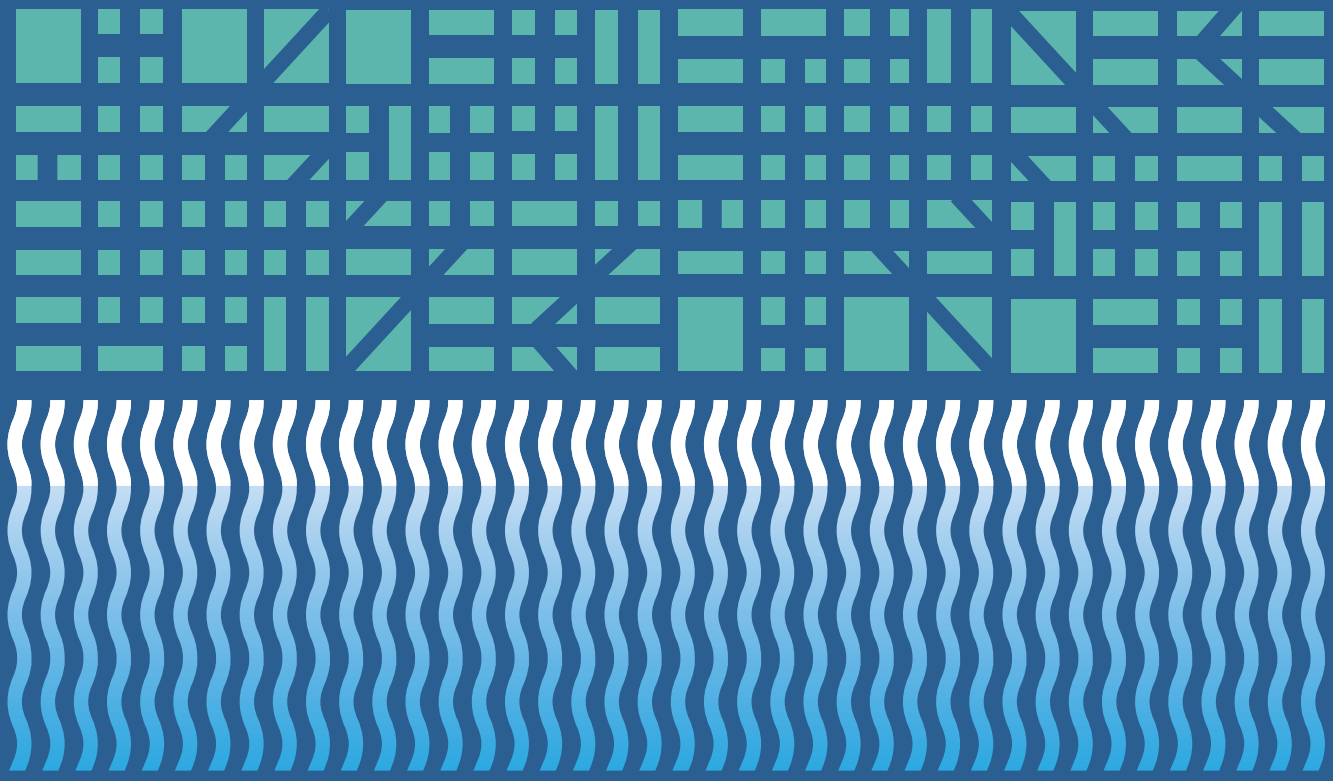
Version 1.0

SALMON-SAFE ACCREDITATION PROGRAM (AP) GUIDELINES FOR DEVELOPERS



Salmon-Safe Inc.

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Contents

Introduction

Through thoughtful site planning, implementation of low impact design solutions and materials, and careful maintenance practices, land development and redevelopment have the opportunity to contribute to the restoration of our urban watersheds. Salmon-Safe recognizes this and seeks to partner with developers working on buildings, streets, parking areas, utility infrastructure and landscape areas to protect downstream water quality and habitat while helping to restore urban habitat functionality. This accreditation program for developers is a collaborative effort to engage developers in consistently applying environmentally innovative policies and procedures across all of their projects and at all stages of development. An accredited developer denotes an organization committed to conserving and enhancing the watershed(s) in which its projects are embedded.

