

The background image shows a modern, multi-story multi-family housing building. The building has light-colored siding, white window frames, and white balconies with railings. The building is set against a clear blue sky. The image is slightly faded to allow the text to be prominent.

City of La Crosse Multi-Family Housing Design Standards Handbook

APPLICATION FORMS • APPLICANT CHECKLIST • LEED CHECKLIST

ACKNOWLEDGMENTS

The Multi-Family Standards Handbook has been prepared through a collaborative effort between the City of La Crosse Planning Department staff, MSA Professional Services, and the Multi-Family Committee members. We are pleased to have received community support from residents and business owners, and we would like to thank those individuals who volunteered their time by providing recommendations and feedback during the public participation meetings. Because of the collaborative effort, we were successful in implementing a series of standards that will unquestionably improve the appearance and quality of our neighborhoods.

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APPLICATION FORM

APPLICANT CHECKLIST

LEED CHECKLIST

A

Scope

Intent:

These following standards were established to improve the appearance, quality, and function of multi-family housing in La Crosse.

* Illustrations and photos throughout this document are examples of how a feature *could be* designed. They are not intended to limit creativity in meeting these design standards.

These standards shall apply in the following zoning districts: Washburn Residential District, R-2 District through R-6 District, Traditional Neighborhood District and Planned Development District in La Crosse. These standards shall apply to newly constructed buildings, renovations exceeding fifty (50) percent of the equalized assessed value of the structure (at the time of reconstruction/renovation), and additions. The property owner of an existing non multifamily structure that is being remodeled or renovated for use as a multifamily housing building shall meet the requirements of this section and obtain Development review Committee approval for building design and site plans as a condition of obtaining any rezoning or building permit. These regulations shall not apply to owner-occupied zero lot line “twindominium” units that have been approved by the Common Council as part of a developer’s agreement or Planned Development District rezoning so long as the lot split was completed prior to issuance of a building permit. These regulations shall not apply to building renovations using the Secretary of Interior Standards for historical buildings

The standards contained in this section shall supersede all other City of La Crosse ordinances as they relate to multifamily development, and if there is a conflict, this ordinance shall control, unless specifically stated.

City of La Crosse Municipal Code Website: Multi-Family Housing Design Standards
<http://www.cityoflacrosse.org/index.aspx?NID=1953>

B

Review Process

Submission Fee:

At the time the application is submitted for complete approval from the Design Review Commission, the following Multi-family Development Design Review Fee must be paid:

Duplex/Triplex	\$50.00
4-plex	\$100.00
5-8 Unit	\$200.00
9-15 Unit	\$250.00
16-24 Unit	\$350.00
25 Units +	\$500.00

B.1 These design standards will be administered as part of the building permit process, and documents required by these standards must be submitted to the Planning Department. A pre-application meeting with the Planning Department staff is required prior to submittal for the purpose of reviewing the requirements of this ordinance. Seven complete sets of the following shall be submitted to the Building and Inspection Department as part of the application. Electronic copy of plan sheets for (a) and (b) must also be submitted. Incomplete submissions will not be accepted.

B.2 Submittal Requirements:

- (a) All architectural plan sets typically required for building permit application
 - (b) Site plan including the size and location of parking lots, bicycle parking areas, pedestrian sidewalks, outdoor recreational spaces, trash and recycling receptacles, vending machines, smoking receptacles, landscaping, fences, exterior lights, parking lot snow storage areas, garages and accessory buildings, etc.
 - (c) Exterior light fixture locations and specification sheets
 - (d) Photos of at least four (4) nearby buildings and four (4) street views of nearby blocks
 - (e) A street façade diagram (elevation and materials)
 - (f) Completed Design Standards Checklist and LEED Checklist
- Nothing in these design standards is intended to prevent the use of materials, systems, methods, or devices of equivalent or superior quality, strength, effectiveness, attractiveness, durability, and safety in place of those prescribed by this Committee that demonstrates equivalency and the materials, systems, method, or device is approved for the intended purpose.

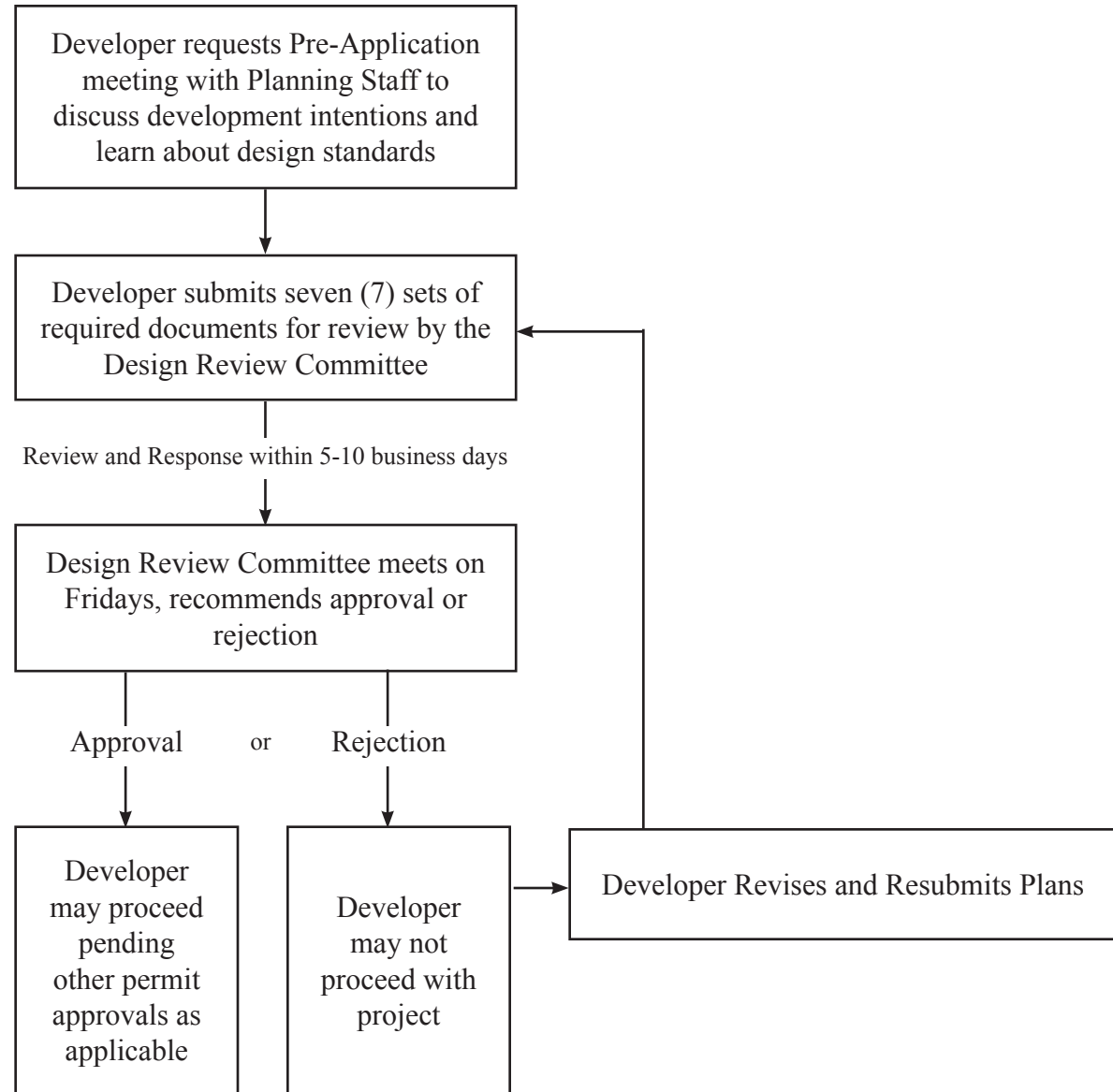
B.3 Design Review Process and Review Timeline:

There is hereby established a Design Review Committee which shall consist of the following Department Heads or their designee: Chief Inspector, Planning, Fire Department, Police Department, Public Works, Water and Sanitary Sewer Utility. Meeting notices shall be sent to all Common Council members. All requests for approval shall be reviewed within ten (10) business days. The review timelines shall be provide in instructions to applicants. Design may receive approval, conditional approval or denial. Developers may attend Design Reviews.

Exceptions to the standards may be allowed on a case-by-case basis, consistent with the overall purpose of this ordinance. All requests for exceptions to the standards shall be requested in writing with the original request for approval. In the case of a request for an exception, notification of the time, date and location of the meeting where such request is being considered shall be provided to all neighbors within two hundred feet (200') of said project. A fee of Three Hundred Dollars (**\$300.00**) shall be paid to the City Clerk at the time of said submittal to provide for notification of the neighbors and a Class II notice in the La Crosse Tribune. Any request for exceptions shall be routed to the Design Review Committee, City Plan Commission, Judiciary and Administration Committee, and Common Council for consideration and final determination as a legislative enactment.

The Planning Department shall also make available to all applicants at the time of the pre-application meeting; a copy of this ordinance, a design standards handbook, and checklist.

DESIGN REVIEW FLOWCHART



C

Parking Lot Design

Intent:

To minimize the visual impact of parking areas as seen from living units, from adjacent properties, and from the street.

To enhance pedestrian access, circulation and safety by reducing curb cuts and driveways that cut across sidewalks.

