



LODI CITY COUNCIL

Carnegie Forum

305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: July 29, 2008

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

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Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Receive Information Regarding Leadership in Energy and Environmental Design-
Neighborhood Development (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

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Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Information Regarding Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND).

MEETING DATE: July 29, 2008

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Receive Information Regarding the LEED-ND Pilot Rating System and the benefits it presents for new subdivisions.

BACKGROUND INFORMATION: Lodi has recently promoted the concept of sustainable development in response to AB32, the California Global Warming Solutions Act of 2006 and other state and regional initiatives geared toward “green” development.

The first project to take a step in that direction was Reynolds Ranch, approved by the City Council on Aug. 30, 2006. The Reynolds Ranch developers were encouraged by city staff to design their project in an environmentally sensitive fashion, one that would reduce, among other things, energy consumption, stormwater discharge and traffic. For example, all storm runoff is retained on site and allowed to percolate, rather than being discharged to the nearby Woodbridge Irrigation District canal. The project was even featured in Comstock Magazine along with other projects that showed exception stewardship toward sustainable development.

Now there is a worldwide program, in its pilot phase, that establishes guidelines for environmentally sustainable development. The LEED for Neighborhood Development (LEED-ND) is a creation of the U.S. Green Building Council in collaboration with the Congress for the New Urbanism and the Natural Resources Defense Council. To achieve LEED status, a project must verify it met minimum standards for verification. Levels of certification vary. Reynolds Ranch lends itself as a candidate for such a program because it was already being designed with sustainability in mind. As a result, the Reynolds Ranch development is one of 236 projects throughout the world in the LEED-ND pilot program and one of 43 in California.

LEED projects benefit not only the environment, but the developer as well. Research has shown a correlation between LEED projects and higher tenancy rates, greater marketability, improved sales in retail environments, more productivity in office environments, and lower turnover rate among employees. Rising demand for housing in pedestrian-friendly or transit-accessible areas can result in higher tenancy rates. Projects that pay particular attention to indoor air quality, natural light, and a more comfortable indoor environment reap the benefits of lower employee turnover, higher productivity, and better morale.

APPROVED: _____
Blair King, City Manager

One of the benefits of developing a LEED for Neighborhood Development community is a reduction in urban sprawl, which is the unplanned, uncontrolled spreading of urban development into areas outside of the metropolitan region. Low-density housing and expansive commercial uses entail automobile dependence and can harm the environment in a number of ways including the consumption and fragmentation of farmland, forests and wildlife habitat; degradation of water quality through destruction of wetlands and increased stormwater runoff; and increased air pollution from excessive automobile travel.

LEED for Neighborhood Development offers an alternative to this type of development, and ideal locations are close to existing town and city centers, areas with easy access to public transit, infill sites, and sites adjacent to existing development.

Increasingly, municipalities are reducing fees or waiting periods associated with the approval process for community projects that can demonstrate a commitment to sustainability. In those cities, successfully completing the first stage of LEED for Neighborhood Development certification may assist projects that are still in the planning stages to gain the necessary approvals as quickly and cost-effectively as possible.

Staff is working on the forms the U.S. Green Building Council is requiring by the end of the year so that the Reynolds Ranch project achieves LEED certification.

FISCAL IMPACT: None

FUNDING AVAILABLE: N/A

Peter Pirnejad
Co-Interim Community Development Director

Attachment: Comstock Article

Comstock's

MAY 2008

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Neighborhood Watch

LOCAL JURISDICTIONS GRAPPLE WITH GREEN DEVELOPMENTS

by Janice Fillip

The folks who defined green building are taking it to the street in an effort to define what turns a bunch of houses into an eco-friendly neighborhood. Local developers are already signed up for the U.S. Green Building Council's pilot program, Leadership in Energy and Environmental Design for Neighborhood Development. Also known as LEED-ND, there are nine projects in the Capital Region out of the 238 — from 39 states and six countries — registered with the council. The council is no longer accepting projects for the pilot program but expects to launch the official version in 2009.

