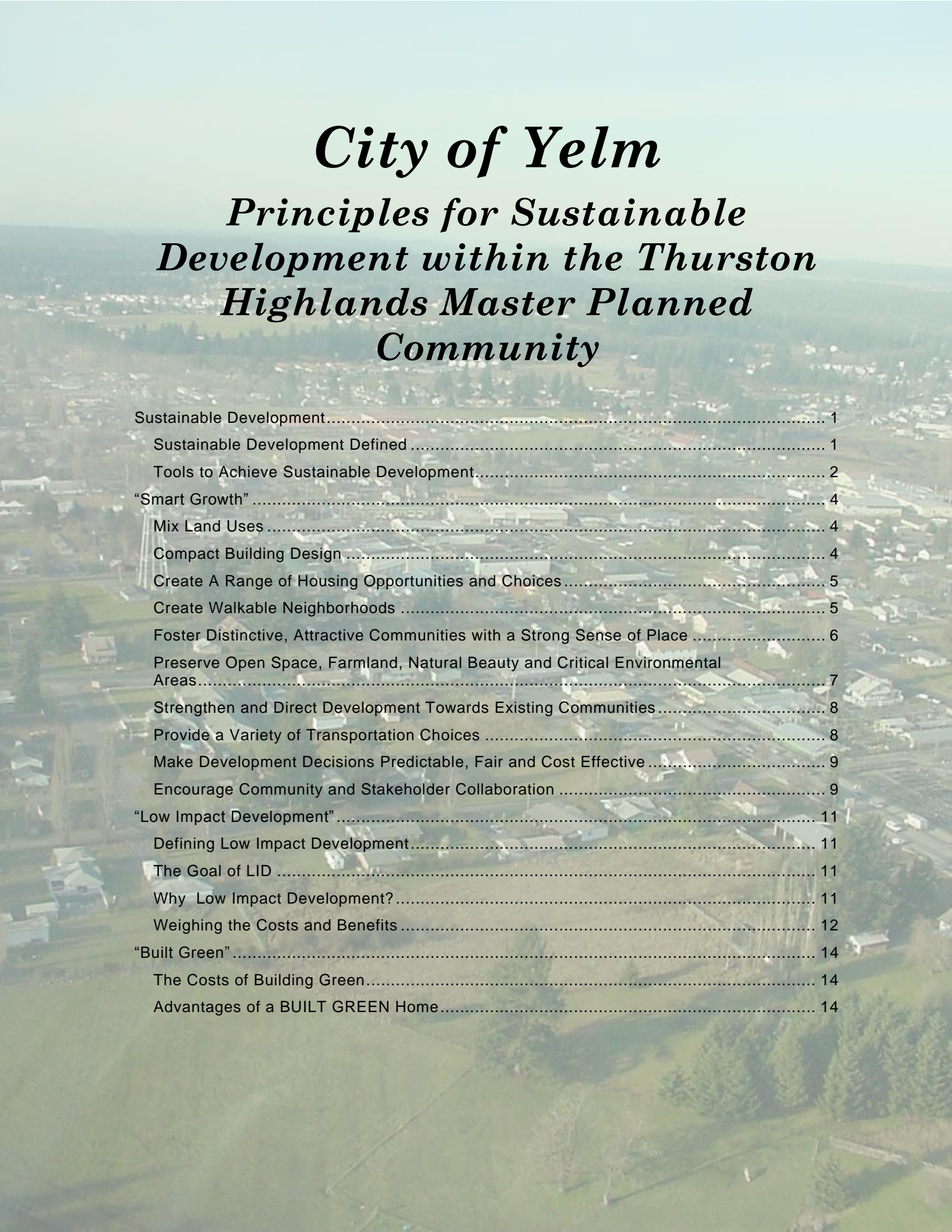


Appendix A

**City of Yelm Principles for Sustainable Development
within the
Thurston Highlands Master Planned Community**



City of Yelm

Principles for Sustainable Development within the Thurston Highlands Master Planned Community

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SUSTAINABLE DEVELOPMENT

SUSTAINABLE DEVELOPMENT DEFINED

The planning profession has not yet adopted a definition for sustainable development, nor objectives to be met to make a community 'sustainable'. Generally, planning professionals agree that the goal of sustainable development is to:

“Provide for current needs while not compromising the availability of resources for future needs.”

To guide planning and City review of the Thurston Highlands Master Planned Community, the City and the applicant have adopted a common definition of 'sustainable' to be used throughout review of the Thurston Highlands Master Planned Community, as follows:

“A community that thoughtfully provides for the needs of its residents with efficiency and stewardship for the future.”