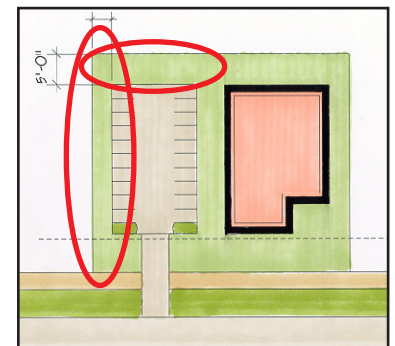
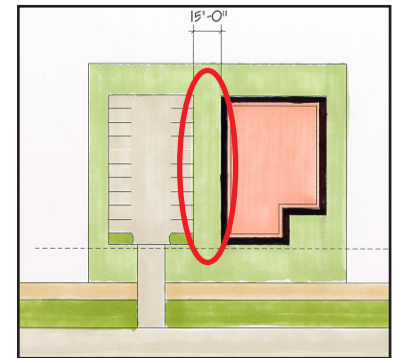
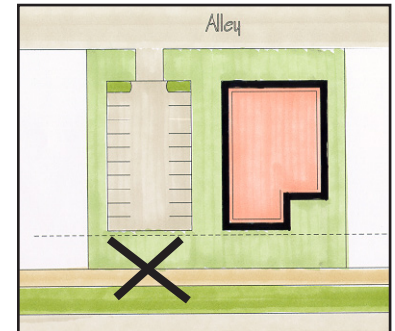
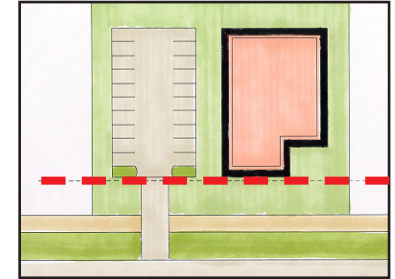
C.2 No parking stall may be closer to the street than the building setback line or the building on same parcel, whichever is further from the street. This provision may be waived for duplex structures.

C.3 Properties served by an alley will not be allowed a driveway connecting to the street.

C.4 Parking areas shall be separated from primary buildings by a landscaped buffer at least fifteen (15) feet in width.

C.5 Minimum setback for parking stalls and drives is five (5) feet from all property lines and that setback must be green space. A five (5) foot green space buffer along the rear lot line adjacent to an alley is not required, however the side yard five (5) foot green space buffer shall extend all the way to the alley. Parking for adjacent properties may be combined into one lot, eliminating the required setback at the shared property line, provided that one-hundred (100) percent of the lost green space is replaced elsewhere on the parcel.

Example: a ten (10) foot setback along the opposite lot line, as shown on the right.



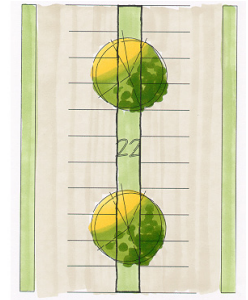
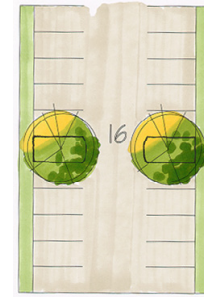
Parking Lot Design

Intent:

To minimize the volume and maximize the quality of stormwater runoff.

To increase aquifer recharge through infiltration.

C.6 Parking lots for more than twelve (12) vehicles shall incorporate at least two-hundred and eighty-eight (288) square feet of planting islands at least eight (8) feet in width (face of curb to face of curb). Planting islands may be either parallel to parking spaces or perpendicular to the parking spaces. As parking lot sizes increases, an additional planting island is required at the ratio of one (1) planting island for every twenty (20) automobile parking spaces.



C.7 As an alternative to the prescriptive requirements C.4, C.5, and C.6, development under this ordinance may be allowed to cluster the landscaped buffers, green space, and planting islands where the total of this space shall be a minimum of fifteen (15) percent of the lot area and must be located in the rear yard. In no case shall any of the lot area in the front yard setback or side yard setbacks be used when using this alternative. This provision does not apply to Section F.9 for outdoor recreation space and shall not be counted in the fifteen (15) percent or twenty (20) percent respectively, however that outdoor recreation space may be added to the buffers, green space and planting islands.



C.8. Buffers, setbacks, and planting islands may be used for stormwater infiltration. See the Stormwater standards for infiltration requirements.

C.9 All drives, parking and vehicular circulation areas shall be paved and graded for proper stormwater management. Lots shall utilize concrete curb and gutter to direct stormwater and protect landscaping except for lots fewer than eight (8) spaces. The use of pervious pavement for stormwater infiltration is highly encouraged. For duplexes where no alley exists and parking is therefore permitted in the front of the building, curb and gutter are not required.



Parking Lot Design

Intent:

To provide adequate but not excessive parking for residents.

To prohibit the use of satellite parking lot.

To discourage the reliance on Single Occupant Vehicles (SOVs).

To encourage the use of mass transit and other alternative means of transportation.

To prohibit parking in side or front yards.

C.10 The minimum off-street parking requirement for all multifamily housing is one (1) space per bedroom.

C.11 Parking spaces shall not be less than eight-and-a-half (8.5) feet in width and seventeen (17) feet in length. The full dimensions of this rectangle must be maintained in angled parking designs.

C.12 Drive aisle widths vary depending upon the angle of park; the following minimum standards apply:

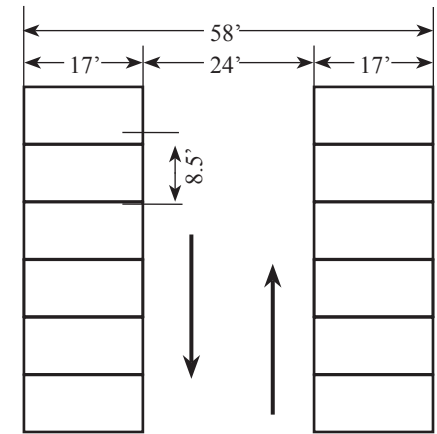
- 45 degrees – 12' 10" aisle
- 55 degrees – 13' 7" aisle
- 65 degrees – 15' 4" aisle
- 75 degrees – 17' 10" aisle
- 90 degrees – 22' aisle

C.13 Parking lots shall be permitted to be increased in size by no more than five (5) percent, provided at least twenty-five (25) percent of the parking lot and pedestrian sidewalks consist of paving blocks (plastic or concrete honeycomb grid) planted with grass.

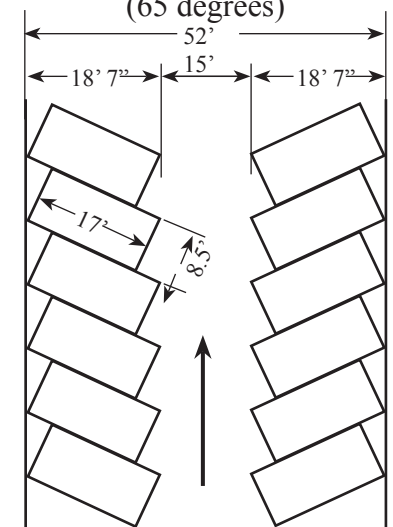
C.14 Parking lots shall be located on the same lot as the principle structure.

C.15 Raised curbs, parking blocks or stops, decorative bollards and/or fences, trees and or shrubs shall be utilized along the edge(s) or parking lots to prevent motor vehicles from being parked on green space buffers, outdoor recreation space, bike parking areas, sidewalks and side and front yards. In the event the original protective measures are inadequate to preventing inappropriate parking, additional measures shall be taken.

Perpendicular Parking Example



Angle Parking Example (65 degrees)



C

Parking Lot Design

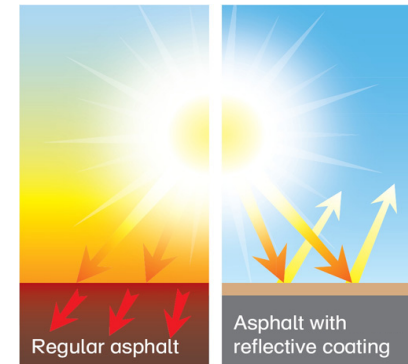
Intent:

To provide for adequate snow storage.

To reduce the reliance on petroleum based or reliant paving materials and methods.

C.16 Parking lot snow storage area(s)

- (a) Parking lot snow storage area(s) shall be designated in the parking lot and/or green space buffers.
- (b) Snow storage shall not be allowed in the required outdoor recreational space.
- (c) Snow storage areas shall not be located near parking lot entrances and impede driver vision near, or cause melting snow or ice to drain onto sidewalks or into neighboring properties.
- (d) If these green space buffer(s) are no longer capable of storing snow, the property owner shall arrange for the excess snow to be removed.



C.17 Light-colored and/or reflective surface coatings should be considered to reduce the “heat island” effect of traditional asphalt parking lots.



C.18 Low-impact paving materials and methods that utilize non-petroleum-based [or reliant paving systems] to reduce smog-forming emissions of volatile organic compounds (VOCs) are encouraged.

C.19 Porous paving materials (paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) and methods that reduce stormwater runoff are encouraged.



