



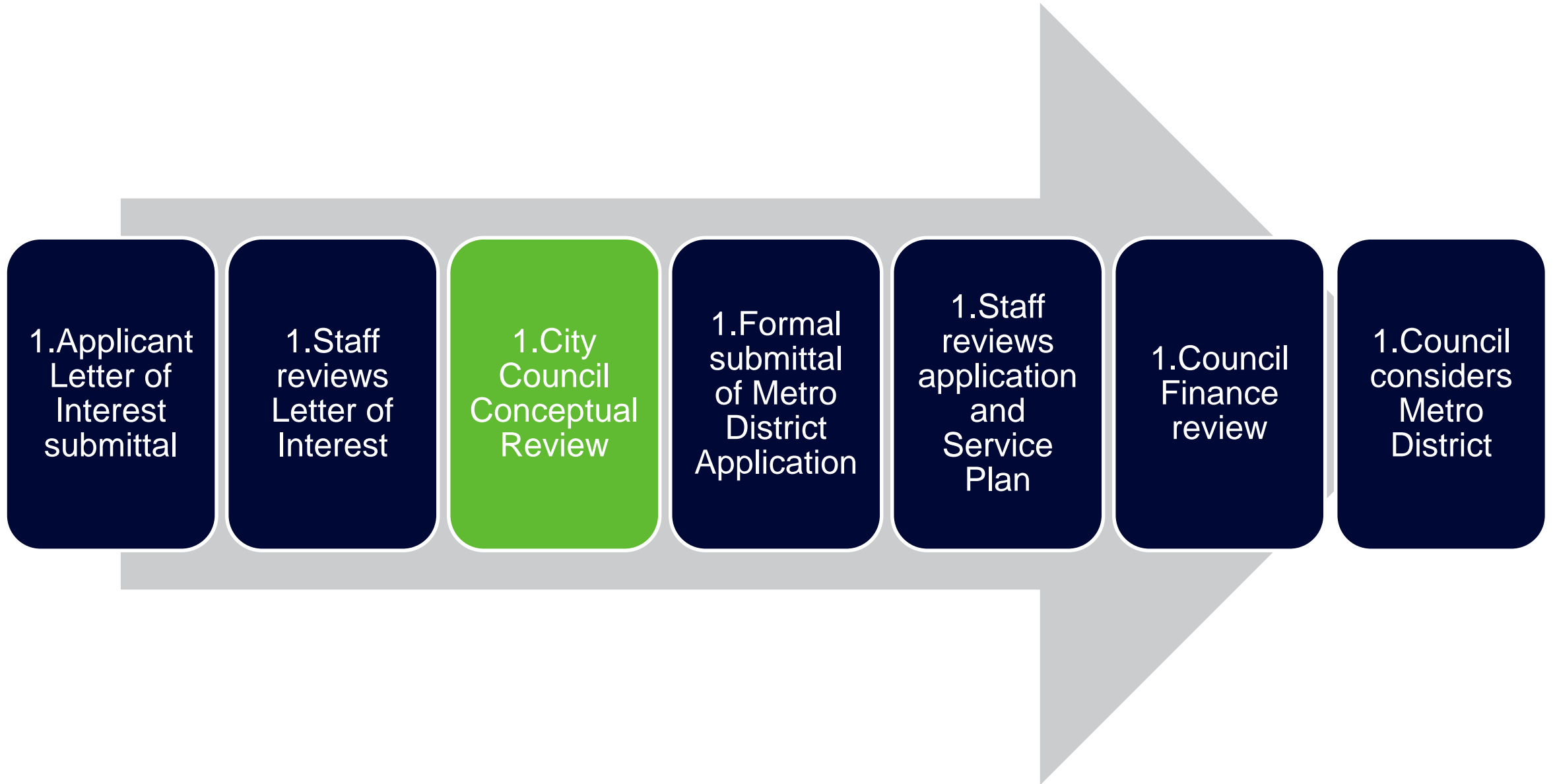
## Strauss Lakes Conceptual Review

For Metro District

Josh Birks, Deputy Director, Sustainability Services

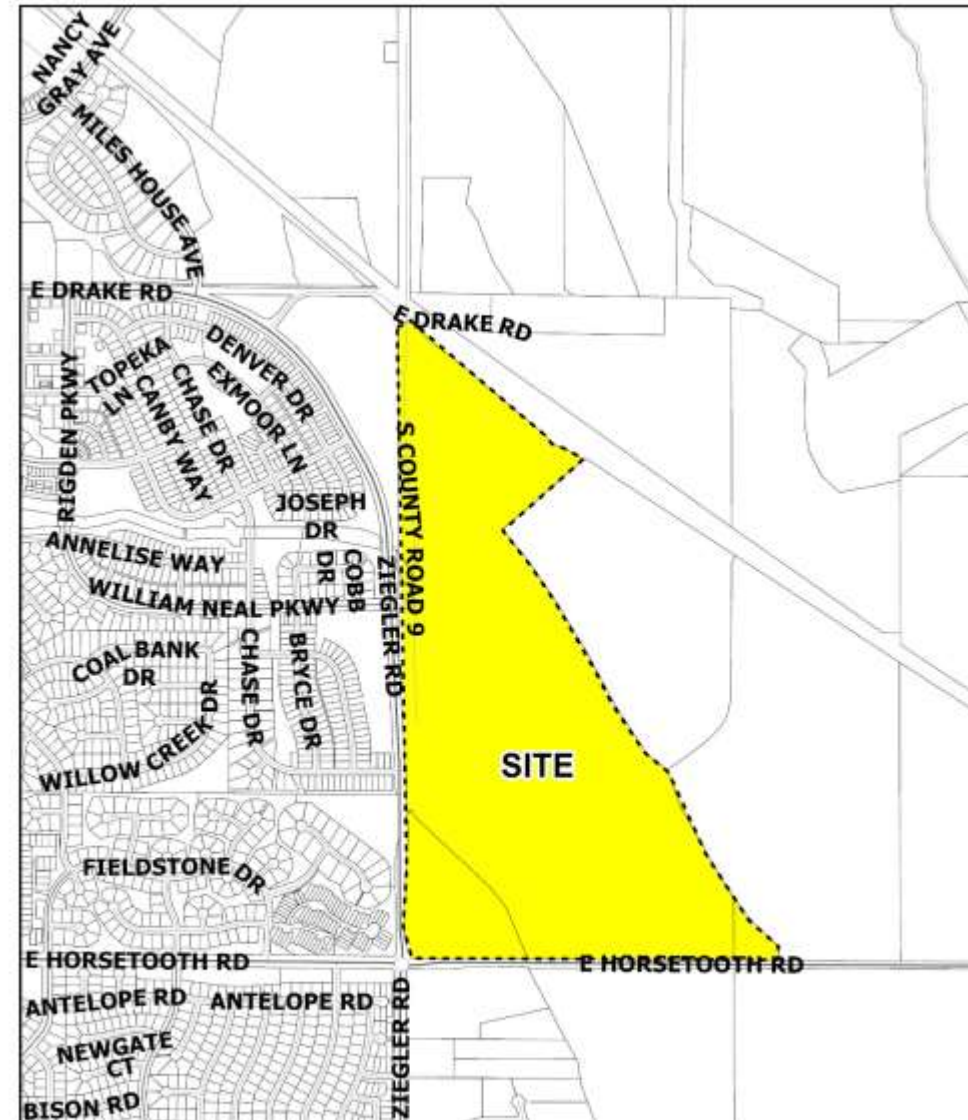
03-05-2024

- Council adopted new Metro District policy in 2021
  - Metro Districts must provide extraordinary public benefits
    - Plus Residential Metro Districts use a score card to guide development of public benefits
  - Conceptual Review with Council required
    - Direction and feedback on proposed public benefits
    - This is different from a conceptual review for the Development Review Process