The three primary objectives to achieve this goal are:

- ✓ Environmental sustainability
- ✓ Social sustainability
- ✓ Economic sustainability.

The benefits of sustainable development on a global scale are: the ability to support the existing population with fewer resources and the ability maximize the efficiency of limited resources to support population growth.

The local benefit of sustainable development is the lower social cost to support a community.

For example, a community that provides industry and retail services to its population consumes less petroleum per capita than a 'bedroom' community whose citizens have to commute to jobs and for goods and services.

A second example of the sustainability of creating higher densities within compact urban centers is highlighted by a report from the Environmental Protection Agency that showed large suburban properties consumed as much as 16 times more water than homes with smaller lots.

TOOLS TO ACHIEVE SUSTAINABLE DEVELOPMENT

Smart Growth, Low Impact Development, and Built Green standards are currently the three primary tools to implement the goal of sustainable development.

As the Thurston Highlands Master Planned Community is expected to build over a 10 to 30 year period, additional tools which promote the concept of sustainable development as defined by Yelm may become available and may be implemented within the Thurston Highlands Master Planned Community.

The purpose of highlighting the Smart Growth, Low Impact Development and Built Green tools is to show the 'state of the art' in sustainable development and to show the types of concepts that may become part of the Thurston Highlands Master Planned Community to promote Yelm's definition of sustainable development.

Smart growth principles

- ✓ Create a range of housing opportunities and choices
- ✓ Create walkable neighborhoods
- ✓ Encourage community and stakeholder collaboration (public participation)
- ✓ Foster distinctive, attractive communities with a strong sense of place
- ✓ Make development decisions predictable, fair, and cost-effective
- ✓ Mix land uses
- ✓ Provide a variety of transportation choices
- ✓ Strengthen and direct development towards existing communities
- ✓ Take advantage of compact building design.

Low Impact Development

Low impact development is a stormwater management strategy that emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

Built Green

“Green” building refers to both the practice and product of creating buildings that are better for our health, environment, and economy. Definitions of green building vary, but the green building movement has three main goals:

- ✓ Ensure a healthy, productive indoor environment for occupants to work and live
- ✓ Prevent negative impacts to our environment and improve its health
- ✓ Reduce operating costs and increase profitability for building owners through energy and resource conservation.

Certification systems include the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program, and Built Green for residential construction.

“SMART GROWTH”

MIX LAND USES

Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live. By putting uses in close proximity to one another, alternatives to driving, such as walking or biking, once again become viable modes of transportation. Mixed land uses also provide a more diverse and sizeable population and commercial base for supporting viable public transit, and can enhance the vitality and perceived security of an area by increasing the number and attitude of people on the street. Mixed land uses help streets, public spaces and pedestrian-oriented retail once again become places where people meet, attracting pedestrians back onto the street and helping to revitalize community life.

Mixed land uses can convey substantial fiscal and economic benefits. Commercial uses in close proximity to residential areas often result in higher property values, and therefore help raise local tax revenues. Businesses recognize the benefits associated with areas able to attract more people, as there is increased economic activity when there are more people in an area to shop. In today's service economy, communities find that by mixing land uses, they make their neighborhoods attractive to workers who increasingly balance quality of life criteria with salary to determine where they will settle. Smart growth provides a means for communities to alter the planning context that currently segregates land uses into distinctly separate zones in most of the country.

COMPACT BUILDING DESIGN

Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land-consumptive development. Compact building design suggests that communities be designed in a way that permits more open space to be preserved, while buildings are constructed in a manner that makes more efficient use of land and resources. By encouraging buildings to grow vertically rather than horizontally, and by incorporating structured rather than surface parking, for example, communities can reduce the footprint of new construction, and preserve more greenspace. Not only is this approach more efficient by requiring less land for construction, it also provides and protects more open, undeveloped land than would otherwise exist to absorb and filter rain water, minimize flooding and stormwater management requirements, and minimize the amount of pollutants generated in stormwater runoff.

Compact building design is necessary to support wider transportation choices, and provides cost savings for localities. Communities seeking to encourage transit use to reduce air pollution and congestion recognize that minimum levels of density are required to make public transit networks viable. Local governments find that on a per-unit basis, it is considerably more cost-effective to provide and maintain services like water, sewer, electricity, communications

services and other utilities in more compact neighborhoods than in dispersed communities.

