



MEMORANDUM

TO: Planning Commission

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

DATE: September 30, 2021

SUBJECT: Amendments to Article 13 – Sustainable Development Standards

SUMMARY STATEMENT:

During the October 13, 2021 Planning Commission Study Session, staff will present the Commission with a proposed framework intended to guide the development of amendments to Article 13 of the Zoning Ordinance. The framework (and future proposed amendments) 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.

Key elements of this framework include:

- Updates to the existing Enhanced Development Menu
- Performance requirements for greenhouse gas emissions generated by new developments as part of a new greenhouse gas mitigation program (evolved from the Lakewood Advisory Commissions Renewable Energy Mitigation Program (REMP) recommendation to City Council in 2021)
- Supplemental standards for construction and demolition waste recycling for large projects (in support of existing building code requirements.)

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 large-scale developments support 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.

Staff presented the current status of the EDM and preliminary ideas for changes and additions to the menu at a study session with the Planning Commission in March 2021, which also included some discussion of the LAC's recommendations for a Renewable Energy Mitigation Program (REMP). Over the last six months, staff has been developing a 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 into an expanded Article 13.

The study session on October 13 will cover the following topics:

- Importance of the built environment in achieving Lakewood's envisioned future
- Background on the existing EDM and C&D standards
- LAC's REMP recommendations and evolution of the GHG Mitigation Program
- Framework of the proposed Article 13 – Sustainable Development Standards
- Discussion of public engagement process

A second study session will follow on November 17 to discuss the details of each part of the sustainable development program in greater detail before a public hearing to recommend approval on December 15.

ATTACHMENTS: The following background documents are attached for reference:

1. Proposed Article 13 Framework
2. Existing Article 13 of the Zoning Code for the full text of the current EDM
3. March 2021 Planning Commission Study Session Presentation
4. LAC's May 2020 report to Council on REMP