

March 23, 2018

Christi Amrine  
City of Mill Creek  
15728 Main Street  
Mill Creek, WA 98012

**Exhibit 4**

RE: LEED Project Narrative  
The Farm at Mill Creek  
3830 and 4008 132<sup>nd</sup> St SE  
Mill Creek, Washington

Dear Ms. Amrine,

Please find below the LEED credits the design team has currently selected from the LEED v4 for Neighborhood Development Project Checklist. The project started with 26 points that were already given from the City of Mill Creek based on the East Gateway Urban Village Development. The list below results in 16 credits taking the project to 42 and exceeding the 40 credit requirement. We have provided a brief explanation on how we intend to meet the credit. *LEED v4 for Neighborhood Development Addenda* dated January 5, 2018, was used to evaluate scoring.

**Neighborhood Pattern and Design**

**Housing Types and Affordability**

Points- 3

This project is affordable. The projects rental housing will fall within the parameters of Options 1 or 2 of the related section.

**Visitability and Universal Design**

Points- 1

To increase the proportion of areas usable by a wide spectrum of people regardless of age or ability, a minimum of 20% of the units will meet the criteria specified in one of the options in Case 1.

**Neighborhood Schools**

Points- 1

The project contains a residential component that exceeds 30% of the total building floor area and over 50% of the units are within a ½-mile walk to the existing Penny Creek Elementary School.

## **Green Infrastructure and Buildings**

### **Certified Green Buildings**

Points- 5

The project will be designed to meet Option 2. More than 50% of the project will be scored using the building floor area to obtain certification under a LEED green rating system.

### **Indoor Water Use Reduction**

Points- 1

The project will be designed to satisfy the requirements of this section. The project will be designed to reduce water usage by an average of 40% from baseline values in Table 1 of this section.

### **Outdoor Water Use Reduction**

Points- 2

Water consumption for landscape irrigation will be reduced under Option 2 by 50% or more from a calculated baseline of the sites peak water month through utilization of drought tolerant plant materials, reduction of irrigated turf areas, sub-surface drip irrigation, high efficiency pop-up sprinkler heads, rain sensors and smart controllers.

### **Heat Island Reduction**

Points -1

The project will meet the criteria in Option 2 for high reflectance roofs. Buildings will have a steel roof >2:12 and will have a roof with a minimum SRI of 29.

### **Solar Orientation**

Points- 1

The project will comply with Option 2 for Solar Orientation. Over 75% of the building area that has a >1.5 to 1 length to width ratio is within 15 degrees of geographical east west.

### **Innovation and Design Process**

Points - 1

There will be a LEED professional on the team.

Sincerely,

A handwritten signature in black ink that reads "Tom Abbott". The signature is fluid and cursive, with the first name "Tom" and last name "Abbott" clearly distinguishable.

Tom Abbott Sr., LG, LHG  
Senior Project Manager



# LEED v4 for Neighborhood Development Plan Project Checklist

Project Name: The Farm at Mill Creek  
Date: 3/23/2018

Yes ? No

8	0	0	Smart Location & Linkage	28
Y			Prereq Smart Location	Required
Y			Prereq Imperiled Species and Ecological Communities	Required
Y			Prereq Wetland and Water Body Conservation	Required
Y			Prereq Agricultural Land Conservation	Required
Y			Prereq Floodplain Avoidance	Required
3			Credit Preferred Locations	10
			Credit Brownfield Remediation	2
1			Credit Access to Quality Transit	7
1			Credit Bicycle Facilities	2
2			Credit Housing and Jobs Proximity	3
			Credit Steep Slope Protection	1
1			Credit Site Design for Habitat or Wetland and Water Body Conservation	1
			Credit Restoration of Habitat or Wetlands and Water Bodies	1
			Credit Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

23	0	0	Neighborhood Pattern & Design	41
Y			Prereq Walkable Streets	Required
Y			Prereq Compact Development	Required
Y			Prereq Connected and Open Community	Required
10			Credit Walkable Streets	9
			Credit Compact Development	6
3			Credit Mixed-Use Neighborhoods	4
3			Credit Housing Types and Affordability	7
			Credit Reduced Parking Footprint	1
			Credit Connected and Open Community	2
			Credit Transit Facilities	1
			Credit Transportation Demand Management	2
1			Credit Access to Civic & Public Space	1
1			Credit Access to Recreation Facilities	1
1			Credit Visitability and Universal Design	1
1			Credit Community Outreach and Involvement	2
			Credit Local Food Production	1
2			Credit Tree-Lined and Shaded Streetscapes	2
1			Credit Neighborhood Schools	1

Yes ? No

10	0	0	Green Infrastructure & Buildings	31
Y			Prereq Certified Green Building	Required
Y			Prereq Minimum Building Energy Performance	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Construction Activity Pollution Prevention	Required
5			Credit Certified Green Buildings	5
			Credit Optimize Building Energy Performance	2
1			Credit Indoor Water Use Reduction	1
2			Credit Outdoor Water Use Reduction	2
			Credit Building Reuse	1
			Credit Historic Resource Preservation and Adaptive Reuse	2
			Credit Minimized Site Disturbance	1
			Credit Rainwater Management	4
1			Credit Heat Island Reduction	1
1			Credit Solar Orientation	1
			Credit Renewable Energy Production	3
			Credit District Heating and Cooling	2
			Credit Infrastructure Energy Efficiency	1
			Credit Wastewater Management	2
			Credit Recycled and Reused Infrastructure	1
			Credit Solid Waste Management	1
			Credit Light Pollution Reduction	1

1	0	0	Innovation & Design Process	6
			Credit Innovation	5
1			Credit LEED® Accredited Professional	1

0	0	0	Regional Priority Credits	4
			Credit Regional Priority Credit: Region Defined	1
			Credit Regional Priority Credit: Region Defined	1
			Credit Regional Priority Credit: Region Defined	1
			Credit Regional Priority Credit: Region Defined	1

42	0	0	PROJECT TOTALS (Certification estimates)	110
----	---	---	--	-----

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points