

*Green Building Policy Update Task Force
Meeting Summary - November 14, 2018*

Chairman Don Simpson called the first meeting of the Green Building Policy Update Task Force to order at 8:45 a.m. Scott Barstow represented the Environmental Policy Commission (EPC) in place of Brendan Owens. Task force members Christopher Pyke and Mike Dameron could not attend.

After task force members introduced themselves, Planning and Zoning staff members, Ann Horowitz and Stephanie Free provided the task force with an overview of the Green Building Policy Update process. They explained that the Green Building chapter of the City's Environmental Action Plan (EAP) guides the process and that an update to the existing Green Building Policy is to be reviewed by the City Council in June 2019. The task force establishes policy guidance; consultants from the Integral Group and WSP will recommend policy options and provide a cost analysis for task force-selected implementation strategies, respectively; and Planning and Zoning staff will coordinate the task force insight and consultant findings, drafting the Green Building report for City Council review.

The staff presented a workplan and timeline for the four task force meetings. At each meeting, the task force will guide the direction of the consultants' analyses and the staff development of the Green Building Policy report document. Chairman Simpson established that the January, March and April meetings would be held at 8:30 a.m. Planning Director Karl Moritz informed the group of the Open Meeting Law that requires public notice of the task force meetings or correspondence when more than two members are involved. In addition to four task force meetings, the process includes a public education program in February and a public comment period in April.

The task force divided into three groups to identify five Green Building strategies, of seven recommended in the Environmental Action Plan, for consultant study. The results of the group discussions prioritized the following:

1. Establishing a separate green building standard for new public development.
2. Establishing incentives for private development participation in green building certifications.
3. Prioritizing specific green building third-party certification elements in private development projects.
4. Introducing mandatory and/or voluntary green building practices for existing buildings
5. Increasing LEED or equivalent third-party green building certification standards for private development.

Staff stated they would research the remaining two strategies from the EAP: instituting a building performance monitoring program and establishing a Green Zone in the City. Task Force members identified Well certification and incorporating green building standards into the state building code as additional areas of interest.

Public speakers supported the strategy to prioritize specific green building third-party certification elements that provide the most positive environmental impacts and to emphasize electric vehicle charging stations in new development.

The next meeting of the task force was announced as January 30, 2019 at 8:30 a.m. when the group will comment on the consultants' preliminary analysis and recommendations. The meeting was adjourned at 10:45 a.m.

Email to all Task Force members from Brendan Owens on November 12, 2018

good afternoon fellow task force members -

It's disappointing not to be able to be a part of the first meeting of this task force. Over the past 12 months I have very much enjoyed the collaboration between staff and the city's Environmental Policy Commission (EPC) on the update to the Environmental Action Plan (EAP) and I have been eagerly anticipating the formal kick-off of the green building policy update. The timing of the first meeting is challenging because the 2019 Greenbuild conference is in Chicago November 12-16 and my schedule is completely dominated by obligations during the conference. I'm already looking forward to our next meeting.

I would appreciate your consideration of what I've pulled together below. This represents some of the views of the EPC, synthesis of some of the more successful green building policies that have been implemented in the U.S. over the years and analysis of green building strategies that focus on local priorities for Alexandria. I admit that this is quite a list of things to consider – my level of enthusiasm for this project should be readily apparent – and I thank you in advance for taking the time to wade through it.

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- **The city will lead by example on green building in public projects.**
 - New Construction and major renovation:
 - Create and commit to use a standard performance-based procurement contract for new construction and major renovation projects that prioritizes the following outcomes:
 - Green House Gas (GHG) neutral operational performance – implementation of strategies focusing on:
 - energy efficiency
 - on-site renewable generation
 - distributed energy resources
 - off-site renewable energy procurement
 - Water efficiency and management – implementation of strategies focusing on:
 - low impact development or green infrastructure so that the rainwater from the 98th percentile rainfall^[1] event is managed on-site
 - reducing whole building (indoor and outdoor) water consumption by at least 40%^[2]
 - Implementation of active air quality monitoring and management systems
 - Quantifiable reduction in embodied GHG of materials used to build the project

