



December 3, 2019

Scott Morgan, Deputy Director of Administration, State Clearinghouse Director
Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

Subject: California Northstate University Medical Center Project – LEED and Transportation Demand Management Plan Commitment

Dear Mr. Morgan:

I am writing to inform the Governor's Office of Planning and Research that California Northstate University (CNU) has submitted an Application for the California Northstate University Medical Center Project (Project) seeking certification of the Project as an Environmental Leadership Development Project (ELDP) pursuant to AB 900, the Jobs and Economic Improvement through Environmental Leadership Act of 2011, as amended effective January 1, 2018, and codified in Public Resources Code Section 21178 et. seq.

As part of its Application, CNU commits to meeting the following requirements:

- ▶ CNU agrees to a binding commitment to delay operating the Project until it receives LEED Gold certification or better as required under Public Resources Code Section 21180(b). A Gold level certification target under the LEED rating system for Healthcare version 4 will encourage design and construction decisions meant to protect surrounding ecosystems, reduce energy use, water use, and GHG emissions, create healthier indoor environments, and promote environmental- and health-conscious sourcing of construction materials, all through an integrated design process.

Achieving LEED Gold certification requires obtaining at least 60 points in eight categories: Integrative Process, Location & Transportation, Sustainable Sites, Energy & Atmosphere, Water Efficiency, Materials & Resources, Indoor Environmental Quality, Innovation, and Regional Priority. The result is a positive impact on resource conservation, the built environment, and the local community.

LEED provides a level of flexibility for a project to choose the exact credits and project features. At the time of this Application, the exact LEED credits and project features that will be selected to achieve LEED Gold certification have not yet been finalized. However, some of the design features that are anticipated for contributing to the achievement of LEED Gold certification are listed below under their respective LEED categories:

Integrative Process

- ▶ The design team studied energy and water strategies during early design phases and held a four-hour-long integrated design team charrette, including the architect, owner, LEED consultant, and designers from lighting, MEP, civil, landscape, and structural scopes of work.

Location & Transportation

- ▶ The Project is located on a previously developed site.
- ▶ The campus will provide bicycle storage and shower facilities.
- ▶ Parking for the new building will have preferred parking areas for electric vehicles and charging infrastructure. This would include 166 electric vehicle parking spaces with chargers.

Sustainable Sites

- ▶ The sponsor plans to offset the development area with an off-site habitat protection project.

- ▶ Low-impact development rainwater management strategies will be used to manage runoff from the developed site for the 95th percentile of regional or local rainfall events.
- ▶ Rooftops and landscaping will use light colored materials meeting solar reflectance and low albedo requirements to reduce heat island effects.
- ▶ Exterior lighting will be directed downwards and shielded to prevent excessive light pollution.
- ▶ The new building includes access for patients, visitors, and staff to outdoor landscaped areas that serve as places of respite.

Water Efficiency

- ▶ Reduction of water use by 30-40 percent compared to a typical healthcare development will be achieved through the use of low-flow fixtures, cooling tower efficiency, and drought-tolerant landscaping.
- ▶ Water metering to track highest demand end uses will help maintenance and operations staff detect malfunctions.

Energy and Atmosphere

- ▶ Reduction of energy use by 7 percent compared to a typical healthcare development will be achieved through the use of higher efficiency condensing boilers, variable frequency drives (VFD) cooling tower fan controls, light-emitting diode (LED) lighting, and other energy conservation measures.
- ▶ Integrated rooftop photovoltaic panels will be used to produce on-site renewable energy.
- ▶ Enhanced commissioning will be used to verify installed systems are working as intended upon construction completion and start-up of operations.

Materials & Resources:

- ▶ Construction and demolition waste management strategies will be used to divert at least 50 percent of total construction and demolition materials from landfills.
- ▶ Whole building life-cycle assessment will be conducted to help identify strategies to reduce environmental impacts embodied in materials, such as reducing the amount of cement in concrete.
- ▶ Several building product disclosure documents will be included in the materials specifications.
- ▶ All LED lighting eliminates potential mercury contamination, while lead, copper, and cadmium will be avoided except where necessary for radiation and magnetic resonance imaging (MRI) shielding.
- ▶ Partitions, casework, and spaces will be designed for future flexibility.

Indoor Environmental Quality

- ▶ Low-emitting materials will be installed.
- ▶ Indoor air quality will be regularly tested.
- ▶ High level of individual controls will be used to provide lighting and thermal comfort for patients and staff.
- ▶ High number of patient rooms will offer quality views.

