

Environmental Action Plan 2040 – Phase 2 Update

Proposed Green Building Chapter Actions for June 2019 Adoption

I. Policy Statement – The June 2019 Green Building Policy Update

II. EAP Phase 2 actions

- NEW Short-term Actions FY2019-FY2023: Items related to the 2019 Green Building Policy
- Mid-term Actions FY2024-FY2029: Green Building Program Development Items
- Long-term Actions FY3030 and Beyond: Long-range Work Plan or On-going Items

III. NEW Short-term Actions FY2019-FY2023: Items related to the 2019 Green Building Policy

a. New Private and Public Development

- i. Update the Concept 2 Development Plan Checklist to include a requirement for a general compliance narrative on how the site plan and building design plan to meet the Green Building Policy, including the directed-use performance targets.
- ii. Update checkpoints within the development review process to track compliance with the Green Building Policy.
- iii. Update standard development conditions for projects subject to the new Policy to include the following topics:
 1. Staff access to performance data
 2. Sub-metering of EV charging stations (so that whole-building metering is not affected)

b. Private Buildings

- i. Establish incentive programs that encourage green building renovations, including:
 1. Implement a C-PACE program for new and existing commercial buildings.
 2. Encourage property owners and leasing agents to participate in a Green Lease Leader program.
- ii. Create a Green Building Resource Guide for new small buildings and renovations to existing small buildings not subject to site plan review, including historic properties.
(Propose moving this action to short-term of the Education and Outreach Chapter of the EAP)

c. Public Buildings

- i. Start a pilot program to construct at least one net zero energy (NZE) public building.
- ii. Maintain and expand performance monitoring for public buildings to remain current with industry standards.
- iii. Make public building performance readily available to the public through a dashboard via the City's website.

IV. Mid-term Actions FY2024-FY2029: Green Building Program Development

a. Private Buildings

- i. Evaluate regulatory incentives linked to specific green building performance measures, such as:

1. City-wide Green Zoning Overlay (e.g., incentivizing solar panels and wind turbines through additional building height, or allowing floor area exclusions to accommodate passive design elements).
2. Permitting bonus building height and density (once affordable housing bonuses are first exhausted) for applying green building practices above those outlined in the new Green Building Policy.
- ii. Establish a Performance Monitoring Program for private development as staffing resources become available to manage the Program and track green building certification through the development review process.
- iii. Advocate for state-enabling legislative authority to:
 1. Enable local jurisdictions to require energy performance disclosure by private building owners and/or utility companies.
 2. Expand power purchase agreement capabilities.
 3. Expand net metering of renewable energy capabilities
 4. Implement the most recent IECC code, without weakening amendments.
- iv. Include Integral Group's recommendations to promote staff training, public, and contractor education into the EAP Implementation/Education and Outreach Chapter, including:
 1. Home Rating and Labeling Programs
 2. Promoting Benchmarking
 3. Challenge Programs

b. Public Buildings

- i. Complete a pilot program to construct at least one net zero energy (NZE) public building.
- ii. Establish a standardized process for NZE public buildings city-wide.
- iii. Investigate the feasibility of performance-based procurement for net zero construction.
- iv. Complete a study of feasibility and methods to achieve net zero energy (NZE) in existing building renovations, including the ability to achieve LEED Zero in existing LEED certified buildings.

V. Long-term Actions FY2030 and Beyond: Long-range Work Plan or On-going Items

a. Green Building Policy Updates

- i. Schedule future administrative updates to the Green Building Policy to coincide with changes in third-party certification, the revisions to the state Building Code and the implementation of programs established through the EAP actions, with major updates for City Council every 5-7 years as needed.