

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 01-20

DATE: AUGUST 5, 2019

TO: CONTRACTORS, DEVELOPERS, AND DESIGN PROFESSIONALS *RMK*

FROM: ROB KERNS, CHIEF OF DEVELOPMENT, DEPARTMENT OF PLANNING & ZONING

SUBJECT: 2019 GREEN BUILDING POLICY IMPLEMENTATION

Alexandria City Council adopted the 2019 Green Building Policy (the “Policy”) on June 22, 2019. The Policy will be in effect as of March 2, 2020 for Development Site Plan (DSP) and Development Special Use Permit (DSUP) applications submitted on or after this date. The original 2009 Green Building Policy is replaced by the 2019 Green Building Policy and will no longer be an option for development applications submitted on or after the date of effect.

The DSP and DSUP plan review process typically begins with a Concept I Plan submission, which is submitted eight to ten months on average prior to the desired Planning Commission hearing date. After the Concept Plan stage, the formal development application is submitted with the Completeness Plan submission, which is submitted approximately three months prior to the desired Planning Commission public hearing date. Therefore, DSP and DSUP applications (e.g.; Completeness Plan submissions) submitted in March 2020 will likely target a June 2020 Planning Commission hearing and therefore begin the Concept Plan review process in September - November 2019. This timeline is further illustrated in the chart below:

Targeted Planning Commission Hearing	Development Application Submitted (approx. 3 months before hearing)	Concept I Plan Submitted (approx. 8-10 months before hearing)
June 2020	March 2020	September – November 2019

This memorandum is intended to advise applicants that Concept Plans submitted between September and November 2019 should anticipate the project’s compliance with the 2019 Green Building Policy. Development plan checklists and standard conditions are currently under review and will be updated to correspond with the 2019 Policy.

It is recommended that industry professionals responsible for preparation of DSP and DSUP applications in the City of Alexandria review the 2019 Green Building Policy and supporting information on the City’s webpage at alexandriava.gov/greenbuilding prior to the Policy’s implementation and contact City staff with questions.