Research based on compact developments has shown, for example, that well-designed, New Urbanist communities that include a variety of home sizes and types command a higher market value on a per-square-foot basis than do those in adjacent conventional suburban developments. Perhaps this is why an increasing number of developers have been able to successfully integrate compact design into community building efforts. These efforts are difficult with current zoning practices such as those that require minimum lot sizes, or prohibit multi-family or attached housing. Compact design development encounters other barriers, as well, such as community perceptions of “higher density” development that tend to persuade decision-makers against it.

CREATE A RANGE OF HOUSING OPPORTUNITIES AND CHOICES

Providing quality housing for people of all income levels is an integral component in any smart growth strategy. Housing is a critical part of the way communities grow, as it constitutes a significant share of new construction and development. More importantly, however, it is also a key factor in determining access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources by households. By using smart growth approaches to create a wider range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use their infrastructure resources more efficiently, ensure a better jobs-to-housing balance, and generate a strong foundation of support for neighborhood transit stops, commercial centers, and other services.

No single type of housing can serve the varied needs of today’s diverse households. Smart growth represents an opportunity for local communities to increase housing choice not only by modifying land use patterns on newly-developing land, but also by increasing housing supply in existing neighborhoods and on land served by existing infrastructure. Integrating single- and multi-family structures in new housing developments can support a more diverse population and allow more equitable distribution of households of all income levels across the region. The addition of units – through attached housing, accessory units, or conversion to multi-family dwellings – to existing neighborhoods creates opportunities for communities to slowly increase density without radically changing the landscape. Most importantly, providing a range of housing choices allows all households to find their niche in a smart growth community – whether it is a garden apartment, a rowhouse, or a traditional suburban home – while at the same time accommodating growth.

CREATE WALKABLE NEIGHBORHOODS

New housing construction can also be an economic stimulus for existing commercial centers that are currently vibrant during the work day, but suffer from a lack of pedestrian traffic and consumers in the evenings or weekends. Walkable communities are desirable places to live, work, learn, worship and

play, and therefore are a key component of smart growth. The desirability of such communities derives from two factors. First, walkable communities locate within an easy and safe walk of goods (such as housing, offices, and retail commercial) and services (such as transportation, schools, libraries) that a community resident or employee needs on a regular basis. Second, by definition, walkable communities make pedestrian activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users – pedestrians, bicyclists, transit riders, and automobile drivers. To foster walkability, communities must mix land uses, build compactly, ensure safe corridors, and develop inviting pedestrian environments.

Walkable communities are not new. Outside of the last half-century, communities worldwide created neighborhoods, communities, towns and cities premised on pedestrian access. Within the last fifty years, public and private actions have frequently created obstacles to walkable communities. Conventional land use regulation often prohibits the mixing of land uses, thus lengthening trips and making walking a less viable alternative to other forms of travel. This regulatory bias against mixed-use development is reinforced by private financing policies that view mixed-use development as more risky than single-use development. Many communities – particularly those that are dispersed and largely auto-dependent – impose street and development design standards that minimize or discourage pedestrian activity.

As the personal and societal benefits of pedestrian-friendly communities are realized – benefits that include lower transportation costs, greater social interaction, improved personal and environmental health, and expanded consumer choice – many are calling upon the public and private sector to facilitate the development of walkable places. Land use and community design plays a pivotal role in encouraging pedestrian environments. By building places with multiple destinations within close proximity, where streets and sidewalks balance all forms of transportation, communities develop the basic framework for encouraging walkability.

FOSTER DISTINCTIVE, ATTRACTIVE COMMUNITIES WITH A STRONG SENSE OF PLACE

Smart growth encourages communities to craft a vision and set standards for development and construction that respond to community values of architectural beauty and distinctiveness, as well as that expand choices in housing types and transportation modes. It seeks to create interesting, unique communities that reflect the values and cultures of the people who reside there, and foster the types of physical environments that support a more cohesive community fabric. Smart growth promotes development that uses natural and man-made boundaries and landmarks to create a sense of defined neighborhoods, towns, and regions. It encourages the construction and preservation of buildings that prove to be assets to a community over time, not only because of the services provided within, but because of the unique contribution of their exterior appearance to the look and feel of a city.

Guided by a vision of how and where to grow, communities are able to identify and utilize opportunities to make new development conform to their standards of distinctiveness and beauty. Contrary to the current mode of development, smart growth ensures that the value of infill and greenfield development is determined as much by their accessibility (by automobile or other means) as by their physical orientation to and relationship with other buildings and open space. By creating high-quality communities with architectural and natural elements that reflect the interests of the majority of residents, there is a greater likelihood that buildings (and therefore entire neighborhoods) will retain their economic vitality and value over time. In so doing, the infrastructure and natural resources used to create these areas can provide residents with a distinctive and beautiful place that they can call “home” for generations to come.

