EXHIBIT B

Menomonee River Valley Sustainable Design Guidelines Evaluation Form
East End Development Incentive Zone

Additional Information & Technical Resources Found at www.renewthevalley.org/design

		I. SITE DESIGN	Maximum Value	Project Value
1 Site Analysis & Planning				
☐	A.	Design all parking facilities and open spaces to work together to manage stormwater, create connections to the river and Hank Aaron State Trail and improve the aesthetics of your site.	Required	
☐	B.	Maintain a ratio of total gross floor area to total lot area of no less than 25% for initial site build-out.	Required	
☐	C.	Build to street-fronting property lines, or to the setback of neighboring buildings. When buildings cannot be at property lines, minimize parking along the street frontage.	Required	
☐	D.	Maintain a waterfront setback of at least 25 feet from the Menomonee River and/or South Menomonee Canal.	Required	
☐	E.	From the outset of the development project, integrate site, landscape and soil needs into architectural and construction sequences.	1	
☐	F.	Do not construct within ten feet of any interior side lot line of the property.	1	
☐	G.	Attach signage to a vertical surface of the building or to a ground-mounted base. Do not post signs other than corporate identification signs, directional and educational or interpretive signs.	1	
☐	H.	Where feasible, install utility lines underground.	1	
2 Stormwater Management				
☐	A.	Design your stormwater treatment system to avoid the direct concentrated discharge of stormwater into the river or canals.	Required	
☐	B.	Design your stormwater conveyance system to use a connected series of vegetated swales and channels for stormwater infiltration in place of enclosed storm sewers.	1	
☐	C.	Design landscape planting materials, soils and sub-soils for infiltration and evapotranspiration of rainwater. Note that soils and subsoils placed above a remedial cap can serve to store and evapotranspire collected stormwater.	1	
☐	D.	Use drought resistant plantings, eliminating irrigation other than collected rainwater.	1	
3 Natural Landscape				
☐	A.	Landscape all open areas, except those required for driveways, parking, or walks, not later than 6 months after occupancy.	Required	
☐	B.	Use deciduous shade trees, vegetative cover and exterior structures such as louvers, arbors and trellises to provide 30% shade over non-roof impervious areas within 5 years.	Required	
☐	C.	Specify native plant and tree species for at least 80% of planted area.	Required	
☐	D.	Where rooting area will be limited, use strategies such as connected planting beds, rooting breakouts under parking, or walkways floating on root-permeable soils to extend rooting space and increase plant vigor. Establish engineering specifications for these strategies, drainage patterns, and installation of structural soils as part of the building design and site grading plans.	1	
☐	E.	Use Integrated Pest Management practices and appropriate plantings to eliminate the use of pesticides, herbicides and fertilizers.	1	

4 Parking and Transportation

☐	A. Provide a buffer of native plantings between parking areas and the river edge.	Required	
☐	B. Locate truck loading berths at the side or rear of the building.	Required	
☐	C. Encourage transportation alternatives for employees and visitors by providing: • Bicycle racks and employee shower/changing facilities. Free bike racks are available from the City of Milwaukee. • Pleasant, safe and accessible walkways. • Preferred parking for carpools.	1	
☐	D. Do not locate parking or waste facilities within 10 feet of the front line of the property, and screen these areas from view. Contain all refuse in an appropriate receptacle further enclosed by a 6-foot fence of solid material.	1	
☐	E. Provide no more than two drive openings, and provide appropriate traffic control measures at all entrances to public rights-of-way.	1	
☐	F. Include future on-street and shared parking resources in parking calculations. Minimize parking stall dimensions to 9' x 18', as smaller stalls will decrease the parking lot size and allow for a larger building footprint.	1	
☐	G. Use concrete pavement rather than asphalt where possible to keep parking areas cool.	1	
☐	H. Incorporate green spaces into parking areas to minimize large expanses of concrete.	1	