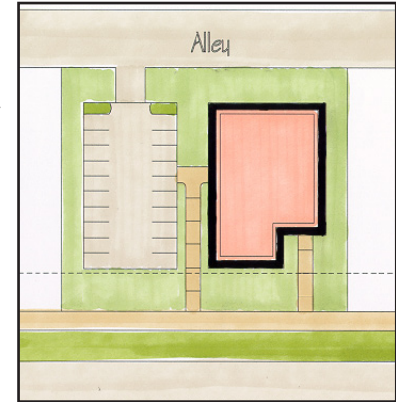
C.20 The provisions of 15.04 (G) that are superseded by this section are as follows (5), (6), (9), (11) and that portion of (10) that reads as follows (Required off-street parking space, including access drives and aisles, shall not cover more than seventy-five (75) percent of the lot area in which such off-street parking space is permitted).

D Pedestrian Circulation

Intent:

To promote resident safety and comfort by providing adequate and convenient pedestrian access to and from and within the site

D.2 There shall be a paved pedestrian route from the sidewalk or street to the main building entrance, and from the parking area to the nearest building entrance. Buildings with more than one entrance shall provide a designated pedestrian route between those entrances (e.g. from front to back). Routes of convenience (e.g. between patio doors and the parking lot, or around corners) should be anticipated and either paved for use or obstructed by landscape features to prevent use.



D.3 Pedestrian routes shall be paved with concrete or other approved material. Asphalt or similar bituminous material shall not be allowed for pedestrian routes.



D.4 Porous paving materials (paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) and methods that reduce stormwater runoff are encouraged.



Building Mechanics, Service Elements & Resident Amenities

Intent:

To minimize the negative visual impacts of service elements on adjoining streets, public spaces and adjacent properties.

To minimize noise, odor, and litter.

To provide adequate amenities for residents of rental housing.

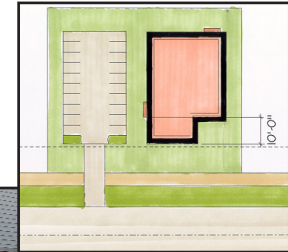
E.2 The design and location of the following items shall be indicated on building and/or site plans, illustrated with spec sheets as appropriate, and submitted with the Design Standards Checklist:

- *Utility meters*
- *Building Mechanics*
- *Trash and recycling containers*
- *Bicycle Parking*

E.3 Service areas, utility meters, and building mechanics shall not be located on the street side of the building, nor on a side wall closer than ten (10) feet to the street side of the building. Screening of meters and mechanicals is encouraged, regardless of location. Cable, conduit and phone lines shall not be visible on the exterior with the exception of conduit running directly to the meter/utility boxes at the time of initial occupancy. After occupancy, every effort should be made to minimize such exterior add-ons. Mailboxes are permitted within ten (10) feet of the front of the building if not visible from the street.

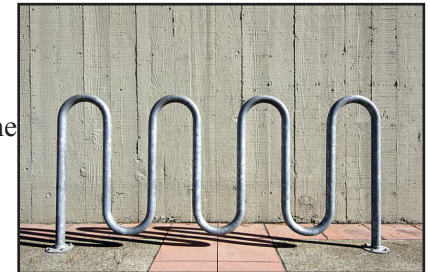
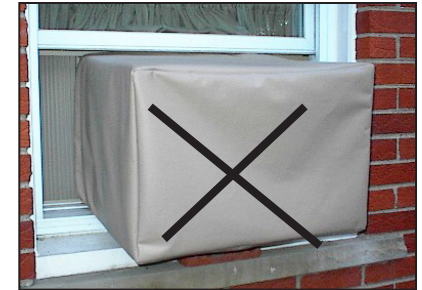
E.4 Trash and recycling containers, including cans and dumpsters, shall have covers and be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot higher than the container but no higher than six (6) feet, however roofed enclosures may exceed this limit.

E.5 Every building entrance that serves more than two units should feature one covered trash can with at least a fifteen (15) gallon capacity and designed as a decorative outdoor trash can and one smoking materials receptacle, or combination thereof designed for the safe disposal of smoking materials. If located at an entrance that faces a public street, these receptacles shall be screened from view and/or designed to fit with the architecture and materials of the building.



E.6 Location of heating and cooling appliances

- (a) Heating appliances such as furnaces and hot water heaters shall be located inside the building, preferably in a walk-in basement or utility room.
- (b) High energy gas appliances shall have the air intakes and exhaust vents located on the sides or rear of the building where they do not interfere with any sidewalks, are not likely to be blocked or damaged by pedestrian traffic, snow or the removal of snow, and away from any trees or shrubs that would be harmed by the exhaust heat and gasses.
- (c) Window-mounted air conditioners shall not be permitted in any window facing the street.
- (d) “Magic-Pac” air conditioner/heat pump units are preferred on street facing facades.
- (e) When located in a wall facing the street, wall mounted air conditioners shall be masked and blend in with the exterior siding and finishes. Masking techniques can include casing to match the exterior or by limiting the amount of protrusion from the wall.
- (f) If heat pumps or air conditioners are located on the ground, they shall be on one side or the rear of the building and screened with evergreens or decorative screening that matches or compliments the exterior siding of the building, such that proper clearances are maintained for the manufacturer’s warranty.
- (g) If heat pumps or air conditioners are located on the roof, they shall be on one side or the rear of the building and screened with decorative screening that matches or compliments the exterior siding of the building.



E.7 Bicycle parking

- (a) Bike parking shall be provided at one (1) space per three (3) bedrooms.
- (b) Bicycle parking (to accommodate four bicycles) shall be nominally at least nine (9) feet by six (6) feet or fifty-four (54) square feet and increase by the same ratio to accommodate the number of bike spaces.

Building Mechanics, Service Elements & Resident Amenities

- (c) In exterior applications ribbon racks or bike racks specifically designed for bike parking are required.
- (d) In exterior applications bike parking areas should be located inside the building or near building entries and shall not be permitted in the front yard, shall not interfere with pedestrian circulation, and shall be well-lit.
- (e) If the area for bike parking is designed using standards provided in section (g) below, then the up to one hundred (100) percent of the space taken for the bike parking shall count as buffer green space but not as outdoor recreation space.
- (f) Bikes are not permitted to be stored, locked or chained on decks, patios, fences or any other exterior location other than a bike rack specifically designed for bike parking.
- (g) The base for bike racks should be concrete to ensure their stability, however the remaining bicycle parking area shall be porous paving materials (paving blocks with decorative gravel or wood mulch, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) to reduce stormwater runoff.

E.8 Outdoor vending machines shall not be allowed.



Landscaping, Open Space & Plantings

Intent:

To promote quality in landscape design and to mitigate undesirable views.

To create inviting and usable open spaces around which buildings are organized and that promote a sense of security and community.

To provide pleasant and safe pedestrian circulation.

To create inviting and usable open spaces around which buildings are organized and that promote a sense of security and community.

F.2 A landscape design and planting plan shall be developed for all buildings, and for buildings with four or more units or with a ground floor area(s) in excess of ten-thousand (10,000) square feet, this plan shall be stamped by a Registered Landscape Architect prior to submittal to the City. The plan shall address all parts of the parcel and shall indicate all planned landscape materials, and their location, minimum size, quantity, and maintenance requirements.

F.3 All portions of the site not covered by buildings, paving material, or other planned and approved surfaces shall be considered “landscaped area” and shall be planted with living plant materials and/or mulches. Overall site landscaping shall include not less than:

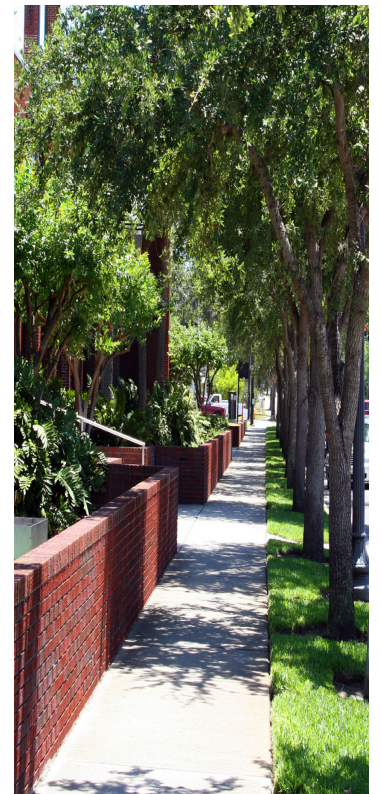
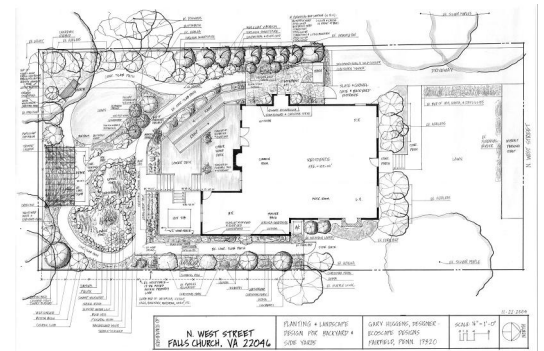
- (a) One (1) shade tree per forty (40) linear feet of lot frontage
- (b) One (1) tree placed in the boulevard per forty (40) linear feet of lot frontage
- (c) One (1) tree and ten (10) shrubs per six-hundred (600) square feet of landscaped area.

Example: A sixty (60) foot lot with two-thousand and two-hundred (2,200) square feet of unpaved surfaces requires one (1) boulevard tree, one (1) shade tree, three (3) additional shade or ornamental tree, and thirty (30) shrubs.

These are minimum standards – more planting is encouraged.

(Note: no certificate of occupancy will be issued until landscaping is completed, or until a bond is posted equal to the purchase and installation cost of the approved landscaping not yet installed.)