While other LEED programs — new construction, commercial interiors and homes, for example — scrutinize the design and construction of projects, the neighborhood development criteria add another layer: project location. The program aims for developments to be built at sites that reduce sprawl, such as infill and previously developed sites, or sites with existing transit access close to town centers.

"You can't have a discussion now with any owners without first discussing your planning vision and your environmental vision. They are synonymous," says Allen Folks, principal of EDAA's Sacramento office and planner for Glenborough and Easton Place in Sacramento County. "All of us — owners, consultants, agencies, cities — are moving on a path of re-

sponsible development, responsible densities and conserving the land."

But some say how far this movement is able to go ultimately depends on public officials turning green-speak into action — and allowing innovation to occur. The smallest LEED-registered neighborhood project in the Capital Region is Good in West Sacramento at 1.67 acres; the largest is Easton in Sacramento County at 1,391 acres. Regardless of the size, the complexity of these projects is high with respect to current building codes. Cities and counties are dealing with blueprints they've never seen before.

"Municipal agencies, engineers and utility providers are not on the same page as the LEED-ND



Good Project



Cannery Park

“All of us — owners, consultants, agencies, cities — are moving on a path of responsible development, responsible densities and conserving the land.”

— Allen Folks,
principal,
EDAW

standards,” says Jeffrey Craft, principal at the HLA Group, planner for Cannery Park in Davis, which is seeking LEED-ND designation. “The process will require time, money and a different way of thinking.”

The agencies that permit and regulate projects increasingly embrace sustainable jargon, but some say an enforcement culture could create impediments to change. The politics and culture of each jurisdiction will affect if and when local jurisdictions implement LEED-ND standards, Craft says. “Where municipalities are part of the decision-making process for a project, adoption of LEED-ND criteria could go more quickly.”

Generally, regulating agencies are not agents of change. Public officials evaluate whether a jurisdiction’s standards,

guidelines and codes — often adopted decades ago — are met within new developments. “Public administrators aren’t in a position to make judgments and evaluate complex issues,” says Jim Heid, founder of UrbanGreen in San Francisco and a member of the LEED-ND Drafting Committee. He notes that a major challenge in developing LEED-ND criteria was “reducing very complex ideas to a checklist. The public sector doesn’t understand the nuances.”

LEED-ND’s point-oriented approach to achieving sustainable development can be a drawback, Heid says. By focusing on predefined criteria, “you don’t think about whole systems,” he says. Making incremental gains toward sustainability is important, Heid says, but a broader approach is needed. However

RENDERING COURTESY OF HLA GROUP

Worldwide, there are 238 projects registered with Leadership in Energy and Environmental Design for Neighborhood Development. Nine of these projects are in the Capital Region.

SOURCE: U.S. GREEN BUILDING COUNCIL

wide the focus may be in the future, the current effort to define sustainability standards focuses primarily on urban redevelopment.

"LEED-ND is geared toward an urban regeneration infill context, where there was pre-existing development and fairly high-density development adjacent to the site," Folks says.

Even with all this innovation, the devil is in the details. LJ Urban, for example, found it difficult to get staff within the city of West Sacramento to embrace a LEED-ND criterion that calls for using a recycled road base under all roads and sidewalks. "It was a real fight to get that approved. It took multiple submittals and engineering statements," says Micah Baginski, one of LJ Urban's four owners and developer of Good, formerly known as B Street West. "The techs at the desk are very removed from the global sustainability effort," Baginski says. "Their hearts are in it, but their codes aren't."

While there is an altruistic sentiment among some green developers, they can't embark on projects unless the numbers make sense. "We're trying to be an innovative leader," says Bill Mellerup, vice president of community development for Lewis Planned Communities, which is developing Cannery Park in Davis. "We're trying to be ahead of the mandates that will come out of it. I'd rather shape those issues than respond to them."