- Creation of a Health Impact Assessment for the project and identification of strategies to improve the health and well-being of citizens as well as the people building and inhabiting the project
 - Establishment of specific goals for each project that improve Social Equity in the city
 - LEED Gold certification (or equivalent)
 - Partner with ARHA, ACPS and any Public Private Partnerships to train procurement/construction administrators on best practices for performance-based procurement.
- Existing Buildings
 - Publicly disclose energy, water and air quality performance metrics for all existing public buildings.
 - Commit to implement performance improvement strategies that:
 - Reduce GHG emissions from energy and transportation use
 - Improve indoor air quality
 - Reduce rainwater run-off
 - Improve Social Equity outcomes associated with public infrastructure
 - Improve health and well-being of Alexandrians
 - LEED Silver (or equivalent) certification for:
 - 50% of city buildings (by floor area) by 2023
 - 95% of city buildings (by floor area) by 2025
- **The city will expand the use of incentives and special use permit negotiations to improve green building outcomes in private development.**
 - Revise the City of Alexandria Green Building Policy to cover all new construction and major renovation of private residential, non-residential, historic and mixed-use buildings projects.
 - For projects that require a SUP/DSUP, require implementation of strategies to achieve:
 - Optimization of energy use to be 40% more efficiency than code requirements
 - Implement low impact development or green infrastructure so that the rainwater from the 95th percentile rainfall^[3] event is managed on-site
 - Implement strategies that reduce whole building (indoor and outdoor) water consumption by at least 30%^[4]
 - Disclosure of energy and water use post-construction
 - LEED Silver (or equivalent)
 - Implement a series of incentives to increase implementation of green building strategies in private development that increase for higher levels of green building certification, increasing energy performance, etc.
 - Designate the entire City of Alexandria as a “Green Zone”
 - Floor Area Ratio (FAR)

- Real estate property tax abatement
- Partial/total waiver of permitting fees
- Establishment of green building revolving fund
- Establish criteria and incentives to educate and encourage residential and commercial projects that require a building permit to implement green building strategies.
- Develop an efficient and effective mechanism to include the EPC as part of the annual revision cycle of the standard development conditions for Development Site Plans (DSP) and Development Special Use Permits (DSUP). The goal of this process would be to ensure that requirements/strategies that support achievement of goals and targets within the EAP are considered for inclusion in the standard development conditions.
- **The city will implement strategies to improve the green building performance in privately developed affordable housing.**
 - Seek 1+1=3 opportunities and incentivize them accordingly
 - Do not allow private development to ‘trade-off’ green building and affordable housing
 - If FAR bonus for affordable housing is 5% and 5% for green building, consider awarding 15% FAR bonus for green-affordable housing
- **Increase the level of green building and affordable housing required in creation/revision of all Small Area Plans**
 - Small Area Plans should be developed to require private development that meets the leadership goals the city establishes for public projects.

I am eager to dive into each of these concepts and would welcome any direct feedback on any of what’s here or the opportunity to clarify anything that isn’t as clear as it can be.

As you might observe, many of these concepts are covered as discreet “strategies” for task force review in one of the planning documents circulated by staff. One of the things I like best about green building is that integrative/systems thinking inevitably brings the best results. I would urge the task force to consider the benefits of a systems approach to the rewrite of the green building policy and utilize the early meetings to think about how to nest and integrate what might appear as discreet strategies right now to find synergies and opportunities to optimize for multiple outcome simultaneously.

I look forward to connecting with all of you at the next meeting. In the interim, please feel free to task me with work that will help advance our work.

cheers

b



^[1] 85th percentile rainfall event for zero-lot line projects

^[2] an example baseline and design calculation for the 50% reduction can be found here: <https://www.usgbc.org/node/10877754?return=/credits/new-construction/v4/pilot-credits>

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Email to all Task Force members from Brendan Owens on November 27, 2018

good morning all -

i hope everyone had an enjoyable thanksgiving break.

i understand the first meeting of the task force went well. i'm looking forward to the next one. in the meantime, i'm forwarding a few resources in the hope that they might help inform our discussion over the next few meetings

one of the organizations i work closely with in my day job is the new buildings institute (disclosure: it's an uncompensated position but i'm an nbi board member). below is a invitation to a webinar on zne schools retrofits which might be of interest. the main nbi zne website is - <https://newbuildings.org/hubs/zero-net-energy/>. this site has a number of guides, tool kits, case studies and links to webinars and i've found it to be a very useful resource.