Since 1996, Salmon-Safe has successfully defined and promoted ecologically sustainable land management that protects water quality and local habitat. This is the second Salmon-Safe accreditation program following the accreditation program for large-scale construction management created in 2010. The accreditation program for developers recognizes companies investing in large-scale development at multiple sites over time that have established, documented and are actively implementing best management practices in the categories of:

- Stormwater management
- Water conservation
- Erosion and sediment prevention
- Water quality protection and pesticide reduction
- Urban ecological function
- Instream habitat protection and restoration
- Riparian and wetland protection and restoration
- Site climate resiliency planning

Designed to be a general commitment by developers to key principles related to urban watershed stewardship, this accreditation program propels Salmon-Safe further "upstream" by focusing on companies that are responsible for development decisions from site selection through long-term site management post-construction at multiple locations. By contrast, Salmon-Safe's urban certification program focuses on individual development projects. This accreditation program provides a broad-scale tool for minimizing environmental impacts of development while potentially enhancing urban watersheds by improving the companies' level of awareness and implementation of protection measures across sites and over time. The accreditation program recognizes land development companies who commit to Salmon-Safe principles everywhere they work, even if not all of the sites they are developing will be eligible for Salmon-Safe certification. The accreditation program recognizes that the developer may not be the owner and that there could be other project dynamics limiting the developer's control over certain design elements.

This document provides an overview of the accreditation program, including a description of the evaluation process, a summary of the eligibility criteria and best management practices.

Developers will find an application for accreditation to initiate the process laid out in this document, the annual verification requirements for maintaining accreditation and the reaccreditation process requirements. Salmon-Safe's rigorous on-site inspections will provide validation of environmental performance and public credibility for accredited companies. Salmon-Safe's high visibility public awareness campaigns recognize accredited entities, building their reputation for excellence in environmental stewardship and "beyond compliance" regulatory performance.

Evaluation Process For Accreditation

Once Salmon-Safe has received a complete application for developer accreditation, Salmon-Safe will review the application for completeness and eligibility. There is no application fee, but Salmon-Safe charges an assessment fee that is based on the size of operation being reviewed. Fee available upon request. This assessment fee also covers annual verification and project review for a 3-year accreditation cycle. ***The application form and guidelines for preparing the application are provided in Attachment A.***

Salmon-Safe will review the developer's policies and procedures that directly and indirectly affect water quality and urban ecology. This evaluation will be augmented by a on-site assessment of an active development project site(s) as possible. Both policy and on-site evaluations are conducted using a set of criteria based on Salmon-Safe's Ten Principles for Urban Development. The goal is to determine whether the best management practices employed by the candidate company at all development stages are consistent with the Salmon-Safe standards. The policy and on-site assessments will involve a Salmon-Safe independent expert or team of experts.

Decision Rule for Accreditation

Development companies applying for accreditation shall be evaluated based on the commitment to the applicable evaluation criteria. Companies shall be awarded accreditation if 100 percent of applicable criteria have been evaluated positively. Companies receiving a positive evaluation for at least 80% of the applicable criteria shall be given a period of 60 days to make corrections and submit evidence of changes and revised materials to receive Salmon-Safe accreditation. Companies receiving positive evaluation for less than 80% of the applicable criteria shall have to reapply for consideration.

Companies shall also be evaluated through an on-site assessment of a minimum of one large active site, two medium-size active sites or three small active sites[1]. Depending on the developer's current portfolio mix of projects in design—under construction and occupied—the "active" sites will be determined cooperatively between the developer and Salmon-Safe. If the applicant does not have activity at sufficient sites, conditional accreditation can be given and reassessed when an additional site or sites become active .

Maintaining Accreditation

Certificate of accreditation will be granted for a period of 3 years subject to annual verification and review with opportunity for renewal. Salmon-Safe will grant use of the Salmon-Safe logo and messaging for the duration of the accreditation period. During the annual evaluation, Salmon-Safe will require assurance that the accredited company remains in compliance with local, state and

[1]U.S.Projects less than 50,000 square feet are (excluding parking) are considered small projects. Medium projects are between 50,000-500,000 square feet (excluding parking). Large projects are those greater than 500,000 square feet (excluding parking).

federal regulations, will confirm satisfactory progress in making any necessary corrections required by the evaluation team and will conduct an on-site assessment at active site(s) if the applicant did not have activity at sufficient sites initially. ***The annual reporting form required to maintain accreditation is provided as Attachment C.***

If the accredited company wishes to renew at the end of 3 years for an additional 3 years, a checklist can be completed along with accompanying documentation of any significant changes or new criteria that may apply.

