

# 2019 Alexandria Draft Green Building Policy Update

AHAAC Meeting

May 2, 2019



# Proposed Green Building Policy

Increased minimum level of green building certification for developments (including renovations) that require a Development Site Plan (DSP) or Development Special Use Permit (DSUP)

## City-owned Development:

- LEED Gold
- Three Green Globes
- EarthCraft Light Commercial (TBD)

## Private Development:

- LEED Silver
- Two Green Globes
- EarthCraft Multifamily Gold/  
EarthCraft Light Commercial (TBD)

## Certification with Priority Points (equated across rating systems)

### Energy Use Reduction

- EUI reduction
- Renewable Energy
- Advanced Metering
- *(public and private commercial excluding hotels)*
- Enhanced Commissioning
- *(public only)*

### Water Efficiency

- Indoor Water Use Reduction
- Outdoor Water Use Reduction

### Indoor Environmental Quality

- Low-emitting/low-VOC materials
- Daylighting *(public only)*
- Thermal Comfort
- Indoor Air Quality



# Proposed Green Building Policy

## Flexibility

- Flexibility will be considered on a case-by-case basis.
- The Director of Planning and Zoning will determine if the request is justified based upon the information provided by the applicant in the development application.
- The City will use the data collected over time to establish a consistent criteria and thresholds for alternatives to compliance with the Policy.

## Evaluation

- No change to current development plan review time.
- Application checklists and development conditions will be updated to coincide with the EAP short-term actions
- Public developments will submit an evaluation form to measure/track feasibility of the additional criteria for stormwater, net zero energy, and existing building renovations.



# Proposed Environmental Action Plan Actions

## NEW Short-Term Actions FY2019 – FY2023: *Items related to Green Building Policy Only*

- New Private and Public Development (including building renovations) requiring a DSP/DSUP\*
  - Update Concept 2 Development Plan Checklist and standard development conditions.
  - Update checkpoints within the development review process to track compliance.
- Green Building Strategies for Existing Buildings
  - Implement C-PACE program.
  - Create a Green Building Resource Guide for new small buildings and renovations not subject to a DSP/DSUP.\*
- City-Owned Buildings
  - Start a pilot program to build 1 Net Zero Energy (NZE) public building.
  - Maintain and expand performance reporting.

## Mid-Term Actions FY2024 – FY2029: *Items related to Green Building Program Development Items Only*

- City-Owned Buildings
  - Complete a pilot program to build 1 NZE public building.
  - Establish a standardize process for NZE public buildings.
  - Investigate the feasibility of performance-based procurement for NZE construction.
  - Complete a feasibility study of achieving NZE in existing buildings.

# Proposed Environmental Action Plan Actions

## Mid-Term Actions FY2024 – FY2029: *Items related to Green Building Program Development Items Only*

- ❑ New Private Development (including building renovations)\*
  - *Evaluate* regulatory incentives linked to the following:
    - City-wide Green Zoning Overlay (e.g. excluding passive design elements from FAR).
    - Permitting bonus building density/height for applying green building practices above those outlined in the new Policy (after exhausting bonus density/height provided through Section 7-700).
  - Establish performance monitoring program.
  - Advocate for state-enabling legislative authority to:
    - Require energy performance disclosure by private owners/utility companies.
    - Advocate for local building code authority to create, implement, and enforce a local green building code.
  - Promote staff training, public and contractor education.

## Long-Term Actions FY2030 and Beyond: *City Long-Range Work Plan or On-Going Items*

- ❑ Green Building Policy Updates\*
  - Schedule future administrative updates to the Green Building Policy to coincide with changes to third-party certification, revisions to the VA Building Code, and implementation of programs established through the EAP and City Council action.

# Green Building Policy Update Next Steps

- Public Comment – **NOW!**
  - Public comments can be submitted through Wednesday, May 15 via [AlexEngage](#).*
  - Submit letter by COB Wednesday May 22 to be included in PC docket materials.*
- Planning Commission – June 4, 2019
- City Council – June 22, 2019
- Policy proposed preliminarily to go into effect – March 2020