Some bureaucrats are responding to the private sector quicker than others, such as the Reynolds Ranch development in Lodi. "We started the process as a holistic, balanced approach to development," says Peter Pirnejad, planning manager for Lodi. The development

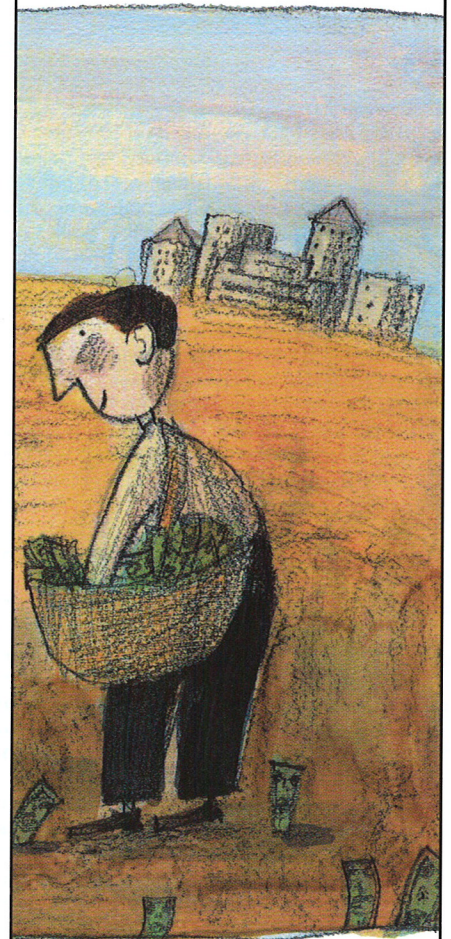
agreement addressed job creation and impact mitigation of agricultural land and the historic downtown. "All the agreements happened to be consistent with ideas of sustainability."

The acceptance of LEED building principles by tenants has helped pave the way for LEED-ND. Blue Shield of California, the anchor for Reynolds Ranch, is pursuing LEED certification of its office building designed by Williams + Paddon Architects + Planners. "Reynolds Ranch was designed around Blue Shield, even though they occupy only 10 percent of the land," says Dale N. Gillespie, principal of San Joaquin Valley Land Co., developer of Reynolds Ranch.

Creating the master plan for Glenborough and Easton Place has also been a long collaboration between the public and private sectors, with Sacramento County staff actively engaged in the planning process with reps from GenCorp Realty Investments, says Robert Sheery, director of planning and community development for Sacramento County. "GenCorp came to us before they even filed the application," Sheery says. "The more I talked with the project leader, the more excited I got." The county formed a project team and has worked extensively with GenCorp to resolve issues as they emerge. In many cases, the land-use master plan for Glenborough and Easton Place exceeds the development standards outlined by Sacramento County. Sheery predicts this process will become a model the county can use to streamline the planning process for future infill and development projects.

The cost and price points for homebuyers also affect the decision to build and develop green neighborhoods.

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"The cost of getting certification has helped us through the entitlement process and will be a successful marketing strategy," says Al Esquivel, project manager for Capitol Station 65 LLC, which is constructing Township 9 for property

owners Steve Goodwin and Ron Mellon of Envision Holdings LLC and Scott Syphax of Nehemiah Corp. of America. "People want to feel good about living in a community that doesn't have a negative effect on the environment."

Achieving LEED certification for a project can involve construction techniques and materials that increase costs; on top of that, add administrative costs for certification. Simply applying to participate in the neighborhood pi-

Projects in the Capital Region

Cannery Park, Davis

Cannery Park, proposed on 100 acres formerly occupied by the Hunt-Wesson tomato cannery, is a mixed-use development with multiple housing densities, office, retail, parks and open space, all linked by a greenbelt of paths and bikeways. The plan focuses on shared open space and accessibility of public transit at a new, multimodal transit center. Roughly 20 acres are dedicated to active recreation.