Attendance at the City of La Crosse Tree School is required before the City will supply street trees.



Landscaping, Open Space & Plantings

Intent:

To provide shade and cool the building and outdoor recreational space

To provide pleasant and safe pedestrian circulation.

F.4 All plant material used shall meet the minimum standards established by the American Association of Nurserymen as published in the American Standards for Nursery Stock and shall meet the following minimum requirements:

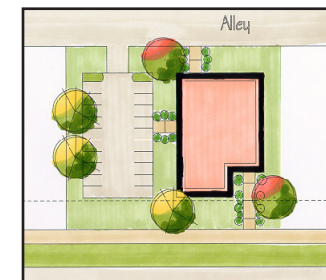
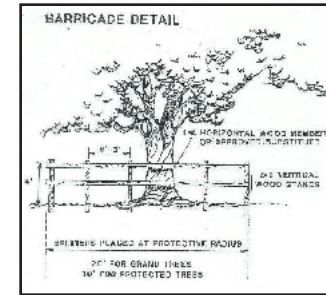
- Deciduous trees: three (3) inch dbh (diameter at breast height)
- Ornamental trees: two (2) inch dbh
- Evergreen trees: five (5) feet height
- Shrubs: five (5) gallon container
- Vines and Perennials: one (1) gallon container

F.5 Boulevard trees will be supplied by the City Forester if requested and shall conform to City of La Crosse street tree standards. Approved trees include: *Sugar Maple*, *Norway Maple*, *White* or *Bur Oak*, *Linden*, *Sycamore*, *Red Oak*, *Pine Oak*, *Native Beech*. The above street tree species are also recommended for any tree planted within ten (10) feet of a driveway or parking area.

F.6 Prohibited trees: *Poplar*, *Box Elder*, *Catalpa*, *Mountain Ash*, *Willows*, *Birch*, *Conifers*, *Hackberry* and *Elm*.

F.7 Existing healthy trees should be preserved to the greatest extent practicable; however, invasive or nuisance trees shall be removed. Existing damaged, decayed, or diseased trees should be removed to protect remaining trees. Construction near existing trees should follow Best Management Practices to ensure their survival.

F.8 Landscaping should reinforce pedestrian circulation routes and obstruct undesired routes of convenience. Bushes, trees, rocks, and other landscape features should be used to indicate where pedestrians should and should not travel.



Landscaping, Open Space & Plantings

F.9 Where visible from the street and within fifty (50) feet of the right of way, parking areas shall be screened by a continuous row of shrubs or natural landscape screening technique that will reach a maximum height of three (3) feet within two (2) years from planting. Shrubs or hedges taller than three (3) feet are strongly discouraged for safety reasons.

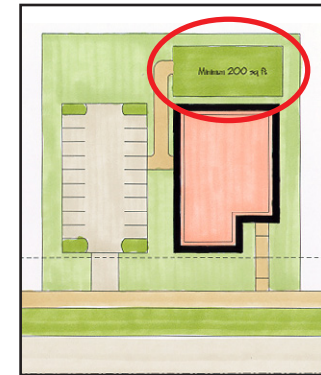
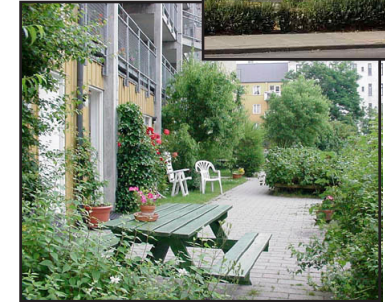
F.10 Each multi-family site shall include a minimum of two-hundred (200) sq. ft. of outdoor recreational space at ground level suitable for outdoor recreation (grilling, sitting, sunbathing, playing catch, etc.). For multi-family sites with more than two (2) units, the outdoor recreational space shall increase by twenty-five (25) sq. ft. per additional bedroom.

Example: A four (4) unit complex with four (4) bedrooms per unit requires the two-hundred (200) sq. ft. for the site, plus twenty-five (25) sq. ft. times eight (8) additional bedrooms adds another two-hundred (200) sq. ft. for a total of four-hundred (400) sq. ft. of recreational space.

This area may be divided into multiple distinct spaces, but no single outdoor recreational space may be smaller than one-hundred (100) sq. ft. nor narrower than eight (8) feet in any direction. No area in the front yard or side yard setbacks will be counted toward the total outdoor recreational space. Outdoor recreation space immediately adjacent to parking stalls is discouraged, and a two (2) foot buffer around the parking stall (measured from the face of the curb) will not be counted toward the total outdoor recreation space.

(Note: areas used for stormwater infiltration or bike parking or garbage and recycling receptacles or heat pumps or air conditioners will not be counted toward the required outdoor recreation space.)

F.11 Buildings shall be organized in relation to open spaces such as yards and courts to create a balance of usable open space and efficient circulation and parking. This standard shall not override the establishment of an orderly, positive, and urban character of the relationship of buildings to streets.



G

Walls and Fences

Intent:

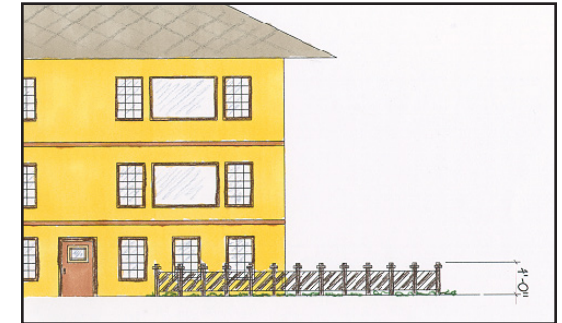
To provide for the coordination of design and location of walls and fences to maximize the positive interrelationship of buildings, public streets, and open space.

To avoid the predominance of long, unarticulated walls or fences.

To prevent residents or guests from walking through plantings or parking vehicles in green buffer space or outdoor recreational space.

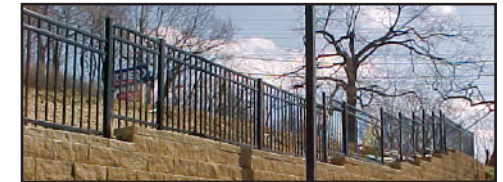
G.2 Height Restrictions

- (a) Walls and fences located in the front yard setback shall not exceed four feet in height above the finished grade.
- (b) Walls and fences located in the side and back yards shall not exceed six (6) feet in height, except they may have arbors incorporated above the fence up to eight (8) feet in height provided there is at least a nominal one and three-quarter (1.75) feet of open space between the top of the fence and the bottom of the arbor.
- (c) Where a fence and a retaining wall in the front yard setback together exceed four (4) feet in height, the fence shall be at least fifty (50) percent transparent to retain the visual connection between street and building.



G.3 Design & Materials

- (a) Walls and fences shall be coordinated with the design and materials of the principal buildings and should have substantially the same detail. This is not intended to require identical materials and design.
- (b) Green treated lumber fences shall not be permitted unless stained or painted.
- (c) Plastic coated chain link fences shall only be permitted in side yards and backyard, but shall not extend nearer to the street than the front of the building nor used in the side yard on a corner property.
- (d) Smooth faced concrete bricks or blocks used to construct a wall shall be covered with brick or some other decorative block or dimensional material such as a stained block product. Painted or colored smooth faced concrete bricks or blocks shall not be considered decorative block.



G.4 Walls and fences exceeding four (4) feet in height and/or fifty (50) feet in length shall provide variety and articulation at intervals not exceeding twenty-five (25) feet through at least one (1) of the following methods:

- (a) Changes in plane of not less than two feet;
- (b) Expression of structure, such as post, column, or pilaster;
- (c) Variation of material



Stormwater Infiltration and Control

Intent:

To protect local waterways by:

- A) Maximizing the amount of stormwater that can be infiltrated on-site, and
- B) Minimizing the amount of pollutants carried off-site by stormwater.

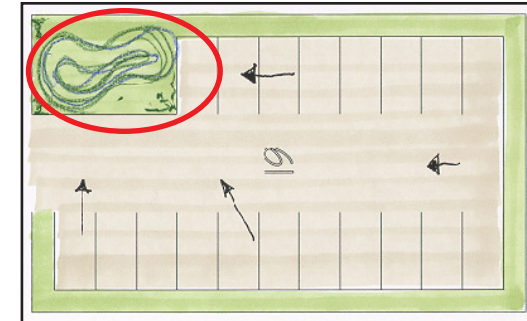
H.2 A stormwater management and erosion control plan shall be required for all new construction, shall be coordinated with the Landscaping and Open Space Plan, and shall be designed by either a Registered Landscape Architect, Architect or a Professional Civil Engineer.

H.3 Any parking lot with three (3) or more stalls shall be designed such that at least eighty (80) percent of stormwater flows first into a rain garden or infiltration basin for the purpose of infiltration prior to leaving the site. Approved rain gardens must be able to retain water to a depth of one (1) foot, and the total area of all parking lot rain gardens shall equal at least ten (10) percent of the total area of all impervious parking and driveway surfaces.

H.4 Stormwater shall not be directed onto or across adjacent properties or across sidewalks. Rooftop stormwater shall not be discharged within five (5) feet of a sidewalk unless an intervening landscape element is used to promote infiltration, such as a rain garden.

H.5 All sites greater than twenty-thousand (20,000) sq. ft. in size shall be required to infiltrate one-hundred (100) percent of the water from a two- (2) year storm. This could be achieved with porous paving, rain gardens, and/or infiltration basins.