5 Site Lighting

☐	A. Provide site lighting appropriate for the security needs of the site while maintaining an overall "low-lighting profile" for the complex.	1	
☐	B. Use high efficiency lighting (metal halide or high pressure sodium lamps) with low cut off angles and down-lighting for landscaping.	1	
☐	C. Utilize reflective-type lighting fixtures to reduce or eliminate glare and provide safer, more human-scaled nightscapes.	1	
☐	D. Allow zero direct-beam exterior lighting at the property line.	1	
☐	E. To reduce dependence on high-wattage electrical lighting at night, use light colored or reflective edges along driveways or walkways.	1	

		II. Building Design & Energy Use	Maximum Value	Project Value
1 Building Design				
☐	A.	Ensure that the scale and design of new buildings are compatible with adjacent buildings. At pedestrian areas of the building, use awnings, landscaping, windows and doors to lower the scale of the building.	Required	
☐	B.	Design a principal façade and obvious entrance parallel to the street edge. Do not face blank walls towards public streets.	Required	
☐	C.	Screen sources of mechanical noise, odors and loading operations from public open space areas and adjacent properties.	Required	
☐	D.	Utilize brick (reclaimed or new), architectural pre-cast concrete panels, decorative concrete block or cut stone. Corrugated sheet metal, vinyl siding, reflective glass and imitation stone siding are discouraged.	1	
☐	E.	Locate utility meters and exhaust vents on the side or rear of building.	1	
☐	F.	Screen or locate roof-top mechanical equipment so it is not visible from the street.	1	
☐	G.	Design to accommodate areas for recycling of waste materials throughout the facility and provide a centralized ground-floor location for collection and storage of recyclables.	1	
☐	H.	Where possible, orient buildings along an east-west axis for maximum daylighting benefits.	1	
2 Energy Efficiency				
☐	A.	Design for energy performance that improves upon State of Wisconsin Energy Code by 25%, and demonstrate energy efficiency using hourly simulation tools. Consider the following strategies to help achieve this objective: • Group spaces for similar functions or requirements to concentrate similar heating and cooling demands, and use non-program spaces as climate buffers. • Use thermal mass such as masonry or concrete to moderate interior temperatures and to achieve desired R-value in foundation, walls and roof. • Design air-lock entrances to reduce heat loss or gain. • Use Energy Star Roof-compliant, high reflectance and high emissivity roofing to reduce heat retention in summer, unless using a green roof.	Required	
☐	B.	Specify Energy Star equipment and appliances.	1	
3 Daylighting and Interior Lighting				
	A.	Maximize daylight in your building through the appropriate use of the following strategies:		
☐	i.	Maximize window height, and use roof monitors, clerestory windows, skylights, and light pipe technology to transmit light to spaces not reachable by other means.	1	
☐	ii.	Balance glazing color for view, daylight and energy performance. Note that City of Milwaukee zoning ordinance requires that street level glazing must be at least 65% transparent.	1	
☐	iii.	Use interior windows, light shelves and low partitions to bring daylight deeper into the space, manage glare, and balance light levels.	1	
☐	iv.	Use south-facing windows with appropriate overhangs to reduce summer sun and admit winter sun.	1	
	B.	Supplement daylighting with efficient electric light distribution that improves visual quality while reducing electricity use through the appropriate use of the following strategies:		
☐	i.	Rely on low ambient lighting levels for general illumination (predominantly light reflected from the ceiling where achievable) boosted by energy efficient, flexible task lighting. For general office space and non-critical manufacturing task areas, consider achieving a lighting power density (LPD) goal of between 0.8 and 1.0 watts/ft2.	1	
☐	ii.	Use high efficiency lamps and luminaires with electronic ballasts.	1	
☐	iii.	Employ efficiency-based controls such as dimmers, occupancy sensors, and lumen maintenance controls.	1	
☐	iv.	Wire luminaires parallel to walls with windows so they can be dimmed or turned off by row.	1	

4 Alternative Energy

☐	A.	Purchase power generated from renewable sources (solar, wind, biomass, or low impact hydro sources) through We Energies' Energy for Tomorrow Program.	1	