Eligibility Criteria For Accreditation

Compliance with Salmon-Safe eligibility criteria (the "Criteria") is intended to promote protection of water quality, fish and wildlife habitat and ecosystem biodiversity throughout the land development stages including site inventory, planning, design, construction and long-term land maintenance. The primary focus of Salmon-Safe's programs is watershed health and the habitat requirements of aquatic species. Salmon are a key indicator species within the Pacific Northwest and their conservation tightly intertwines with the health of the larger ecosystem. Thus, the evaluation of compliance focuses on key areas of habitat vulnerability most critical to local aquatic species' survival in urban watersheds.

Throughout the Criteria, the phrase "to the greatest extent feasible" applies. This phrase is used to describe actual potential for incorporating best practices into site development activities. A mixture of economic, technical, biological, cultural/aesthetic and other reasonable factors are used to determine the "feasibility" of implementing all the Criteria at a given site and type of development. The intent of the Criteria is to provide a comprehensive policy framework to facilitate adoption of best practices across all projects. Ultimately, the feasibility of implementing certain elements rests on the judgment of the interdisciplinary Evaluation Team and is evaluated on a case-by-case basis.

The Criteria are organized within seven (7) key principles and are specifically designed to limit or avoid impacts to water quality or urban habitat.

C.1: Start With Site Ecology

The focus of this principle is on measures taken to protect areas closest to surface water bodies—riparian vegetation zones and wetlands—but also applies to areas with locally significant vegetation, as identified during the site assessment.

- Landscape ecological systems are approached as a key infrastructural component guiding site planning and design.
- Site(s) designed to avoid negatively impacting wetlands, streams, riparian areas and wildlife habitat.
- Design considers the context of the development site within the watershed.
- Redevelopment is sought after, to the maximum extent possible, rather than new construction.
- Development is avoided on sites, or areas of sites that currently provide habitat, or are targeted for restoration by watershed councils.
- Roads, parking and trails are sited to preserve habitat and open spaces.

C.2: Integrate Habitats

Diverse habitats are more resilient and adaptable. A site can support larger natural systems through corridor linkages to adjacent habitats and through enhancement within the development.

- Site design considers habitat connectivity and habitat quality with a goal of supporting larger natural systems.
- Degraded habitat is restored as feasible for site based on pre-development native species and ecosystems as well as future need for climate change adaptations.
- Site features are designed to enhance habitat by focusing on green over grey solutions that provide food, forage and shelter for local native species.
- Watershed-specific restoration or recovery plans are consulted for strategies that can benefit important species.
- Strategies from restoration or recovery plans are incorporated in development planning decisions.

C.3: Manage Stormwater at the Source

The focus of this principle is management of stormwater on site through green stormwater infrastructure (GSI).

- Stormwater is harvested, dispersed and/or infiltrated on site through GSI such as bio-filtration and bio-engineering approaches to reduce pollution and downstream impacts.
- Site is designed to reduce stormwater runoff through minimizing impervious areas, through strategies such as reduced roadway widths, pervious pavements and green roofs.
- Building materials are selected to minimize pollutant stormwater runoff posing risk to fish or other wildlife.

C.4: Design for Climate Resiliency

This management category focuses on how elements of climate change such as increased temperature and changes in precipitation will impact urban watersheds and the health of aquatic life, and how these impacts can be reduced or eliminated through Site Climate Resiliency Planning.

- Site design related to potential climate change impacts is considered.

C.5: Protect Habitat and Water Quality During Construction

This principle focuses on construction-phase sediment delivery into waterways, a major cause of habitat degradation.

- Construction site pollutant control and runoff protection measures are implemented with goal of zero sediment discharge through use of Salmon-Safe accredited contractor or alternative verification of practices consistent with Salmon-Safe accreditation.
- Healthy native soils, vegetation and habitat structures are protected.

C.6: Prioritize Water Conservation

Water withdrawals have the potential to adversely affect aquatic habitat, primarily by reducing instream flows. Impacts can be minimized by selecting alternative water sources that do not reduce instream flows, such as reducing the use of water (for example, through efficient irrigation or use of drought tolerant landscaping), harvesting water for irrigation from rainfall and reuse of rainwater and greywater for site and building use through water reclamation systems.

- Rain catchment and recycled stormwater systems are evaluated and utilized where feasible.
- High efficiency irrigation systems are used to decrease water usage.
- Native and appropriate nonnative vegetation adapted to site conditions and climate are used in landscaping.