H.6 Stormwater detention and infiltration facilities shall be designed as visual and open space amenities that enhance the overall appearance of the site.



Exterior Lighting

Intent:

To enhance daytime and nighttime appearances.

To establish a safe environment for residents.

To minimize light pollution, glare and light trespass onto adjacent properties.

The use of multiple solar or low watt compact florescent lights that decorate the property and are located and directed where people need to see in the dark are encouraged.

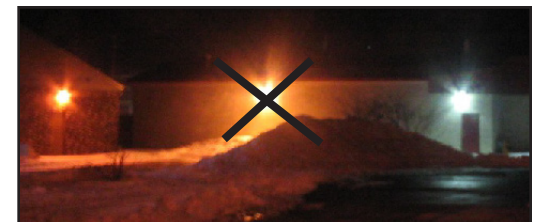
I.2 All exterior lights shall be designed for residential use. *Spec sheets with pictures must be submitted with the Design Standards Checklist for each exterior light to be used.*

I.3 Pedestrian lighting shall clearly indicate the path of travel, shall minimize dark spots along that path, and shall utilize coordinated light fixtures.

I.4 The maximum height of wall mounted parking lot light fixtures shall be sixteen (16) feet above the ground. Pole-mounted fixtures are acceptable but not required and will have a maximum height of sixteen (16) feet from the ground to the top of the fixture.

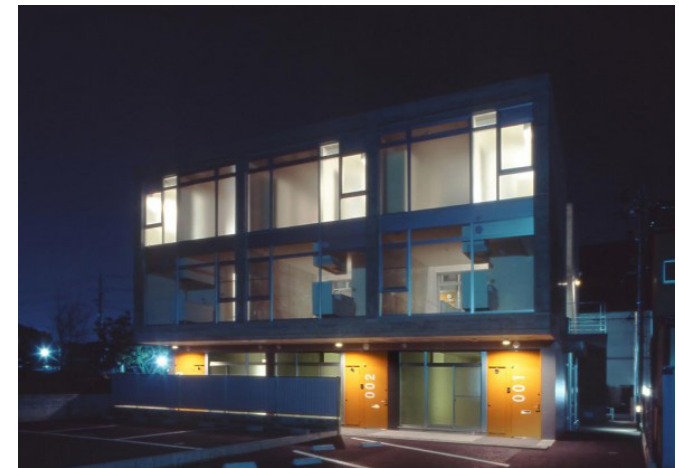
I.5 Fixtures shall be of full-cut-off (FCO) design to minimize glare and spillover.

I.6 No overhead light source (i.e, the lamp or reflector) shall be visible from the property line. Shields may be employed, if necessary, to meet this requirement. The maximum allowable luminance measured twenty-five (25) feet beyond the property line shall be 0.5 horizontal foot-candles (HFC).



Exterior Lighting

- I.7 Recommended lighting levels for parking lots and pedestrian routes: (horizontal luminance measured in foot-candles):
- Average: 2.4 foot-candles
 - Minimum: 1.0 foot-candles
 - Uniformity Ratio (bright spots to dark spots): 4:1
- I.8 Each exterior entry to individual or multiple units and garages shall have an exterior light.
- I.9 Exterior lighting with automatic controls (dusk to dawn lighting) shall be provided so the house number(s) are visible from the street, and for units with individual exterior entries, so the unit number(s) are visible to pedestrians on the sidewalks.
- I.10 Exterior lighting with automatic controls shall be provided for all sidewalks and parking lots so pedestrians can safely make their way to and from the building.
- I.11 Motion sensor lights shall be permitted, but placed no higher than sixteen (16) feet above ground level. Motion sensor flood or spot lights shall have shrouds, be limited to two (2) bulbs and one hundred fifty (150) watts each, pointed at least thirty (30) degrees downward and not directly into windows or doors of neighboring buildings.



Patios, Decks, & Rooftop Gardens/Decks

Intent:

To increase resident safety, comfort and privacy by providing individual outdoor spaces for each unit.

J.2 Every unit is encouraged to have its own patio or balcony; however, on street facing sides of the building, the patio or balcony shall be incorporated into the architectural façade of the building and may encroach into the building setback area but not more than twenty-five (25) percent.



J.3 Ground level patios or decks are not permitted facing a street, unless landscaped screening is present on at least two sides of the patio or deck. Front porches are permitted as an architectural feature.



J.4 Exterior stairs leading to a deck or balcony are not permitted, unless located entirely in the rear yard. Exterior corridors visible from a street are not permitted. If used, exterior corridors must be covered by the building roof and must be located within the footprint of the building foundation.

J.5 Rooftop green roofs or rooftop patios and decks are permitted and shall have a railing height of at least forty-two (42) inches. Only outdoor furniture is permitted.



K

Building Design: Form, Scale, and Context

Intent:

To encourage building design (forms, scale and context) that will result in high quality, orderly, and consistent street spaces, compatible relationships to adjoining sites, and an urban character.

To create buildings that provide human scale, interest, and are architecturally cohesive, yet varied, in their overall form, scale and context.

K.2 All building plans for buildings greater than fifty-thousand (50,000) cubic feet (cubic content) or with four (4) or more units shall be prepared and approved by a Registered Architect.



K.3 Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards Checklist.



K.4 Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:

- (a) Variation in the building form related to the scale of individual dwelling units or rooms such as recessed or projecting bays, shifts in massing, or distinct roof shapes.
- (b) Diversity of window size, shape, or patterns that relate to interior functions.
- (c) Emphasis of building entries through projecting or recessed forms, detail, color, or materials.
- (d) Variation of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.



K

Building Design: Form, Scale, and Context

Intent:

To create buildings that provide human scale, interest, and are architecturally cohesive, yet varied, in their overall form, scale and context

K.5 For buildings taller than two stories, design techniques shall be used to minimize the apparent height of the building and shall be identified by the architect.



K.6 Where the allowable building is more than fifty (50) percent wider than adjacent buildings, one (1) of the following techniques shall be employed to minimize the apparent width of the primary facade:



- (a) Articulate the façade with projections or bays.
- (b) Use architectural elements such as porches, bay windows, and covered entries to interrupt the facade.



K.7 The total area of windows and doors on the street-facing facade, including trim, shall not be less than twenty (20) percent of the total area of the façade, excluding gables. The first floor facade shall include windows to provide visual interest and visual connection to the street (ground floor covered parking behind the street facade is strongly discouraged, and the window requirement will be enforced in all cases). *A diagram illustrating compliance with this standard shall be submitted with the Design Standard Checklist.*



Building Design: Form, Scale, and Context

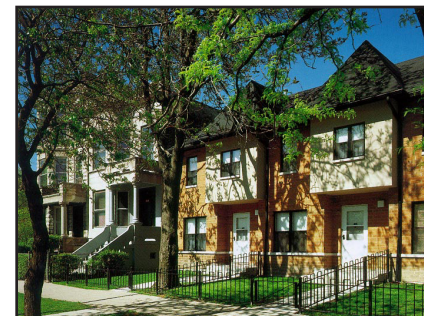
Intent:

To protect the architectural character and cohesiveness of existing neighborhoods.*

K.8 Buildings shall be built to the front yard setback line or further from the street than the minimum setback such that they reinforce the existing pattern on the street (average of adjacent properties). In the R-4, R-5 and R-6 zoning districts, the front yard setback may be reduced to fifteen (15) feet unless along a State Trunk Highway, major arterial or major collector street.



K.9 Multi-family buildings proposed for the Washburn Residential District, R-2 District, Traditional Neighborhood District, or that are in an R-3 to R-6 district that are on or across from any block that is currently made up of fifty (50) percent or more parcels that are zoned R1, shall not be more than fifteen (15) feet taller nor three (3) times larger in square footage than the nearest single-family residential dwellings.



K.10 Multi-family buildings within Historic Districts or adjacent to any designated historic building must attain approval from the Design Review Commission and from the Heritage Preservation Commission prior to the issuance of any building permit. The developer can appeal to the City Plan Commission if denied by the Heritage Preservation Commission.



** Neighborhood form, scale and context standards are not intended to apply where there is no established character or where character has been substantially altered by undesirable development (i.e. Modern multi-family housing buildings that do not meet or come close to these design standards, older housing stock that has been significantly altered from its original design or purpose, or was poorly designed, constructed or situated, and/or allowed to deteriorate, commercial development such as mini-warehouses or strip malls, parking lots, etc.).*

Building Entrances

Intent:

To promote resident safety.

To enliven the street.

To minimize noise and light near adjacent residential buildings.

To avoid the “sideways motel” appearance.

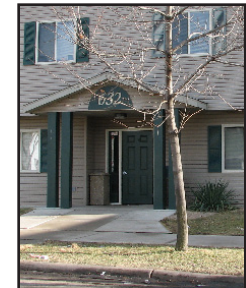
L.2 The primary entrance to the building shall be on the front elevation and the door shall face the street.



L.3 No building shall be allowed more than two entrances on any single façade (same façade plane) except in the case of row houses, wherein each 2-3 story unit is separated from neighboring units by a common wall. Where recesses and projections of entrances are used, more than two entrances may be permitted.



L.4 Building entrances shall be emphasized through projecting or recessing forms, detail, color or materials.



L.5 Main entrances shall be covered at least three (3) feet from the door. Entrance features may encroach into the front yard setback a maximum of three (3) feet.



