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
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.

*Impacts affordable housing developments
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.

*Impacts affordable housing developments
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