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# SUSTAINABILITY AT HILLCREST

HILLCREST COMMUNITY ADVISORY COMMITTEE 6/15/21





## PURPOSE

- Introduce draft sustainability chapter for discussion
- Clarify how the master plan relates to Port's efforts on sustainability





## PART OF A GREATER WHOLE

- Sustainability will be one of many chapters in the master plan
  - Site layout and land use
  - Zoning
  - Housing
  - Transportation
  - Stormwater (?)
  - Process
- Intended to strike balance between being **effective** and **implementable**



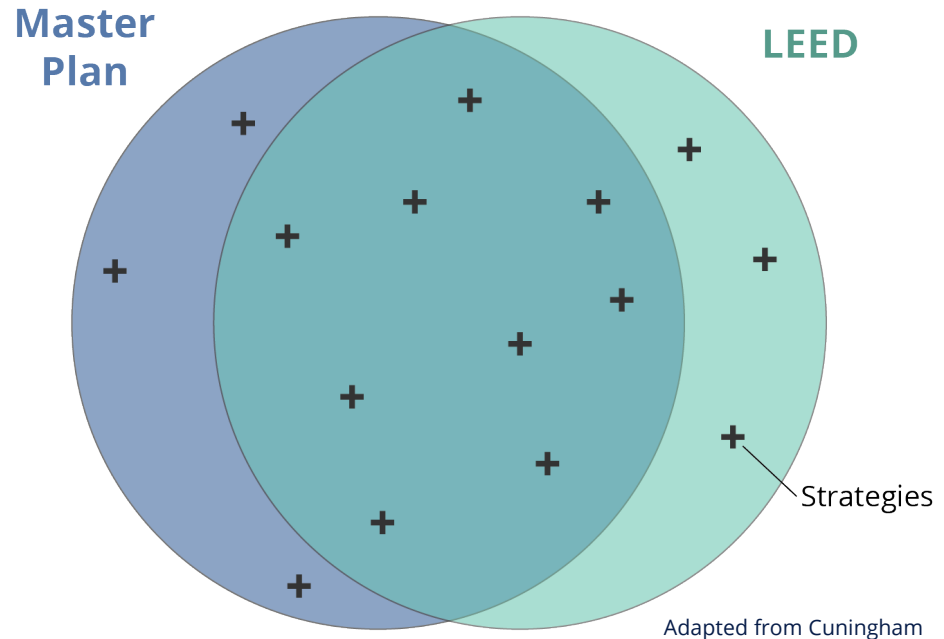
## WHAT IS INFORMING THE CHAPTER?

- City Policy and Ordinance
  - Comprehensive Plan
  - CARP
  - Sustainable Building Ordinance
  - Zoning Code
- LEED for Communities v. 4.1
- Community Priorities (2020)
- Energy and Water Memo (2020)
- Past Experience and Expertise from Port, City, and Consultants



## WHY NOT LEED ALONE?

- Some city priorities not addressed fully in LEED
- Some LEED strategies not needed in master plan
- Master plan is official City policy, while LEED is optional