PRESERVE OPEN SPACE, FARMLAND, NATURAL BEAUTY AND CRITICAL ENVIRONMENTAL AREAS

Smart growth uses the term “open space” broadly to mean natural areas both in and surrounding localities that provide important community space, habitat for plants and animals, recreational opportunities, farm and ranch land (working lands), places of natural beauty and critical environmental areas (e.g., wetlands). Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving the quality of life in our communities, and guiding new growth into existing communities.

There is growing political will to save the "open spaces" that Americans treasure. The reasons for such support are varied and attributable to the benefits associated with open space protection. Protected open space results in many fiscal benefits, including increasing local property value (thereby increasing property tax bases), generating tourism dollars, and minimizing local tax increases (due to the savings associated with minimizing the need to construct new infrastructure). Management of the quality and supply of open space also ensures that prime farm and ranch lands are retained, the potential for flood damage is minimized, and less expensive and natural alternatives for providing clean drinking water are preserved.

The availability of open space also provides significant environmental quality and health benefits. Open space preserves the habitat of plants and animals, places of natural beauty, and working lands by eliminating development pressure and redirecting new growth to existing communities. Forested open space filters air pollutants, attenuates noise, diffuses wind, minimizes erosion, and moderates temperature. Open space also protects surface and groundwater resources by filtering suspended sediments and chemical pollutants before they enter a water system.

STRENGTHEN AND DIRECT DEVELOPMENT TOWARDS EXISTING COMMUNITIES

Smart growth directs development toward existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and to conserve open space and irreplaceable natural resources on the urban fringe. Development in existing neighborhoods also represents an approach to growth that can be more cost-effective and improve the quality of life for its residents. By encouraging development in existing communities, cities and counties benefit from a stronger tax base, closer proximity to a range of jobs and services, increased efficiency of already developed land and infrastructure, reduced development pressure in edge areas (thereby preserving more open space) and, in some cases, strengthening rural communities.

The ease of greenfield development remains an obstacle to encouraging more development in existing neighborhoods. Development on the fringe remains attractive to developers for its ease of access and construction, lower land costs, and potential to assemble larger parcels. Typical zoning requirements in fringe areas are often easier to comply with, as there are often few existing building types that new construction must complement, and a relative absence of residents who may object to the inconvenience or disruption caused by new construction.

Nevertheless, developers and communities are recognizing the opportunities presented by infill development, as suggested not only by demographic shifts, but also in response to a growing awareness of the fiscal, environmental, and social costs of development focused disproportionately on the urban fringe. Journals that track real estate trends routinely cite the investment appeal of the “24-hour city” for empty nesters, young professionals, and others, and developers are beginning to respond. A 2001 report by Urban Land Institute on urban infill housing states that, in 1999, the increase in housing permit activity in cities relative to average annual figures from the preceding decade exceeded that of the suburbs, indicating that infill development is possible and profitable.

PROVIDE A VARIETY OF TRANSPORTATION CHOICES

Providing people with more choices in housing, shopping, community types, and transportation modes is a key objective of smart growth. Communities are increasingly seeking these choices – particularly a wider range of transportation options – in an effort to improve beleaguered transportation systems. Traffic congestion is worsening across the country. Where in 1982, 65 percent of travel occurred in uncongested conditions, by 1997 only 36 percent of peak travel was free-flowing. In fact, according to the Texas Transportation Institute, congestion over the last several years has worsened in nearly every major metropolitan area in the United States.

In response, communities are beginning to implement new approaches to transportation planning, such as improving the coordination between land use and transportation systems; increasing the availability of high quality transit service; creating redundancy, resiliency and connectivity within their road networks; and ensuring connectivity between pedestrian, bicycle, transit, and road facilities. In short, communities are coupling a multi-modal approach to transportation with supportive development patterns, to increase transportation options.

MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR AND COST EFFECTIVE

For a community to be successful in implementing smart growth, it must be embraced by the private sector. Only private capital markets can supply the large amounts of money needed to meet the growing demand for smart growth developments. If investors, bankers, developers, builders and others do not earn a profit, few smart growth projects will be built. Fortunately, government can help make smart growth profitable to private investors and developers. Since the development industry is highly regulated, the value of property and the desirability of a place is largely affected by government investment in infrastructure and government regulation. Governments that make the right infrastructure and regulatory decisions will facilitate fair, predictable and cost-effective smart growth.

