

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 written in a cursive, slightly slanted style.

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			
<b>8</b>	<b>0</b>	<b>0</b>	<b>Smart Location &amp; Linkage</b>		<b>28</b>
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

Yes	?	No			
<b>23</b>	<b>0</b>	<b>0</b>	<b>Neighborhood Pattern &amp; Design</b>		<b>41</b>
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			
<b>10</b>	<b>0</b>	<b>0</b>	<b>Green Infrastructure &amp; Buildings</b>		<b>31</b>
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

Yes	?	No			
<b>1</b>	<b>0</b>	<b>0</b>	<b>Innovation &amp; Design Process</b>		<b>6</b>
			Credit	Innovation	5
1			Credit	LEED® Accredited Professional	1

Yes	?	No			
<b>0</b>	<b>0</b>	<b>0</b>	<b>Regional Priority Credits</b>		<b>4</b>
			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

Yes	?	No	<b>PROJECT TOTALS (Certification estimates)</b>		<b>110</b>
<b>42</b>	<b>0</b>	<b>0</b>			

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