# HILLCREST DRAFT SUSTAINABILITY CHAPTER

## A HOLISTIC APPROACH





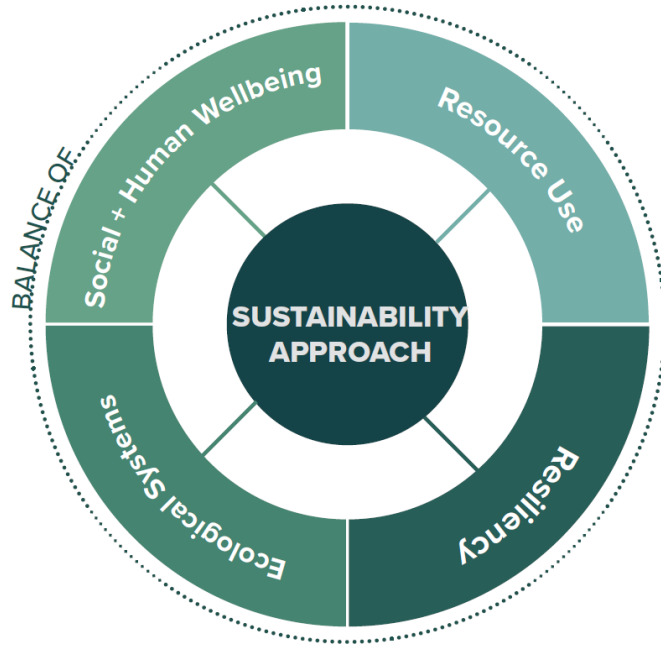
# HILLCREST DRAFT SUSTAINABILITY CHAPTER

## A HOLISTIC APPROACH





# HILLCREST DRAFT SUSTAINABILITY CHAPTER



**Goals &  
Strategies  
in Master  
Plan**

**Detailed  
Appendix**





## CHAPTER ORGANIZATION

- Introductory narrative
- Goals with strategies
  - **Goal 1.** Carbon-neutrality site-wide.
  - **Goal 2.** Integrate development with the ecology of the site.
  - **Goal 3.** Responsible material and waste stream management.
  - **Goal 4.** Effective, integrated, and visible stormwater management.
    - Will likely be split out and expanded to become its own chapter
- Doesn't duplicate existing requirements
- All apply to both public and private areas unless otherwise stated in strategy



# HILLCREST DRAFT SUSTAINABILITY CHAPTER

## DETAILED APPENDIX

6/11 DRAFT SUSTAINABILITY IMPLEMENTATION MATRIX (for CAC Review 6/15/21 - work in progress)

Aspect of Sustainability	Sub-topic	Issue	Addressed in Master Plan	Addressed in Other Regulations	Community Priority #	Supported by Policy:	LEED for Communities Prerequisite (P) or Credit (C)	LEED New Construction (NC)	Private Covenants (Final TBD by Port)
Ecological Systems	Habitat	Tree Canopy	2.1, 2.2, 2.4, 2.6		1	CP: LU-19, LU-"The Urban Forest", PR-19, WR-6, CARP 27		EQ and SS Credits	TBD
		Native and Regionally Adaptive Plantings	2.1, 2.2			H-14, PR-19, PR-20, CA-"Native Plant Communities", CARP 27		EQ and SS Credits	TBD
		Wildlife Corridors and Green Connections	2.1, 2.2, 2.6			CA-"Native Plant Communities", Map CA-6	NS Prerequisite: Ecosystem Assessment, NS Prerequisite: Green Spaces	SS Credits: Protect or Restore Habitat and Open Space	
	Water Resources	Green Infrastructure	4.1 - 4.5			WR-2, WR-3, WR-4, WR-"SSGI", WR-"BMPs", T-39, PR-19	WE Prerequisite: Stormwater Management	WE and SS: Prerequisites and Credits	
		Wetland Protection and/or Mitigation		City Leg. Code Ch. 81, RWMWD District Rules, Wetland Conservation Act (WCA), MPCA		CA-"Native Plant Communities and Significant Existing Vegetative Stands", Map CA-6	NS Prerequisite: Ecosystem Assessment, NS Credit: Natural Resources Conservation and Restoration	WE, LT, and SS Credits	
		Pollution Mitigation		RWMWD District Rules, City Leg. Code Chs. 52 and 81, MN Rules 7090, MPCA Construction Stormwater Permit		WR-6	TR Credit: High Priority Sites	SS Prerequisites and Credits	
	Air Quality	Develop Mature Vegetation	2.1, 2.2		1	H-14, WR-6		EQ and SS Credits	TBD
		Selective Mature Tree Canopy	2.2	City Forester influence - see code			NS Prerequisite: Ecosystem Assessment	EQ and SS Credits	
		Pollution Mitigation	2.1, 2.2, 2.5			H-14	QL Credit: Public Health	EQ Prerequisite and Credits	
		Multimodal Transportation Support	1.1, Transportation Chapter		2, 6, 8, 9	T-3, T-4, T-15, T-22, T-25, T-42, T-43, PR-17, LU-8	TR Credit: Compact, Mixed Use, and Transit Oriented Development, TR Credit: Walkability & Bikeability, TR Credit: Access to Quality Transit, TR Credit: Alternative Fuel Vehicles, TR Credit: Smart Mobility &	LT Prerequisite and Credits	



## HOW WILL THE STRATEGIES BE IMPLEMENTED?

- City Policy and Ordinance
  - Master Plan
  - Sustainable Building Ordinance\*
  - Zoning Code
- State and Regional Ordinance
- LEED for Communities v. 4.1 – Port-led
- LEED NC (New Construction) – Port-led
- Private Covenants – Port-led

*\*Dependent on City financing*



## UPCOMING WORK

- Make revisions based on CAC input and further discussion with Port and City Staff
  - Work continues on energy modeling, district energy feasibility and financing
- Incorporate into larger master plan document to be reviewed by Planning Commission and City Council



# HILLCREST DRAFT SUSTAINABILITY CHAPTER

## PORT COMMENTS CAC Q&A