another group i get to work with regularly is a larger consortium of buildings industry professional groups - the american society of heating refrigeration and air conditioning engineers (ashrae), the american institute of architects (aia), the illuminating engineering society (ies) and the u.s. department of energy (doe) - in the creation of a series of 'cookbooks' for energy efficient buildings. the advanced energy design guides (aedg) are **free** resources which provide design guidance for an array of building types aiming at 30% more efficient, 50% more efficient and zne performance goals. the 50% aedg cover grocery stores, large hospitals, small to medium offices, k-12 schools and medium to big box retail. the only zne guide currently available is [k-12 schools](#) but the small to medium offices zne guide is going to be published in early 2019 with at least one more guide in 2019 on the schedule.

all the aedg can be accessed here - <https://www.ashrae.org/technical-resources/aedgs>

finally, seventhwave (they're in the process of rebranding to 'slipstream' because of an announced merger with wecc) is a leading educator and collaborator on performance based procurement. the resources available on their site are great - <https://www.seventhwave.org/accelerateperformance> - and the seventhwave folks are pretty great in general.

all these non-profits exist to support the type of improvements in buildings our task force was established to facilitate. if it would be useful to arrange webinars, conference calls, face to face meetings with any of the people responsible for developing these resources, i'm more than happy to see what can be arranged. or, if you're just interested in talking to them on an individual basis, that's great too!

Cheers

b

From: New Buildings Institute <nbi@newbuildings.ccsend.com> on behalf of Information <info@newbuildings.org>

Reply-To: "reilly@newbuildings.org" <reilly@newbuildings.org>

Date: Tuesday, November 27, 2018 at 9:16 AM

To: brendan owens <bowens@usgbc.org>

Subject: Last No-cost ZNE School Retrofit Training of 2018 this Thursday

Zero Net Energy School Retrofit Trainings

Brought to you by California's Investor-Owned Utilities

Join this [no-cost training event](#) to learn how existing K-12 school and community college buildings in California are being transformed to zero net energy (ZNE) performance.

Webinar | Perspectives on the Cost of ZNE Retrofits

November 29 | 11:00 am-12:00 pm Pacific

The path to zero net energy (ZNE) school retrofits can be a daunting one. Some issues may seem overwhelming. Teams looking to implement ZNE often ask questions like, where do I start? How do you pay for it? Learn from two "early adopter" school districts as they highlight their respective approaches to ZNE and describe the cost analysis that support their decisions.

1 AIA LU | HSW Credit available

Featured Presenters:

Nik Kaestner

Director of Sustainability

San Francisco Unified School District

Christos Chrysiliou

Director of Architectural & Engineering Services

Los Angeles Unified School District

[Register Now](#)

The following sessions aired previously and are available on-demand.

Mission Possible! Southern California

Prop 39 ZNE School Retrofit Pilot Case Studies

This webinar highlights two ZNE school retrofit projects – one at a district scale and another at a community college. Featured projects include Garden Grove School District and San Bernardino Community College. Attendees will advance their knowledge of the stakeholder engagement, building assessment, design process, and technology applications used in these Prop 39 ZNE Schools Pilot Program demonstration projects.

[View now](#)

Dreaming the Future: How Zero Net Energy Design

Can Transform the School Environment

Education is rapidly emerging as a leading sector among zero net energy (ZNE), high performance buildings. ZNE schools are highly efficient buildings that can meet all their energy needs with on-site renewable resources. Studies show that classrooms with sustainable attributes contribute to improved knowledge gain by providing a more comfortable, healthier environment for students and teachers. ZNE schools are becoming a living laboratory for students to better understand the nexus of technology, innovation, and the environment, bringing home the impact that our built environment can have on natural

spaces.

[View now](#)

Prop 39 ZNE School Retrofit Pilot Case Studies

This one-hour webinar highlights two projects that demonstrate the proof-of concept in ZNE school retrofits: Newcastle Elementary School and Los Osos Middle School. Attendees will advance their knowledge of the stakeholder engagement, building assessment, design process, and technology applications used in two Prop 39 ZNE Schools Pilot Program demonstration projects.

[View now](#)

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Questions? Contact [Reilly Loveland](#)

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