Despite regulatory and financial barriers, developers have been successful in creating examples of smart growth. The process to do so, however, requires them to obtain variances to the codes – often a time-consuming, and therefore costly, requirement. Expediting the approval process is of particular importance for developers, for whom the common mantra, “time is money,” very aptly applies. The longer it takes to receive approval to build, the longer the developer’s capital remains tied up in the land, often with significant interest expense, and not generating income. For smart growth to flourish, state and local governments must endeavor to make development decisions about smart growth more timely, cost-effective, and predictable for developers. By creating a fertile environment for innovative, pedestrian-oriented, mixed-use projects, government can provide leadership for smart growth to which the private sector is sure to respond.

ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION

Growth can create great places to live, work and play --- if it responds to a community’s own sense of how and where it wants to grow. Communities have different needs and will emphasize some smart growth principles over others; for example, those with robust economic growth may need to improve housing choices; others that have suffered from disinvestment may emphasize infill development; newer communities with separated uses may be looking for the sense of place that would result from mixed-use town centers; and still others with poor air quality may seek relief by encouraging diversification in transportation choices. The common thread among all, however, is that the

needs of every community and the programs to address these needs are best defined by the people who live and work there.

Citizen participation can be time-consuming and expensive, but encouraging community and stakeholder collaboration can lead to creative, speedy resolution of development issues and greater community understanding of the importance of good planning and investment. Smart growth plans and policies developed without strong citizen involvement will at best lack staying power; at worst, they may be used to create unhealthy, undesirable communities. When people feel left out of important decisions, they will be less likely to become engaged when tough decisions need to be made. Involving the community early and often in the planning process vastly improves public support for smart growth, and often leads to innovative strategies that fit the unique needs of each community.

“LOW IMPACT DEVELOPMENT”

DEFINING LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed, decentralized controls. It is a system that distributes water across a project site in order to replenish groundwater supplies rather than sending it into a system of storm drain pipes and networks that control water downstream in a large stormwater management facility. The LID approach promotes the use of various devices that filter water and infiltrate it into the ground. It promotes the use of roofs of buildings, parking lots, and other horizontal surfaces to convey water to either distribute it into the ground or collect it for reuse.

THE GOAL OF LID

The goal of LID is to prevent measurable harm to streams, lakes, wetlands and other natural aquatic systems from commercial, residential, or industrial development. In short, LID aims to control – or to at least minimize - changes to the local water cycle.

The impact to receiving waters is estimated by scientific models and measured by monitoring surface and groundwater quality and quantity. LID aims to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source through native soils, vegetation and other natural applications.

Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing/treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level.

Almost all components of the urban environment have the potential to serve as building blocks for LID. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment/revitalization projects. High-density building can be part of the solution. Sprawling, suburban-style development contributes more to water scarcity than compact development, as it promotes more lawn areas and larger lots planted with turf grass.

WHY LOW IMPACT DEVELOPMENT?

LID has numerous benefits and advantages over conventional stormwater management approaches. In short, it is a more environmentally sound technology and a more economically sustainable approach to addressing the adverse impacts of urbanization. By managing runoff close to its source through intelligent site design, LID can enhance the local environment, protect public

health, and improve community livability - all while saving developers and local governments money.

Proponents of Low Impact Development contend that the need for such an approach has never been greater. Stormwater programs require that a wide array of complex and challenging ecosystem and human health protection goals be addressed. Many of these goals are not being met by conventional stormwater management technology, and communities are struggling with the economic reality of funding aging and ever-expanding stormwater infrastructure.

The challenge of how to restore stream quality in watersheds that have already been densely developed is even more daunting. Simply relying on impervious reduction and/or conventional detention ponds to address these issues is not feasible, practical or sustainable.

WEIGHING THE COSTS AND BENEFITS

A common concern is that LID-based projects will be more expensive because they could require higher design and construction costs and a longer time to receive project approval. This may or may not be true, depending on the experience of the project consultants and contractors with these new techniques and the receptiveness of local government officials to innovative practices. These potential cost increases are not indictments of the concept of LID but of inexperienced institutions, individuals, and bureaucracies that remain unaware of the great necessity for and benefits of a new approach. This is changing! For example, several years ago there were only a few permeable paver options available. Today, the consumer can choose from a large number of these innovative materials, and more widespread usage and acceptance of the technology has led to lower costs.