5 Building Commissioning (Quality Control)

☐	A.	Contract with an independent commissioning authority from the beginning of the design process to review design options and expected operation of building and its component systems.	1	
☐	B.	Have commissioning agent train building staff to operate and maintain the building.	1	
☐	C.	Ensure that energy measures are installed and properly operating one year after completion of construction.	1	
☐	D.	Use long-term continuous measurement of performance for building and site systems.	1	

III. Materials & Resources		Maximum Value	Project Value
1 Exterior and Interior Materials			
☐	A. Use Wisconsin Green Building Alliance's Wisconsin Built Directory to locate sources of the following building materials, and achieve the following goals: • Use 25% materials with post-consumer and post-industrial recycled content. • Use 20% materials and products that are manufactured within a radius of 500-mile radius. • Specify US Forest Stewardship Council-certified wood-based materials and products for 25% of all wood used in the project.	Required	
☐	B. Specify mold- and moisture-inhibiting construction materials.	1	
☐	C. Use low-VOC sealants and adhesives.	1	
☐	D. Use paints and coatings that are certified by Green Seal for VOC and chemical component limits. Use carpet systems that meet the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.	1	
☐	E. Use composite wood and agrifiber products that do not contain added urea-formaldehyde resins. Specify building materials (e.g. insulation, carpet pad) that do not use CFC's or HCFC's as foaming agents or in other parts of the manufacturing products.	1	
☐	F. Use CFC-free HVAC&R equipment.	1	
2 Water Conservation			
	A. Employ whole-building design strategies and use the following high-efficiency plumbing fixtures to reduce aggregate water use:		
☐	i. Specify lavatory faucet aerators and low-flow electronic sensor faucets in lavatories or provide lavatories with pedal controls.	1	
☐	ii. Install waterless urinals as a way of reducing first cost in plumbing risers and to reduce water consumption.	1	

IV. Construction & Demolition		Maximum Value	Project Value
1 Waste and Recycling			
☐	A. Implement a Construction and Demolition (if applicable) Waste Management Plan to recycle and/or salvage at least 50% of construction, demolition and land clearing waste. Include waste reuse and recycling in project specifications. Calculations can be done by weight or volume, but must be consistent throughout. This plan should cover: • Identification of a Plan Manager. • Identification of opportunities to reduce site disturbance and minimize environmental impact of construction activities. • A list of materials to be separated for recovery and designation of areas for collection. • A plan to educate workers about separation requirements • Procedures for waste auditing. • On-site soils management, including areas of concern, types of contamination and disposal or encapsulation methods. • List sorting/separation/tracking rules.	Required	
☐	B. Reuse existing building shells and components and/or salvage materials for reuse or resale.	1	
2 Erosion and Dust Control			
☐	A. Follow Wisconsin Administrative Code NR 216 and City of Milwaukee Chapter 290 to control erosion regardless of the size of land disturbance.	1	
☐	B. Decrease work during high winds and spray loose soils with water.	1	
3 Pre-Occupancy Controls for Indoor Air Quality			
☐	A. Protect stored on-site or installed absorptive materials from moisture damage and mold, and replace all filtration media immediately prior to occupancy.	1	
☐	B. Install wet materials before dry in construction sequence to reduce indoor air pollutants.	1	

