

**261—77.13 (15E) Evaluation criteria.**

**77.13(1) General.** When evaluating applications for certificates of readiness, the department will consider the following criteria:

- a.* The thoroughness and detail of the site development plan.
- b.* The site development plan's regard for compliance with applicable regulations, including without limitation land-use and zoning restrictions or environmental or cultural protections.
- c.* The presence of viable transportation infrastructure.
- d.* The presence of viable utility infrastructure.
- e.* The presence of viable vertical infrastructure, as defined in Iowa Code section 8.57, which includes existing land acquisition and construction, major renovation and major repair of buildings, all appurtenant structures, utilities, site development, and recreational trails.
- f.* The geologic and natural characteristics of the site development area(s) including the proximity or inclusion of any floodplains.
- g.* The ownership and control of the site development area(s).
- h.* Demonstrated support, including without limitation financial and local support, for the site development plan.

**77.13(2) Additional considerations.** In addition to the general criteria described above, the department will consider the following:

- a.* The site development plan for the site development area utilizes smart planning principles, as identified by the smart planning task force created by 2010 Iowa Acts, chapter 1184, section 25.
- b.* The site development plan for the site development area utilizes sustainable design and practices.

(1) For purposes of these rules, sustainable practices include those practices in accordance with the department's Iowa green streets criteria, which are available on the department's Web site.

(2) For purposes of these rules, sustainable design, as defined in rule 261—65.2(15), means construction design intended to minimize negative environmental impacts and to promote the health and comfort of building occupants, including, but not limited to, measures to reduce consumption of nonrenewable resources, minimize waste, and create healthy, productive environments. Sustainable design standards are also known as green building standards pursuant to Iowa Code section 103A.8B.