Elk Grove Civic Center

In March 2007, Elk Grove selected Zaha Hadid Architects of London to design the civic complex located at the corner of Big Horn and Elk Grove boulevards. The 78-acre site includes a 20-acre civic center and a 50-acre park. Christine Crawford, Elk Grove's planning director, estimates the project will cost around \$100 million. "With the economic downturn, the City Council asked us to look at public-private partnerships to try to make this happen," she says.

Easton Place and Glenborough at Easton, Sacramento County

Easton is a 6,400-acre residential and commercial development by GenCorp Realty Investments. The planning area, located south of Highway 50 between Hazel Avenue and Prairie City Road, includes two communities. Easton Place is planned for 183 acres and more than 1,000 housing units around Hazel Avenue's future light-rail station. Together, Glenborough and Easton Place would provide more than 2,800 single-family homes, about 2,000 apartments and condominiums, and 3.5 million square feet of commercial space. Nearly 400 acres is currently dedicated to open space. A centerpiece of Glenborough is restoring 270 acres in the Alder Creek corridor. The 2.6-mile creek corridor would become part of the regional trail system, connecting to the American River Parkway and, through the Folsom sphere of influence, to Deer Creek Hills. The draft environmental impact report for both projects should be released this year.

Good, West Sacramento

Good, located at Fifth and B streets, is a development of 35 homes on a 1.6-acre city block. Formerly B Street West, the project incorporates a host of green features aimed at reaching an overall energy performance of 20 percent above Title 24 standards. "We're trying to balance affordability with the most well-built, sustainable, energy-efficient, low-carbon product we can produce," says Micah Baginski, owner of developer LJ Urban. Model homes opened in April, making Good the first of these green neighborhood developments to make it to the local market.

Ramona Village Faculty and Staff Housing, Sacramento State

University Enterprises Inc. is developing Ramona Village — located on a 25-acre site south of Folsom Boulevard — which includes more than 400 homes, a community center, childcare facility, parks and neighborhood businesses. Sacramento State expects the \$150 million project to break ground February 2009

and wrap up October 2012. "While there is a lot of interest from faculty and staff who want to live in a university-focused community, we're not immune to the market," says Tim Dean, University Enterprises' project manager. "The way prices are dropping has made us think about slowing down."

Reynolds Ranch, Lodi

Current plans for Reynolds Ranch, a 220-acre mixed-use greenfield development, call for a 20-acre campus for Blue Shield of California, 350,000 square feet of retail space, 1,084 housing units, storage units, a drainage basin and civic amenities, like a fire station and school. Backbone infrastructure and Blue Shield's building are under construction. Civil engineers are finalizing the site plan for the retail center, and San Joaquin Valley Land Co. is lining up tenants.

Township 9, Sacramento

Township 9, the first major Richards Boulevard redevelopment, was approved in August 2007. One of the densest communities planned for the region could hold more than 2,980 residential units, nearly 146,200 square feet of retail, 12 acres of open space, and a station site and tracks for future light-rail. Facing costs estimated at \$1.7 billion, Township 9's developers are seeking \$25 million in Proposition 1C funding, which is earmarked to support infill infrastructure and transit-oriented development. Whether Township 9 can compete successfully with the neighboring rail-yards project for bond funding will determine how soon the project progresses.

Truckee Railyard

This project is the transformation of a 37-acre industrial site — adjacent to Truckee's historic downtown — into a mixed-use residential and commercial core. The infill development is a partnership between the town of Truckee and Holliday Development, based in Emeryville. Together, they formed the Truckee Railyard Partnership to expand the downtown commercial core, with the hopes of strengthening Truckee's appeal as a tourist destination and luring nonseasonal businesses. The restoration of Trout Creek is a major ecological goal of the redevelopment, which must also contend with cleaning up pollution at the railyard and lumber mill.