M

Details, Trim & Windows

Intent:

To provide visual interest and architectural character.

M.2 All openings shall be articulated or appropriately trimmed through the use of materials such as shutters, flat or arched lintels, projecting sills, or surrounds.

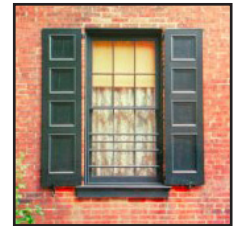
M.3 Exterior Windows and Doors

- (a) All windows shall be in keeping with the architectural character of the building.
- (b) All windows shall have an interior locking or securing mechanism.
- (c) All windows that open shall come with an insect resistant screen.
- (d) Glass block shall not count toward the twenty (20) percent of the window area.



M.4 Exterior Entry Doors

- (a) Exterior entry doors for individual units shall be residential in style (real or decorative styles, rails or panels), solid or insulated. If the door does not have a translucent window lower than five (5) feet, it shall have a security peephole.
- (b) All exterior doors shall have hardware matching the style of the building.
- (c) All exterior sliding glass doors shall have an insect resistant screen door.
- (d) Exterior entry doors for multiple units may be residential in style (real or decorative styles, rails or panels), solid or insulated, or may be commercial in style (glass).
- (e) If an exterior garage or accessory building entry door faces a street, alley or public sidewalk, the garage entry door shall be residential in style (real or decorative stiles, rails or panels)
- (f) Exterior sliding glass doors onto patios on the ground floor shall only be located on the sides and/or rear of the building. Exterior sliding glass doors onto balconies shall be permitted to be located on the front.



N

Roofs & Rooflines

Intent:

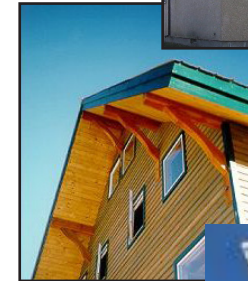
To provide visual interest and architectural character.

N.2 Roofs featuring gabled ends with a width greater than twenty-five (25) feet must have a minimum pitch of five-twelfths (5/12). Eaves shall extend at least twenty-four (24) inches beyond the exterior wall. Rakes shall extend at least twelve (12) inches beyond the exterior wall. If there are eaves, they must be eighteen (18) inches for a six-twelfths (6/12) pitch roof or less.

N.3 All buildings with pitched roofs featuring gable ends must have a minimum pitch of five-twelfths (5/12) and must feature one or more gables facing the street. Dormers may be used to meet this requirement. This provision shall not be construed to mean that hip roofs, gambrel roofs, mansard, colonial, or another roof style is not permitted so long as the roof pitch is appropriate to the architectural style of the building (e.g. prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.

N.4 Flat roofs are permitted, and must incorporate a parapet wall on all sides. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a “top”).

N.5 Large roofs shall be articulated with dormers, shifts in height, cupolas, eyebrows, chimneys, or other features that will minimize the apparent bulk of the building and provide character. A large roof is any roof with a ridgeline forty (40) feet or greater in length. If gutters or roof drains are used they cannot allow for drainage onto sidewalks or neighboring properties.



Exterior Materials

Intent:

To maintain neighborhood architectural character.

To encourage the use of attractive and high quality materials with low life-cycle costs.

- O.2 The use of identical materials on all sides of the building is encouraged, however higher-quality materials on street-facing facades and complementary materials on other facades is acceptable.
- O.3 Use of decorative accessories and trim in the form of frieze boards, vertical corner trim, drip caps, gable vents, shingles, shakes, are highly encouraged.
- O.4 Premium vinyl siding with a thickness of at least .044 is permitted. No vinyl j-channel shall be exposed or visible from the street. Vinyl less than .044 thick, plywood, chipboard, T1-11, asphalt siding, and smooth-faced concrete block are prohibited as exterior finish materials.
- O.5 Changes in color and materials should generally occur between horizontal bands and shall be used to clearly establish “base”, “middle”, and “top” portions of the building.
- O.6 Natural wood shall be painted or stained, unless it is cedar, redwood or some other naturally weather resistant species and is intended to be exposed. Treated wood shall be painted or stained.
- O.7 Colors and designs
 - (a) Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of the residents, designs and color shall be selected in general harmony with the overall existing neighborhood.
 - (b) Neutral or natural colors for the primary siding with brighter or darker colors for accent and trim that provide for a more interesting building and are cooler in the summer are preferred.
 - (c) Complementary multi-color and textured roofing materials that provide for a more interesting building and are cooler in the summer are preferred.
 - (d) Overall location on the lot and the exterior design shall be balanced and fit with the natural landscape of the lot and the general neighborhood.



P Garages

Intent:

To improve the visual impact of garages, carports and accessory buildings facing the street.

To prevent storage doors from facing the street.

To maximize pedestrian safety.

P.2 Street-facing garages are not permitted on lots served by an alley.

P.3 The cumulative length of all garage doors facing the street shall not exceed fifty (50) percent of the total length of the street-facing elevation unless architecturally justified.



P.4 Garages, carports and accessory buildings shall be architecturally compatible and be constructed of the same materials as the primary buildings.



P.5 Garages shall have at least one (1) window that contains no less than five-hundred and seventy-six (576) square inches per two (2) parking stalls.



P.6 Unattached garages shall have at least one (1) service door.



Building, Property, & Landscaping Maintenance

Intent:

To insure ongoing maintenance of buildings, property improvements and landscaping materials.

- R.2 All residential multifamily structures and buildings that are developed and constructed under this ordinance shall maintain the property through an ongoing maintenance program. The maintenance program is to include all exterior aspects of the development and includes but is not limited to parking lots, building mechanicals, service elements, resident amenities, landscaping, open space and plantings, wall and fences, stormwater facilities, exterior lighting, patios and decks, exterior finishes, windows, architectural details, and accessory structures.
- R.3 The project shall be maintained over the life of the development in a like-new condition with an on-going maintenance program and is subject to inspection by the City at any time. Failure to maintain the project may subject the property to fines as permitted under this Chapter.



MULTIFAMILY HOUSING DESIGN STANDARDS APPLICATION

Planning Department • Phone: (608) 789-7512 • Fax: (608) 789-7318
<http://www.cityoflacrosse.org> Planning@cityoflacrosse.org

Permit No:

Date:

Parcel No.:

STATUS:

OWNER	Name:				
	Address:				
	City:		State:		Zip Code:
	Phone: () -	Cell: () -	Fax: () -	Email:	

ARCHITECT CONTRACTOR	Name:				
	Address:				
	City:		State:		Zip Code:
	Phone () -	Cell: () -	Fax: () -	Email:	

PROJECT	Check one: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Remodel			
	Description of Work:			
	Pre-Application Meeting Date:			
	Applying for Exception: <input type="checkbox"/> No <input type="checkbox"/> Yes (include \$300 check for public notification)			

PROPERTY	Project Address:			
	Zoning District:		Parcel Number:	
	Address:		Address information same as property owner: <input type="checkbox"/>	
	City:	State:	Zip Code:	

OFFICE USE ONLY	Date Received	
	Review Date	
	Exception Check	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Required Info	<input type="checkbox"/> Architectural Plan <input type="checkbox"/> Site Plan <input type="checkbox"/> Exterior Light Fixture Locations <input type="checkbox"/> Photos <input type="checkbox"/> Street façade diagram <input type="checkbox"/> Design Standards Checklist/LEED Checklist <input type="checkbox"/> Landscaping Plan

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.46 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

 (PRINT) Architect/Engineer Name

 (PRINT) Owner Name

 Signature (Architect/Engineer) DATE

 Signature (Owner) DATE

Back of Application

DESIGN REVIEW CHECKLIST

The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked. Any elements that do not apply to your site or you are requesting an exception on, check the corresponding column and include notes. Items in italics are recommended actions but not required.