V. Indoor Environmental Quality			Maximum Value	Project Value
1 Indoor Air Quality				
☐	A.	Meet the minimum requirements of voluntary consensus standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality, and approved Addenda (see ASHRAE 62-2001, Appendix H, for a complete compilation of Addenda) using the Ventilation Rate Procedure.	Required	
☐	B.	Provide direct exhaust for all spaces that generate moisture and pollutants, including manufacturing, toilet and locker rooms, copy rooms and rooms where chemicals and cleaners are stored.	Required	
☐	C.	Prohibit smoking in the building.	Required	
☐	D.	Replace all filtration media immediately prior to occupancy using filtration media that have a Minimum Efficiency Reporting Value (MERV) of 13, as determined by ASHRAE 52.2-1999.	1	
☐	E.	Increase ventilation to exceed air change effectiveness of 0.9 per ASHRAE 129-1997.	1	
☐	F.	Provide for the use of natural ventilation in transition seasons. Take advantage of cross ventilation, prevailing winds and stack effects when possible.	1	
☐	G.	Provide mats or grills at entry areas to control dirt and dust.	1	
☐	H.	Utilize a carbon dioxide monitoring system in spaces of variable occupancy to provide feedback on space ventilation performance. Specify initial operational set point parameters to ensure indoor carbon dioxide levels do not exceed outdoor levels by more than 530 ppm at any time.	1	
2 Acoustic Quality				
☐	A.	Maintain a maximum interior Noise Criteria of 35 decibels in occupied areas. Ceiling panels and carpeting can assist in absorbing sound.	1	
☐	B.	Place acoustic buffers (corridors, lobbies, stairwells, storage rooms, etc.) and sound-insulated partitions between noise-producing spaces and noise-sensitive areas.	1	
☐	C.	Place vibrating equipment on isolation pads and enclose in sound-absorbing walls, floors and ceilings.	1	
☐	D.	Maintain a maximum external decibel reading of 50 db at property line.	1	
☐	E.	In areas of high ambient noise, specify windows rated at an STC of 40 or better.	1	
☐	F.	In other areas, specify windows rated at 35 or better.	1	

VI. Operations & Maintenance		Maximum Value	Project Value
1 Operations Manual and Monitoring			
☐	A. Prepare an Operations & Maintenance manual, including monitoring of energy use, luminaire and filter maintenance, in accordance with ASHRAE 4-1993. This plan should clearly describe the principles of design intentions, O&M procedures, and should be accessible to building occupants.	1	
☐	B. Schedule regular systems review and maintenance.	1	
☐	C. Prepare an operational waste prevention and recycling plan.	1	
2 Facility Maintenance			
☐	A. Maintain healthy and efficient custodial operations using Green Seal or equivalent cleaning products.	1	
☐	B. Frequently inspect for fungus and molds.	1	
☐	C. Form an in-house "Green Team" to raise awareness of workplace associated environmental concerns.	1	
☐	D. Train occupants on recycling procedures and consider incorporating recycling facilities such as compactors, chutes or other technologies to accommodate predicted volumes.	1	
☐	E. Do not store materials, products or equipment outdoors, except finished product in transit and company-owned vehicles.	1	
3 Maintenance and Stewardship of Site and Landscape Elements			
☐	A. Prepare and implement a landscape care and maintenance manual or plan to ensure long term viability of plantings. This should identify any long term sequencing actions that are intended by the landscape designer.	1	

Sub-Totals	Maximum Value	Project Value
I. Site Design	20	0
II. Building Design & Energy Use	19	0
III. Materials & Resources	7	0
IV. Construction & Demolition	5	0
V. Indoor Environmental Quality	11	0
VI. Operations & Maintenance	9	0
Totals	**71**	**0**
Percent Compliant	**0%**	
Compliance Target	85%	60

Additional Opportunities

In addition to the Guidelines identified above, the following strategies can assist in developing a site and facility that generates additional economic, environmental and community value, and may be appropriate for inclusion into your development plan.

- ☐ Utilize green roof systems to collect and evapotranspire rainwater, thus reducing runoff as well as heating and cooling loads.
- ☐ Utilize porous paving systems to extend the life of the pavement, allow for stormwater infiltration, reduce maintenance costs, and reduce the urban heat island effect in summer.
- ☐ Install separate circuitry to isolate HVAC, lighting and plug loads, enabling operations and maintenance staff to monitor energy use on site.
- ☐ Utilize a closed loop ground source (geothermal) heating and cooling system.
- ☐ Conduct a two-week flush of systems at 100% outside air before occupancy.