Homewood Mountain Resort, Placer County

The existing resort near Lake Tahoe consists of three bases: north, south and middle. All of the bases are seeing major redevelopment and infill as well as a boost in sustainable design, but the 18-acre north base proposal is seeking certification for LEED-ND. This plan includes 25,000 square feet of retail, work force housing and a boutique hotel. The south base, although not a part of the pilot program, will also be designed with tough green standards using the LEED criteria as a template. The project is in the environmental approval stage, says Todd Wees, project manager for developer JMA Ventures LLC, and there are no cost estimates available yet. After environmental review, the first phase of construction could begin as soon as spring 2010.

lot program bears a price tag of up to \$20,000, and requires substantial time to document the certification process. Pimejad estimates that Lodi staff spent about 250 hours to put together the Reynolds Ranch LEED-ND application. Hiring consultants to conduct a third-party rating when each pilot project is complete could also rack up additional expenses.

"It cost us around \$50,000 in application and consulting fees," Baginski says.

That portion of Good's overall development cost, estimated at \$13.7 million, equates to "about \$2,500 per unit that we otherwise could use to make the project even greener."

But sustainable planning may reduce some costs. For example, infrastructure at Reynolds Ranch, where implementing the LEED-ND principles related to retaining and percolating storm water on-site is proving less expensive than hooking up to the regional drainage system. "We're working toward 100 percent



Ramona Village at Sacramento State

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“Public administrators aren’t in a position to make judgments and evaluate complex issues.”

— Jim Heid, founder, UrbanGreen

containment of our storm water runoff. That is a very significant cost savings,” says Gillespie, who adds that Reynolds Ranch is the first project in Lodi to incorporate recycled water. “Candidly, we’re walking a fine line — encouraging our consultants to be creative on how to meet and exceed LEED levels, while keeping a handle on the expenses.”

Township 9 is also tackling water quality on a compact urban site. “In the suburbs, open areas are used to clean runoff and storm water through swales,” says Sean Smith, project manager for Nolte Associates, civil engineer for Township 9. “We’re doing some of that, but we’re also using hardscape technology, such as porous pavement that cleans water.” Smith credits the city of Sacramento with a willingness to consider implementing a new approach to storm water management.

Pirnejad expects that cities, counties and service providers eventually will need to provide fiscal incentives or

rebates to developers that incorporate sustainable design in projects. “Otherwise it doesn’t do them any good to spend all that extra money,” he says.

All the cost pressures associated with sustainable planning, design and construction can affect housing affordability. An innovative financing structure intended to keep homes affordable is being implemented at Ramona Village, the sustainable neighborhood for faculty and staff at Sacramento State. California State University will finance the project, estimated at \$150 million. The university will continue to own the land, but individual homes will be sold and homeowners will pay a monthly land lease for community maintenance. To ensure that the homes remain affordable for subsequent buyers, the ground lease will contain a formula for determining resale amounts.

In West Sacramento, LJ Urban is about to find out whether the LEED-ND designation will give Good an advantage