# Development Location

At the northeast corner of Ziegler and Horsetooth



Strauss Lakes Pre-Application Review  
VICINITY MAP

## Extraordinary Public Benefits

- Required for all Metro Districts

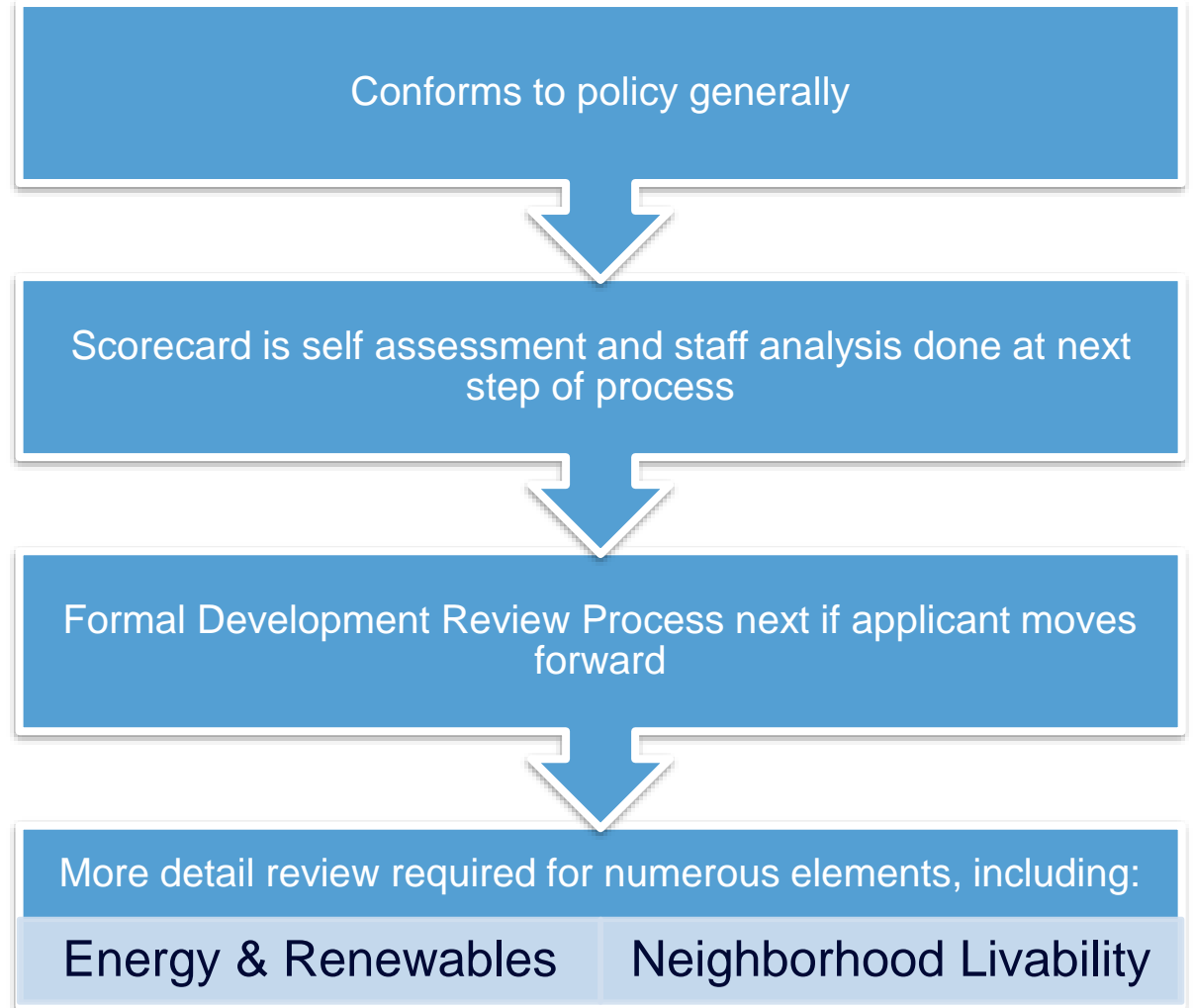
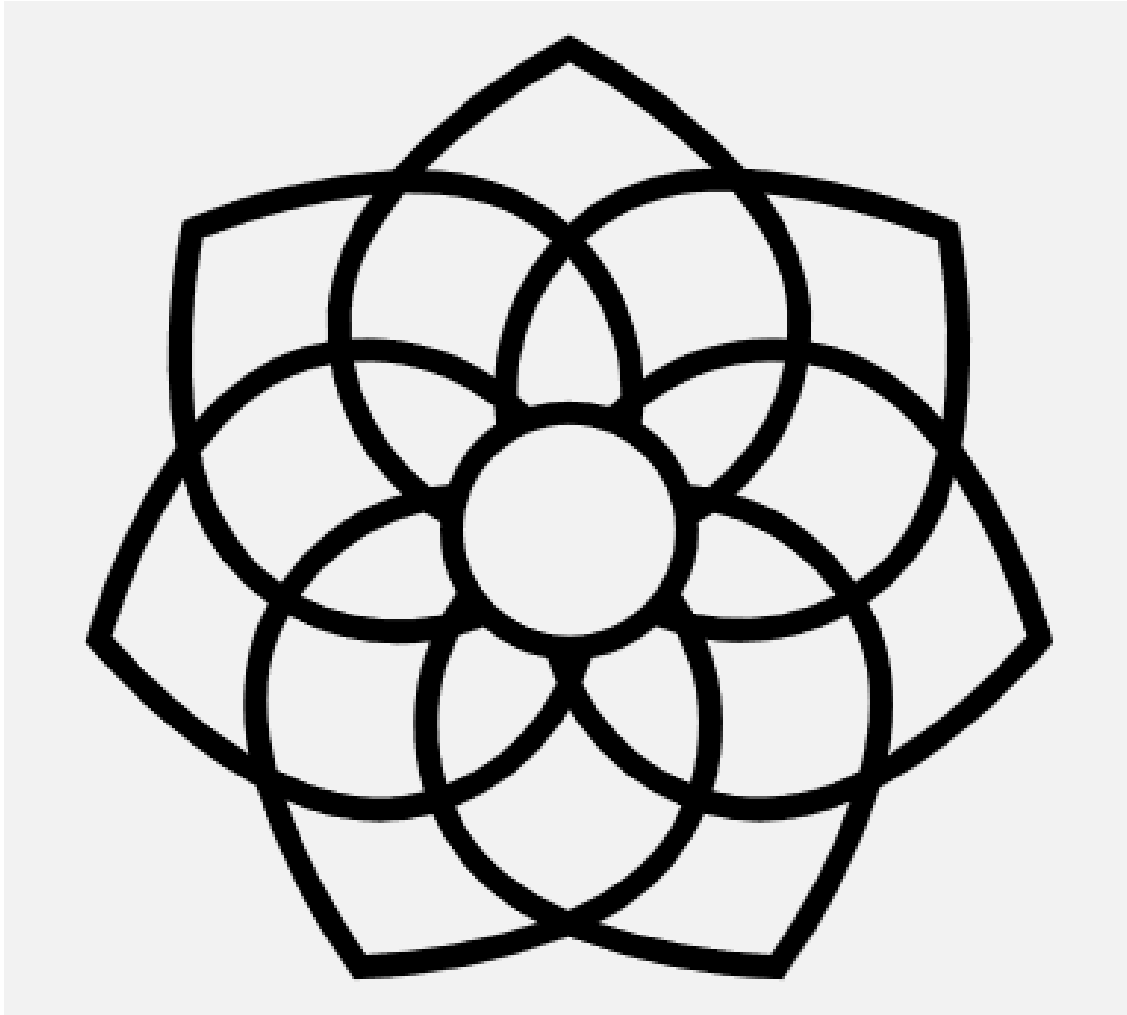
## Residential Evaluation Points System

