indicate car share parking spaces and signage on site plan and provide documentation of 2-year minimum contract with a car share service provider. Must provide spaces equivalent to at least 2% of parking space minimum, in addition to the parking minimum.</u>	<u>5</u>	-
	<u>13</u>	<u>EV public parking spaces</u>	<u>Install publicly available EV charging infrastructure and designated spaces.</u>	<u>Indicate designated EV spaces on site plan and provide EV charging infrastructure product specification sheets. Must provide spaces in addition to the parking minimum. Additional points for fast charging stations.</u>	<u>3/10</u>	<u>3 points for Level 2 charging infrastructure and 10 points for DCFC charging infrastructure.</u>
	<u>14</u>	<u>Transit station improvements</u>	<u>Improve adjacent transit stations (shelters, seating, wayfinding) in coordination with the City's multimodal transportation planning efforts.</u>	<u>Indicate transit improvements on site plan and provide product specification sheets and a maintenance plan.</u>	<u>5</u>	-
<u>Community Cohesion</u>	<u>15</u>	<u>Social connection amenities</u>	<u>Provide amenities, above existing zoning standards, that support community interaction and are accessible by the general public (little free libraries, community bulletin boards, neighborhood meeting space, exercise equipment, play equipment or equivalent).</u>	<u>Indicate amenities on site plan and provide product specification sheets and provide a maintenance plan and evidence that amenities are easily accessible by the general public. Total amenity cost (production and installation) must be a minimum of 0.5% of the project valuation.</u>	<u>10-20</u>	<u>10 points per 0.5% of project valuation up to 20 points</u>

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	<u>16</u>	<u>Public art</u>	<u>Work with the City of Lakewood's Arts Programming Curator and Comprehensive Planning and Research staff (and the local business improvement district if relevant) to issue a call for public art on the site.</u>	<u>The art must be accessible/viewable from the public realm. Indicate art piece(s) on site plan and provide product specification sheets and commission of art. Total art cost (production and installation) must be a minimum of 1% of the project valuation.</u>	<u>10-20</u>	<u>10 points per 0.5% of the project valuation up to 20 points</u>
	<u>17</u>	<u>On-site food production</u>	<u>Provide community-serving food plots for vegetable gardens and fruit trees to foster local food production.</u>	<u>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.</u>	<u>15</u>	-
<u>Other</u>	<u>18</u>	<u>LEED Gold</u>	<u>Achieve LEED Gold certification.</u>	<u>Provide documentation of a LEED AP on the project team, LEED registration, pre-certification process completion, and final LEED GOLD certificate.</u>	<u>50</u>	-
	<u>19</u>	<u>Open Option</u>	<u>Provide enhanced amenities that are above requirements and approved by the Planning Director or Planning Commission</u>	<u>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.</u>	<u>2-50</u>	<u>2-14 points may be approved by the Planning Director, projects requesting 15 or more points must be approved by Planning Commission</u>