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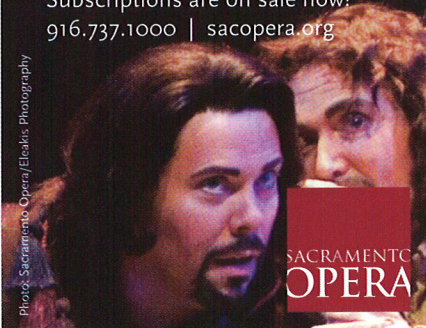
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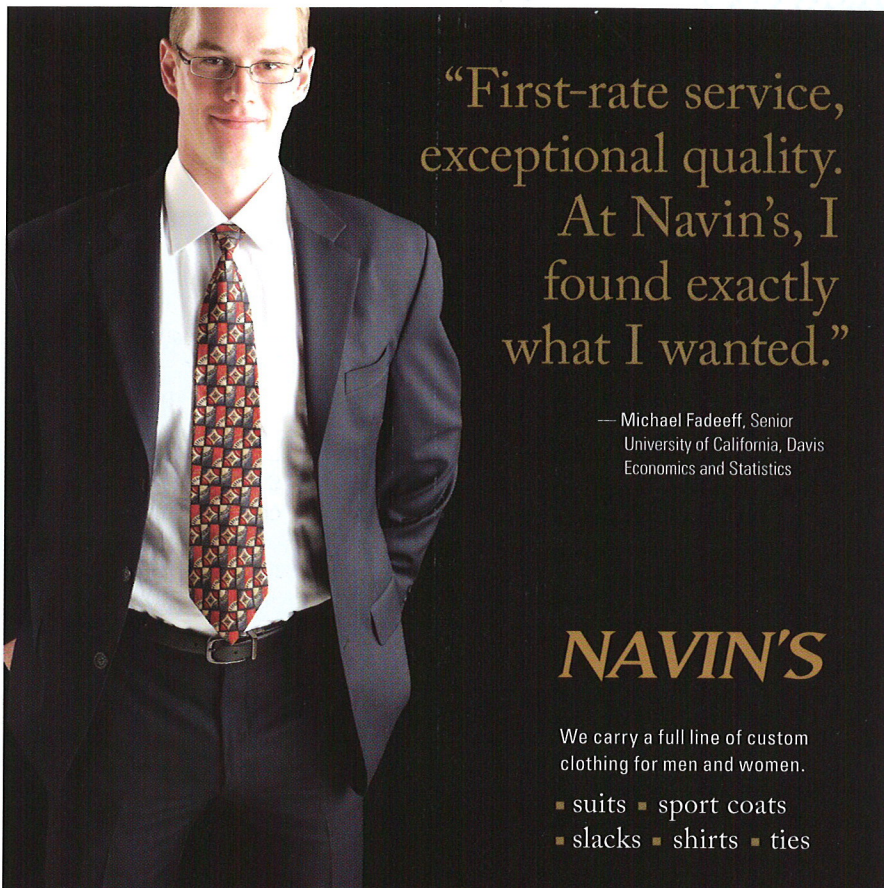
in the marketplace. Good's first model home, designed by Mogavero Notestine Associates, is scheduled for completion this month. In response to the soft housing market, LJ Urban has changed its strategy and plans to offer some units as high-end rentals. "There's finally public support behind energy efficiency, alternative energy, healthy homes. It's ironic that, as soon as this ball started rolling, the market was taken out from under it," Baginski says.

Larger developers with single owners or small ownership groups — such as Lewis Planned Communities, San Joaquin Valley Development and GenCorp Realty Investments — may be better poised to wait for the market. "GenCorp has a very low basis in this land, so we can wait for market conditions to evolve," says Timothy Murphy, director of public affairs for GenCorp Realty Investments.

Mellerup notes that a family-owned company such as Lewis Communities, which has been in business for 55 years, is better positioned to participate in these types of pilot programs. "We can spend an extra dollar up front, if we can earn a better return on that dollar down the road. But you've got to be careful you don't wait too long," he says.

Large-scale community planning projects like those in the LEED-ND pilot program could take decades to build. Often, visionary plans are eroded by time, market fluctuations and changing demographics. Tony Lashbrook, Truckee town manager, says the vision for the Truckee Railyard was created in 1995. "People involved today weren't even in town in 1995," he says. He deems flexibility and the ongoing education of the public and of public officials as essential elements in keeping the vision alive. "A vision isn't the details," he adds. "Sometimes details have to change to deal with current realities."

Some of the public policy battles to adapt existing codes and standards for sustainable principles will be fought for specific plans. "Once you codify a vision, market fluctuations shouldn't change it," Folks of EDAW says. "If you establish an urban regeneration framework, the pieces should be fluid to respond to market cycles." ©



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