C.7: Care for the Land Over Time

This management category focuses on ensuring environmental performance beyond the site development phase by embedding guidelines for landscape management, design requirements for any site expansion, and restoration activity in site management operations or legal documents to ensure consistency in environmental practices post-development. Watershed health depends on clean water free from harmful levels of fertilizers (nutrients), pesticides (herbicides and insecticides, fungicides and other biocides), stormwater runoff pollutants and organic waste. These contaminants can travel long distances in stormwater runoff from a development to receiving streams.

- Project demonstrates an ongoing commitment to low-input landscaping that filters contaminants.
- Riparian restoration plans and landscape management policies, particularly related to irrigation management and integrated pest management, are embedded in site management guidelines or legal documents to ensure consistency in environmental practices post-development.
- Landscapers for installation and maintenance are contracted to ensure that any pesticides used are consistent with biologically-based Integrated Pest Management and in accordance with habitat and water quality protection goals.

C.8: Create a Learning Landscape

A completed development such as this presents opportunities for interpretive signage and/or demonstration projects emphasizing features contributing to an ecologically functional urban landscape.

- Demonstration projects and/or interpretive signage featuring Salmon-Safe or other sustainability-oriented innovations are featured.
- A commitment to continuous learning through internal educational programs and hands-on resident, building user engagement is demonstrated.

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Attachment A
APPLICATION FOR ACCREDITATION

DEVELOPER INFORMATION	
Company Name	
Regional Subsidiary Seeking Accreditation *(if applicable)*	
Mailing Address	
Phone	Fax
Email	Web Site
Primary Contact Name	Title
Size of Company and Primary Office Locations	
Typical Size of Development Projects	
Average Number of New Development Projects per Year	
Relevant Certifications and Awards *(LEED-NC, EPA Environmental Awards, etc.)*	

SALMON SAFE

DEVELOPER ACTIVE PROJECT INFORMATION

Project Description

Client Name (if applicable)

Project Location	Watershed	River/Stream	Municipality
			Regulating Agency

Total Disturbed Acreage

Pollution Control Plan(s) Completed and/or in Development *(check all that apply)*	☐ Stormwater Pollution Prevention Plan (SWPPP)
	☐ Erosion and Sediment Control Plan (ESCP)
	☐ Other

Primary Construction
(contractor conducting site-disturbing activities, permitting and/or construction monitoring for this project)

☐ Contractor is Salmon-Safe accredited for construction-phase pollution

☐ Contractor will be required to earn accreditation or, alternatively, verify practices consistent with Salmon-Safe accreditation

Additional Comments

Attachment B
COMPANY AND INDIVIDUAL PROJECT SCORECARD

Scorecard to be completed by Salmon-Safe assessor

FIRM-WIDE COMMITMENT TO THE SALMON-SAFE AP GUIDELINES FOR DEVELOPERS		☑
C.1	Start with site ecology	☐
C.2	Integrate habitats	☐
C.3	Manage stormwater at the source	☐
C.4	Design for climate resiliency	☐
C.5	Protect habitat and water quality during construction	☐
C.6	Prioritize water conservation	☐
C.7	Care for the land over time	☐
C.8	Create a learning landscape	☐

Within the three-year certification cycle, a minimum of one development project must be certified under the Salmon-Safe Urban Standards, assuming development design and construction aligns. ☐

I _____ , representative of _____ , commit to following the best management practices laid out under the seven criteria noted above on all construction projects work in-progress and for future development to the greatest extent practicable.

Individual Project Evaluation[1]

C.1	START WITH SITE ECOLOGY	Met	Not Met	N/A	Notes
C.1.1	Ecological systems guide site design	☐	☐	☐	
C.1.2	Avoidance of negative site ecology impacts	☐	☐	☐	
C.1.3	Consideration of watershed context	☐	☐	☐	
C.1.4	Preference for redevelopment	☐	☐	☐	
C.1.5	Avoidance of development in prime ecological areas	☐	☐	☐	
C.1.6	Preservation of habitat and open space	☐	☐	☐	

C.2	INTEGRATE HABITATS	Met	Not Met	N/A	Notes
C.2.1	Support of larger natural systems	☐	☐	☐	
C.2.2	Restoration of degraded habitat	☐	☐	☐	
C.2.3	Green over grey solutions	☐	☐	☐	
C.2.4	Consultation of watershed restoration plans	☐	☐	☐	
C.2.5	Planning with restoration strategies in mind	☐	☐	☐	