	YES	NO	N/A	NOTES
C.2 Parking stalls no closer to street than the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.3 No driveway to the street if lot has alley access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.4 Minimum of a 15' landscape buffer between the building and the parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.5 Parking is a minimum of 5' set back from all property lines (<i>except alley</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.6 Planting islands in parking lot with 12 spaces, and an extra planting island for every additional 20 spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.7 <i>In place of C.4, C.5, & C.6, the rear yard sets aside green space totaling 15% of lot</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.8 Buffers, setbacks, and planting islands may be used for stormwater infiltration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.9 There is pavement, concrete curb, and gutter in all parking areas with 8 or more spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.10 Minimum of one off-street parking space per bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.11 All parking spaces at least 8.5' by 17'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.12 Drive aisle meets minimum width requirement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.13 If at least 25% of paved areas uses paving blocks, parking increased by no more than 5%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.14 Parking lots on same lot as principle structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.15 Techniques used along edges and parking edges to prevent motor vehicles on grass areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16a Parking lot snow storage area(s) designated in parking lot and/or green space buffers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16b Snow storage area(s) are not within the required outdoor recreational space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16c Snow Storage area(s) are not located near parking entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.17 Light-colored and/or reflective surfaces coatings for parking lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.18 Low-impact paving materials and methods used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.19 Porous paving materials use to reduce stormwater runoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.2 Pedestrian routes designated and paved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.3 Pedestrian routes use concrete or other approved material (<i>no asphalt or similar material</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D.4 Pedestrian routes use porous paving material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.2 Site and building plans show all required items	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.3 No service, utility, or mechanical features within 10' of building front (<i>except mailboxes</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.4 Trash and recycling containers screened	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.5 Trash and ash cans at each entrance serving 2 or more units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6a Heating appliances are located inside the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6b High energy gas appliances' intakes and exhaust vents located on the side or rear away from sidewalks, trees, & shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6c Window-mounted air conditioners are not located in windows facing the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6d "Magic Pak" air conditioner/heat pump units on street facing facades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6e Wall-mounted air conditioners facing the street are masked or blend in with the exterior siding and finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
E.6f	Heat pumps or air conditioners located on the ground are on one side or the rear of the building and are screened	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6g	Heat pumps or air conditioners located on the roof are one side or the rear of the building and are screened	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7a	One bike parking space provided for every three bedrooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7b	Bicycle parking (<i>accommodating four bicycles</i>) is at least 9' by 6' or 54 sq.ft. and increase by the same ratio for any additional bike parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7c	Exterior bicycle parking are either ribbon racks or bike racks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7d	Exterior bike parking areas is located inside/near building entries that is well-lit and not in the front yard or placed to interfere with pedestrian circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7f	Bikes are not stored, locked, or chained on decks, patios, fences, or any other exterior locations other than in bike racks designed for bicycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.7g	Bicycle parking areas uses porous pavers (<i>except the bike rack base is concrete</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.8	No outdoor vending machines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.2	Landscape plan addresses all parts of the parcel and indicates maintenance requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3a	At least one shade tree per 40 linear feet of lot frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3b	At least one tree placed in the boulevard per 40 linear feet of lot frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.3c	At least one tree and 10 shrubs per 600 sq. ft. of landscaped area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.4	Plant size minimum standards have been met in landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.5	Boulevard tree species are from the City's approved list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.6	No <i>Poplar, Box Elder, Catalpa, Mountain Ash, Willows, Birch, Conifers, Hackberry, or Elm</i> trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.7	Existing healthy trees are preserved and indicated in landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.8	Landscaping reinforces pedestrian routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.9	Parking areas screened from street by shrubs or by other natural landscape screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.10	Required sq. ft. of outdoor recreational area on ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.11	Building(s) designed to create usable open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.2a	Walls and fences in the front yard do not exceed 4' in height above the finished grade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.2b	Walls and fences follow the height restrictions in the side and back yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.2c	Any fence & retaining wall in the front yard setback that exceed 4' in height has a fence that is least 50% transparent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.3a	Wall and fence materials coordinated with building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.3b	Green treated lumber fences are stained or painted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.3c	Plastic coated chain link fences are not in the front yard or side yard on corner lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.3d	Walls constructed with smooth faced concrete bricks/blocks are covered by brick or some other decorative block or dimensional material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

YES NO N/A NOTES

	YES	NO	N/A	NOTES
G.4 Fences over 4' in height and/or 50' in length provide a variety of articulation and include at least one of the following elements: changes in plane, expression of structure, variation of material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.2 Stormwater Management and Erosion Control Plan coordinates with Landscape and Open Space Plan and designed by a RLA, Architect, or PE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.3 Parking lots with 3 or more spaces direct 80% of water to on-site infiltration basin or rain garden and equals at least 10% of impervious parking and drive area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.4 Stormwater is not discharged across sidewalks or neighboring parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.5 100% of water from 2-year storm infiltrated on-site (20,000 SF+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H.6 Stormwater facilities designed to enhance appearance of site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.2 Exterior lights are residential models and spec sheets are submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.3 Uniform outdoor pedestrian lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.4 Parking lot light fixtures no higher than 16' above ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.5 All fixtures are full-cut-off design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.6 Overhead light sources not visible from property line w/ 0.5 HFC 25 ft. from property line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.7 Lighting levels for parking lot and pedestrian routes are met	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.8 Exterior entries and garages are designed to have exterior lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.9 Exterior lighting has automatic controls to allow for house number(s) to be visible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.10 Exterior lighting along sidewalks and along/inside of parking lots have automatic controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I.11 Motion sensor lights, if used, meet the desired standards (≤ 16 ft. above ground, ≤ 2 150 Watts ea., $\geq 30^\circ$ downward angle, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.2 Balconies/patios facing the street are incorporated into the architectural facade of the building and does not encroach the building setback area by more than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.3 No ground level patios/decks facing the street unless landscaped screening is present on at least 2 sides of the patio/deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.4 Any exterior stairs leading to a deck or balcony is entirely in the rear yard; any exterior corridors must not be visible from the street, must be within the building footprint and must be covered by the building's roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
J.5 Minimum 42" wall or railing for rooftop patio/deck; only outdoor furniture permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.2 Building plans approved by AIA architect (50,000+ cubic feet)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.3 Photos of at least 4 street views of nearby blocks submitted with this checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.4 Building design provides human scale, interest, and variety using at least one of the following methods: variation in building form, diversity of windows, emphasis of building entries, and/or variation of materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.5 Technique(s) used to minimize apparent height (3+ stories)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
K.6	If the building is more than 50% wider than adjacent building, one of the following techniques shall be used to minimize the apparent width: articulate the facade with projections or bays, and/or use architectural elements such as porches, bay windows, and covered entries			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.6+	The total area of windows and doors on the street facing facade(s), including trim, shall not be less than the twenty (20) percent of the total facade minus gable			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.7	Windows and door area on street facade at least 20% of total facade (<i>excluding gables</i>); diagram illustrating compliance submitted with this checklist			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.8	Building built to front setback line or follow existing pattern (<i>avg of adjacent properties</i>)			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.9	The building's square footage is less than three times as large as nearest single family residence and is no more than 15' taller (<i>Washburn Res. District, R-2 District, TND, or in R-3 to R-6 Districts w/ 50%+ parcels zoned R-1</i>)			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.10	Received DRC review and approval prior to submittal to the Heritage Preservation Commission for its review and approval (<i>Historic Districts or adjacent to any designated historic building</i>)			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.2	Primary entrance is on front elevation and faces street			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.3	No more than two entrances per facade (<i>except in row houses, and in that case, row house entrance requirements are met</i>)			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.4	Building entrances emphasized			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.5	Main entrances covered at least 3 feet			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.2	All wall openings articulated			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3a	Windows keep with the architectural character of the building			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3b	Windows have an interior locking or securing mechanism			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3c	Windows that open come with an insect resistant screen			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4a	Exterior entry doors for individual units are residential in style and are solid or insulated; if there is not a translucent window lower than 5', it must have a security peephole			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4b	Exterior doors have hardware matching the style of the building			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4c	Sliding doors have an insect resistant screen door			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4e	If a garage or accessory building entry door faces a street, alley or public sidewalk it is residential in style			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4f	No sliding doors onto patios on the front facade			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.2	Gable ends 25' or wider have at least a 5/12 pitch with eaves extend 24" and rakes extend 12" beyond exterior wall; if there are eaves, they must be 18" for a 6/12 pitch roof or less			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.3	Pitched roofs at least 5/12 pitch and at least one gable facing street			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.4	Flat roofs use parapet walls with appropriate details			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.5	Large roof, ≥forty (40) ft., articulated with features to minimize apparent bulk: dormers, shifts in height, cupolas, eyebrows, chimneys, or other features			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.5+	Stormwater from gutters or roof drains do not drain onto sidewalks or neighboring properties.			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
O.2 The use of identical materials on all sides of building or higher quality materials on street facing facade(s) and complementary materials on non-street sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.3 Use of decorative accessories and trim in the form of frieze boards, vertical corner trim, drip caps, gable vents, shingles, and shakes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.4 Exterior finish materials do not include vinyl less than 0.44 thick, plywood, chipboard, T1-11, asphalt siding, or smooth-faced concrete block	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.5 Changes in color and materials occur between horizontal bands to establish "base", "middle," and "top," of building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.6 Natural wood is painted or stained (except cedar, redwood, or other naturally weather resistant species & is intended to be exposed); treated wood is painted or stained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7a Color and design is in general harmony with the overall existing neighborhood and energy use conscious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7b Neutral or natural colors used for primary siding with brighter or darker colors for accent and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7c Complimentary multi-color and textured roofing materials that are interesting and cooler in summer months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7d Location on the lot and exterior design is balanced and fits with the natural landscape of the lot and the general neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.2 No street-facing garages on lot served by alley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.3 Total width of garage doors facing street \leq 50% of building width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.4 Garages, carports, & accessory buildings are architecturally compatible and use the same finish materials as the primary building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.5 Garages have at least one window, containing no less than 576 square inches per 2 stalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.6 Unattached garages shall have at least one service door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Q.2 Soundproofing used in all shared interior walls and floors and have a STC that meet sec. 1207 of the IBC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Q.3 Buildings and sites qualify for LEED for Homes certification (30 of the possible 108 points on checklist)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
R.2 Long-term maintenance program for all exterior aspects of development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Back of Design Review Checklist



LEED 2009 for Existing Buildings: Operations & Maintenance

Project Checklist

Project Name

Date

Sustainable Sites Possible Points: 26

Y	N	?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	LEED Certified Design and Construction	4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Building Exterior and Hardscape Management Plan	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Integrated Pest Mgmt, Erosion Control, and Landscape Mgmt Plan	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Alternative Commuting Transportation	3 to 15
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Site Development—Protect or Restore Open Habitat	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Stormwater Quantity Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Heat Island Reduction—Non-Roof	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Heat Island Reduction—Roof	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8	Light Pollution Reduction	1