- Required for Residential Metro Districts

Category	Min. Points Required	Points Expected	Proposed Public Benefits
<b>Housing</b>	5	5	<ul style="list-style-type: none"> <li>• 1(B) Limit unit size -3 points</li> <li>• 2(A) 10% affordable rental housing – 2 points</li> </ul>
<b>Energy Conservation and Renewables</b>	10	10	<ul style="list-style-type: none"> <li>• 1(A) – DOE Zero Energy Ready (ZER) Home Performance Path Certified with balanced mechanical whole dwelling ventilation – 4 points (both market and affordable)</li> <li>• 2(A) Electric Heat – 2 points (affordable only)</li> <li>• 2(C) – Air-tight homes with balanced whole dwelling ventilation with heat or energy recovery – 1 point (market only)</li> <li>• 2(E) – Installing qualified connected thermostats – 1 point (both market rate and affordable)</li> <li>• 2 (F) – Air source heat pump electric water heater- 2 points (affordable only)</li> <li>• 2(G) -Ev-installed charging for R1 or R2 – 1 point (both affordable and market)</li> <li>• 3(A) – Installing solar to meet 50-75% of overall energy need - 3 points (market only)</li> </ul>

Category	Min. Points Required	Points Expected	Proposed Public Benefits
<b>Outdoor Water Conservation</b>	7	7	<ul style="list-style-type: none"> <li>• 5(A) – Efficient residential irrigation systems – 2 points</li> <li>• 5(B) – Water efficient landscaping for residential front yards – 2 points</li> <li>• 5(C) – Separate drip systems for trees within parkways and medians – 2 points</li> <li>• 5(E) – Stormwater Innovation– 1 point</li> </ul>
<b>Neighborhood Livability</b>	5	5	<ul style="list-style-type: none"> <li>• 1(A) – Off-site trail connections – 1 point</li> <li>• 1(C) – Level 3 EV charging stations – 1 point</li> <li>• 1(D) – Trail connection provided to a school – 1 point</li> <li>• 2(C) – Community gathering spaces – 1 point</li> <li>• 3(A) – Access to parks &amp; open spaces – 1 point</li> </ul>
<b>Indoor Water Conservation</b>	3	3	<ul style="list-style-type: none"> <li>• 4(B) – Leak Detection &amp; Notification System– 1 point</li> <li>• 4(C) – Sub-metering – 1.5 points</li> <li>• 4(D) Efficient plumbing design - .5 points</li> </ul>

# Staff Comments





I move that the City Council recommend to the applicant that it **not** proceed with its formal application for Council's consideration of the proposed service plan for the Strauss Lakes Metro Districts **unless that application includes the following: [Describe recommended modifications or additions to the formal application].**

Or

I move that the City Council recommend to the applicant that **it proceed** with its formal application for Council's consideration of its proposed service plan for the Strauss Lakes Metro Districts.

**Reminder:**

**This Conceptual Review Hearing is an opportunity to provide feedback. It is not an opportunity to make specific recommendations on development aspects that may later come to Council for review and decision-making.**

**THANK YOU!**