C.3	MANAGE STORMWATER AT THE SOURCE	Met	Not Met	N/A	Notes
C.3.1	Stormwater dispersion and infiltration	☐	☐	☐	
C.3.2	Minimization of impervious areas	☐	☐	☐	
C.3.3	Building material selection	☐	☐	☐	

C.4	DESIGN FOR CLIMATE RESILIENCY	Met	Not Met	N/A	Notes
C.4.1	Considering climate change impacts	☐	☐	☐	

C.5	PROTECT HABITAT & WATER QUALITY DURING CONSTRUCTION	Met	Not Met	N/A	Notes
C.5.1	Zero sediment discharge	☐	☐	☐	
C.5.2	Protection of soils, vegetation & habitat	☐	☐	☐	

C.6	PRIORITIZE WATER CONSERVATION	Met	Not Met	N/A	Notes
C.6.1	Evaluation and use of water reclamation	☐	☐	☐	
C.6.2	High efficiency irrigation	☐	☐	☐	
C.6.3	Site appropriate vegetation	☐	☐	☐	

C.7	CARE FOR THE LAND OVER TIME	Met	Not Met	N/A	Notes
C.7.1	Ongoing commitment to GSI	☐	☐	☐	
C.7.2	Environmental protection post-construction	☐	☐	☐	
C.7.3	Contract landscaper selection	☐	☐	☐	

C.8	CREATE A LEARNING LANDSCAPE	Met	Not Met	N/A	Notes
C.8.1	Featuring sustainable strategies	☐	☐	☐	
C.8.2	Commitment to continuous learning	☐	☐	☐	

	INNOVATIVE STRATEGIES	Met	Not Met	N/A	Notes
	(Optional credits coming soon)				

[1] Accredited sites demonstrate 100% compliance with applicable criteria. Conditionally accredited sites demonstrate compliance with at least 80% of applicable criteria. Sites with less than 80% compliance will need revision and resubmission for review.

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Attachment C

ANNUAL ACCREDITATION REPORT AND VERIFICATION

DEVELOPER INFORMATION	
Company Name	Year First Accredited
Primary Contact	Title
Phone	Email

STATEMENT OF ENVIRONMENTAL COMPLIANCE—*Provide a statement regarding your company's compliance record during the last year. In the event your company was issued a violation of non-compliance by a regulating agency, please detail the cause, the corrective action the company conducted and the end result as applicable. Salmon-Safe may revoke the certificate of accreditation in the event of a compliance violation, but will determine this on a case-by-case basis.*

Attach additional sheets if you were assigned more than three conditions.

SALMON-SAFE ACCREDITATION COMPLIANCE	☐ Accreditation is conditional ☐ Accreditation conditions have been satisfied ☐ Accreditation issued without conditions

• **CONDITION 1** *(describe condition)*	Met Condition? ☐ Yes ☐ No ☐ In Process	CONDITION VERIFICATION *Condition Cleared* ☐ Yes ☐ No Reviewer Initials _____
Action Taken to Correct Issue		

• **CONDITION 2** *(describe condition)*	Met Condition? ☐ Yes ☐ No ☐ In Process	CONDITION VERIFICATION *Condition Cleared* ☐ Yes ☐ No Reviewer Initials _____
Action Taken to Correct Issue		

• **CONDITION 3** *(describe condition)*	Met Condition? ☐ Yes ☐ No ☐ In Process	CONDITION VERIFICATION *Condition Cleared* ☐ Yes ☐ No Reviewer Initials _____
Action Taken to Correct Issue		

SUMMARY OF ACTIVITY—*Provide a statement summarizing the major development activity in which the company has engaged during the last year. Qualitatively assess the level of site disturbance, ability to fully implement best management practices that avoid site runoff and any significant events that resulted in lessons learned and continual improvement. In the event the certificate of accreditation was issued conditionally, summarize actions to correct issues identified during Salmon-Safe's initial evaluation. In the event a field-level evaluation was not possible during the initial evaluation, provide identification of construction site(s) and work with Salmon-Safe to schedule an evaluation.*

Attach additional sheets if you completed more than six projects in the reporting period.

• **PROJECT NAME**	Project Size (in square feet)
Describe how Salmon-Safe development principles were applied at the project.	

Salmon -Safe accredited contractor for project _____

• **PROJECT NAME**	Project Size (in square feet)
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