Water Efficiency Possible Points: 14

Y	N	?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Minimum Indoor Plumbing Fixture and Fitting Efficiency	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Water Performance Measurement	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Additional Indoor Plumbing Fixture and Fitting Efficiency	1 to 5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Water Efficient Landscaping	1 to 5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Cooling Tower Water Management—Chemical Management	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Cooling Tower Water Management—Non-Potable Water Source Use	1

Energy and Atmosphere Possible Points: 35

Y	N	?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Energy Efficiency Best Management Practices	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Minimum Energy Efficiency Performance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 3	Fundamental Refrigerant Management	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Optimize Energy Efficiency Performance	1 to 18
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	Existing Building Commissioning—Investigation and Analysis	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	Existing Building Commissioning—Implementation	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.3	Existing Building Commissioning—Ongoing Commissioning	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Performance Measurement—Building Automation System	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Performance Measurement—System-Level Metering	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	On-site and Off-site Renewable Energy	1 to 6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Enhanced Refrigerant Management	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Emissions Reduction Reporting	1

Materials and Resources Possible Points: 10

Y	N	?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Sustainable Purchasing Policy	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Solid Waste Management Policy	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Sustainable Purchasing—Ongoing Consumables	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	Sustainable Purchasing—Electric	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	Sustainable Purchasing—Furniture	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Sustainable Purchasing—Facility Alterations and Additions	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Sustainable Purchasing—Reduced Mercury in Lamps	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Sustainable Purchasing—Food	1

Materials and Resources, Continued

Y	N	?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Solid Waste Management—Waste Stream Audit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Solid Waste Management—Ongoing Consumables	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8	Solid Waste Management—Durable Goods	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 9	Solid Waste Management—Facility Alterations and Additions	1

Indoor Environmental Quality Possible Points: 15

Y	N	?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Minimum IAQ Performance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 3	Green Cleaning Policy	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	IAQ Best Mgmt Practices—IAQ Management Program	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	IAQ Best Mgmt Practices—Outdoor Air	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	IAQ Best Mgmt Practices—Increased Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	IAQ Best Mgmt Practices—Reduce Particulates in Air Distribution	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.5	IAQ Mgmt Plan—IAQ Mgmt for Facility Alterations and Additions	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	Occupant Comfort—Occupant Survey	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	Controllability of Systems—Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.3	Occupant Comfort—Thermal Comfort Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.4	Daylight and Views	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Green Cleaning—High Performance Cleaning Program	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Green Cleaning—Custodial Effectiveness Assessment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.3	Green Cleaning—Sustainable Cleaning Products, Materials Purchases	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.4	Green Cleaning—Sustainable Cleaning Equipment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.5	Green Cleaning—Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.6	Green Cleaning—Indoor Integrated Pest Management	1

Innovation in Operations Possible Points: 6

Y	N	?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Operations: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Operations: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Operations: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Operations: Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED Accredited Professional	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Documenting Sustainable Building Cost Impacts	1

Regional Priority Credits Possible Points: 4

Y	N	?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Regional Priority: Specific Credit	1

Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name

Date

Sustainable Sites Possible Points: 26

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Construction Activity Pollution Prevention	
<input type="checkbox"/>			Credit 1	Site Selection	1
<input type="checkbox"/>			Credit 2	Development Density and Community Connectivity	5
<input type="checkbox"/>			Credit 3	Brownfield Redevelopment	1
<input type="checkbox"/>			Credit 4.1	Alternative Transportation—Public Transportation Access	6
<input type="checkbox"/>			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
<input type="checkbox"/>			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
<input type="checkbox"/>			Credit 4.4	Alternative Transportation—Parking Capacity	2
<input type="checkbox"/>			Credit 5.1	Site Development—Protect or Restore Habitat	1
<input type="checkbox"/>			Credit 5.2	Site Development—Maximize Open Space	1
<input type="checkbox"/>			Credit 6.1	Stormwater Design—Quantity Control	1
<input type="checkbox"/>			Credit 6.2	Stormwater Design—Quality Control	1
<input type="checkbox"/>			Credit 7.1	Heat Island Effect—Non-roof	1
<input type="checkbox"/>			Credit 7.2	Heat Island Effect—Roof	1
<input type="checkbox"/>			Credit 8	Light Pollution Reduction	1

Water Efficiency Possible Points: 10

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Water Use Reduction—20% Reduction	
<input type="checkbox"/>			Credit 1	Water Efficient Landscaping	2 to 4
<input type="checkbox"/>			Credit 2	Innovative Wastewater Technologies	2
<input type="checkbox"/>			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere Possible Points: 35

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Fundamental Commissioning of Building Energy Systems	
<input checked="" type="checkbox"/>			Prereq 2	Minimum Energy Performance	
<input checked="" type="checkbox"/>			Prereq 3	Fundamental Refrigerant Management	
<input type="checkbox"/>			Credit 1	Optimize Energy Performance	1 to 19
<input type="checkbox"/>			Credit 2	On-Site Renewable Energy	1 to 7
<input type="checkbox"/>			Credit 3	Enhanced Commissioning	2
<input type="checkbox"/>			Credit 4	Enhanced Refrigerant Management	2
<input type="checkbox"/>			Credit 5	Measurement and Verification	3
<input type="checkbox"/>			Credit 6	Green Power	2

Materials and Resources Possible Points: 14

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Storage and Collection of Recyclables	
<input type="checkbox"/>			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
<input type="checkbox"/>			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/>			Credit 2	Construction Waste Management	1 to 2
<input type="checkbox"/>			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
<input type="checkbox"/>			Credit 4	Recycled Content	1 to 2
<input type="checkbox"/>			Credit 5	Regional Materials	1 to 2
<input type="checkbox"/>			Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>			Credit 7	Certified Wood	1

Indoor Environmental Quality Possible Points: 15

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Minimum Indoor Air Quality Performance	
<input checked="" type="checkbox"/>			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
<input type="checkbox"/>			Credit 1	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/>			Credit 2	Increased Ventilation	1
<input type="checkbox"/>			Credit 3.1	Construction IAQ Management Plan—During Construction	1
<input type="checkbox"/>			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
<input type="checkbox"/>			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input type="checkbox"/>			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input type="checkbox"/>			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input type="checkbox"/>			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input type="checkbox"/>			Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>			Credit 6.1	Controllability of Systems—Lighting	1
<input type="checkbox"/>			Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input type="checkbox"/>			Credit 7.1	Thermal Comfort—Design	1
<input type="checkbox"/>			Credit 7.2	Thermal Comfort—Verification	1
<input type="checkbox"/>			Credit 8.1	Daylight and Views—Daylight	1
<input type="checkbox"/>			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process Possible Points: 6

Y	N	?			
<input type="checkbox"/>			Credit 1.1	Innovation in Design: Specific Title	1
<input type="checkbox"/>			Credit 1.2	Innovation in Design: Specific Title	1
<input type="checkbox"/>			Credit 1.3	Innovation in Design: Specific Title	1
<input type="checkbox"/>			Credit 1.4	Innovation in Design: Specific Title	1
<input type="checkbox"/>			Credit 1.5	Innovation in Design: Specific Title	1
<input type="checkbox"/>			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

Y	N	?			
<input type="checkbox"/>			Credit 1.1	Regional Priority: Specific Credit	1
<input type="checkbox"/>			Credit 1.2	Regional Priority: Specific Credit	1
<input type="checkbox"/>			Credit 1.3	Regional Priority: Specific Credit	1
<input type="checkbox"/>			Credit 1.4	Regional Priority: Specific Credit	1

Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Notes

THIS PROJECT WAS SUPPORTED BY THE CITY OF LA CROSSE PLANNING DEPARTMENT AND
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT.

ENERGY SAVINGS IN NEW CONSTRUCTION

The City of La Crosse has a goal to achieve carbon neutrality by 2050, achieved through increased building energy efficiency, more renewable energy in our community, and electric vehicle opportunities. The application for your development presents an opportunity for you to incorporate cost savings and clean energy, and help the City of La Crosse achieve these goals.



Energy Efficiency

Your project may be a good candidate for Focus on Energy's New Construction program. It offers free assistance to help you build efficiency into your design, maximize rebate opportunities for energy-efficient equipment, and drive year-over-year costs savings. The program is most beneficial when it is aligned with your design phase, so it is important to apply early in the process before much design work has been completed.

To learn more, visit focusonenergy.com/NewConstruction or contact NewConstruction@focusonenergy.com.



Renewable Energy

If you are interested in integrating renewable electricity into your project, Xcel Energy's Net Energy Metering program is a good option for on-site solar installations. You can find out if your property might be suitable for on-site solar using Google's Project Sunroof at google.com/sunroof. Focus on Energy also offers financial incentives to offset solar installation costs.

If your site or building isn't well suited for solar or you're not looking to invest in equipment, you can subscribe to renewable energy and reduce your building's carbon footprint.

Learn more about your options at xcelenergy.com/Renewables and focusonenergy.com/Renewables.



Electric Vehicle Charging

Consider integrating electric vehicle charging into your project's parking structure with Xcel Energy's comprehensive support and free services to business customers who are looking to offer public charging to attract EV owners.

To learn more, visit xcelenergy.com/CommercialEVs or contact ElectricVehicles@xcelenergy.com.

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An Xcel Energy Community Collaboration