Innovation

- ▶ The Project team will select many credits from among the Innovation Catalog, Pilot Credits Catalog, or other innovative project design or construction achievements to improve environmental performance.

Regional Priority

- ▶ Extra points awarded for strategies that warrant extra consideration, due to a project design addressing local stresses on the environment, include:
 - Sourcing of raw materials
 - Rainwater management
 - Outdoor water use reduction
 - Indoor water use reduction
- ▶ CNU commits to meeting the requirement set forth in Public Resources Code Section 21183(c), which requires that the Project demonstrate that it will achieve at least 15 percent greater transportation efficiency than comparable projects in the City in the following manner:
 1. Prior issuance of building permits, the Applicant shall develop and submit a TDM Plan to the City of Elk Grove for review. The TDM Plan shall be reviewed by City staff and finalized and approved prior to certificate of occupancy issuance.
 2. The TDM Plan shall be developed according to the City of Elk Grove Transportation Demand Management Plan Guidelines; and thus, shall comply with the following requirements:

Measure Requirements. Each measure is described in a level of detail which allows the applicant to adhere to the requirements of the measure while providing flexibility for implementation for individual projects. The measure includes a description of the transportation amenity being provided, the amount/frequency of this amenity, and the property owner's responsibilities.

Compliance Requirements. Compliance information is provided that specifies the required actions and obligations of the applicant or property owner's for compliance with the TDM measure during the development review phase of the project.

TDM Plan Requirements. To develop a successful TDM strategy, a TDM Plan should include a variety of measures which work in conjunction to form a comprehensive strategy. The TDM Guidelines include a variety of both required and optional measures to be included in the final TDM Plan. The required measure shall be included in all TDM Plans submitted to the City. Each optional TDM measure is assigned a point value based on its importance and effectiveness. **The TDM Plan submitted by the Applicant to the City shall include all required measures and a set of optional measures that total a minimum of 28 points, as detailed in the AB 900 Transportation Analysis for the Project conducted by Fehr & Peers (see Appendix B of the application).** The City already requires a 15 reduction in local commute traffic that would apply to comparable projects located in the City as part of its TDM requirements. With implementation of the proposed TDM Plan, the proposed Project will commit to at least a 30 percent transportation efficiency to achieve a 15 percent or greater transportation efficiency than a comparable project located in the City.

TDM Plan Annual Progress Report. The CNU TDM coordinator is required to submit annual progress reports on implementation of the TDM Plan beginning one year after the date of TDM Plan approval by the City. If the responsible party fails to submit an annual report demonstrating implementation of the TDM Plan within sixty days following the established date for annual report submittal, an administrative citation will be issued pursuant to Elk Grove Municipal Code Chapter 1.12. Projects which have made a good faith effort to carry out the provisions of the plan as determined by the TDM administrator and/or

have achieved significant VMT reductions shall be recognized for their accomplishments by the City. The required items to be included in the Annual Progress Report are:

1. Contact information of TDM coordinator
 2. Sample of marketing materials provided to new employees about the TDM program
 3. Number of employees participating in each TDM measure offered to employees
 4. Commute mode share of employees at the project site
 5. Other information demonstrating implementation of specific TDM measures
3. The following TDM measures were accounted for in the AB 900 Application for the purposes of increasing transportation efficiency; and thus, at a minimum, shall be implemented and are included as commitments in this letter.
- a. Transportation Marketing Services
 - b. Short-Term Bicycle Parking
 - c. Long-Term Bicycle Parking
 - d. Improved Access to Bike Network
 - e. Showers and Locker Rooms
 - f. On-Site Café
 - g. Subsidized Transit Passes
 - h. Shuttle Bus Service
 - i. Carpooling Program
 - j. Guaranteed Ride Home
 - k. Parking Cash Out Program

The TDM Plan commitments outlined in this letter will be incorporated into the Project's Environmental Impact Report (EIR) as Project design features or mitigation measures. The Applicant shall agree to comply with all Project design features and mitigation measures contained in the EIR through the Project's Mitigation Monitoring and Reporting Program, which represents a binding and enforceable agreement with the lead agency, the City of Elk Grove.

Sincerely,



Alvin Cheung, PharmD, MHSA
President & CEO
California Northstate University, LLC

cc: Sarah Kirchgessner, City of Elk Grove