Additional LID cost concerns include the potential for greater expenses due to the increased use of on-site landscaping material. Despite these issues, experience has shown that LID still saves money over conventional approaches through reduced infrastructure and site preparation work. Case studies and pilot programs show at least a 25 to 30% reduction in costs associated with site development, stormwater fees, and maintenance for residential developments that use LID techniques. This savings is achieved by reductions in clearing, grading, pipe installation, ponds, inlets, curbs and paving. Far outweighing any of the cost increases due to the use of LID, these infrastructure reduction savings enable builders to add value-enhancing features to the property, to be more flexible and competitive in pricing their products, or even to recover more developable space since there is no need to waste land for a stormwater pond.

Costs are typically site-specific. Each project will be unique based on the site's soil conditions, topography, existing vegetation, land availability, etc. Actual costs will vary greatly based on the character of the individual site and the creativity of the designer. Some commonly seen cost benefits of LID projects include:

- ✓ Multifunctionality - In many projects, the LID practice was originally designed as a landscape feature before its functionality as a stormwater control was introduced. In these situations, the landscaping and construction costs for stormwater management are essentially free. In addition, the cost of maintaining landscaped areas was always expected for the project, so one of the only major additional costs for stormwater maintenance is to ensure that drainage areas are kept clear.
- ✓ Lower lifetime costs - In any cost analysis, be sure to take into account not just initial capital costs but also those over the lifetime of a structure such as operation, repair, maintenance, and decommissioning. Many LID techniques are self-perpetuating, easily repairable, or can be left as natural areas at the end of their functional lifetime, while conventional facilities may require high costs to take out of commission and restore the area to a safe condition.
- ✓ Additional environmental and social benefits - At the heart of LID are the multiple benefits it provides, not all of which are not readily measurable on a monetary basis. Not only do the techniques provide stormwater benefits, such as groundwater recharge and cleaner streams, they also increase the urban forest, reduce the urban heat island, improve air quality, reduce thermal stream pollution, enhance the appearance of a community, and provide a stronger sense of place.
- ✓ Reduced off-site costs - Since LID addresses stormwater at its source, it is unlikely to incur major off-site costs in the form of storm sewers or outfalls. Most conventional techniques will require an off-site sewer to collect stormwater from the on-site system, resulting in additional project costs for the enhancement of downstream sewers as urban areas expand.
- ✓ Functional use of open space land - LID practices such as rain gardens can usually be designed within the open space of a development without any loss of developable area. Unlike large detention ponds, if these multifunctional LID practices are distributed throughout set-aside open space or land previously designated for landscaping they can contribute to a more park-like and community-friendly setting without incurring costs for land allocation to the drainage system.
- ✓ Costs are relative - Cost considerations vary based on the user and the project. For example, if a yard is retrofitted to replace one-half of its area with an LID infiltration practice such as a native vegetation rain garden, does the homeowner perceive this as a loss of the use of the yard, or a benefit due to the fact that there is now less lawn to maintain?

“BUILT GREEN”

BUILT GREEN Washington is a cooperative of Washington’s regional green home building programs, with the goal of reducing the environmental impact of home construction. Green building is an investment in the future, creating communities and regions that are better places to live today and tomorrow.

Most BUILT GREEN programs in Washington use a checklist that offers builders a menu of green building strategies with point values attributed to them. Programs award a BUILT GREEN rating (one to five stars) to a home based on the number of points the builder achieves.

Building green requires good planning and the use of sustainable building materials. General strategies for green building include:

- ✓ Developing the site to preserve natural water flow
- ✓ Reducing construction waste
- ✓ Designing buildings and using equipment and materials that support good indoor air quality and the efficient use of natural resources and energy.

THE COSTS OF BUILDING GREEN

The cost of green building techniques vary widely. Most participating builders find they can produce a one- or two-star home for little additional cost. Costs for energy upgrades often add only a small additional cost to the buyer’s mortgage, while saving them even more on their monthly utility bills. Many home buyers are willing to pay this, and can readily understand the trade-off. Many utilities also offer incentives and rebates to help reduce the initial cost.

ADVANTAGES OF A BUILT GREEN HOME

The BUILT GREEN program is organized around several key principles:

- ✓ Improved air quality
- ✓ Natural landscape design
- ✓ Energy efficiency
- ✓ Durable, low-maintenance materials
- ✓ Landscape protection and design
- ✓ Site and landscaping that reduce run-off and erosion
- ✓ Resource efficiency means less waste
- ✓ Energy choices and future demand.