

Green Building Policy Update Proposed Outline

- I. Policy Statement
 - A. EAP influence
 - 1. Stage 1: Green Building Policy Updates implemented after City Council review in June 2019
 - 2. Stage 2: Green Building Policy Updates implemented as Environmental Action Plan mid-and long-term goals, determined by City Council in June 2019
 - B. Benefits of green building practices
- II. Stage 1: New Private Development
 - A. Applies to DSPs, DSUPs, Single-family residences requiring SUP approvals (substandard lots, parking reductions)
 - B. Move from LEED Silver for non-residential/LEED Certified for residential to minimum LEED Silver with directed-use (“priority”) performance credits for all development types. Directed-use performance credits include:
 - 1. Water use
 - 2. Energy use
 - 3. Indoor environmental qualityGreen Globes equivalency (to be identified)
Earthcraft/Viridiant equivalency for VHDA housing projects (to be identified)
Allow applicant to secure certification through an independent third party for specific TBD elements
(all new buildings will comply with City stormwater requirements regardless of certification level)
 - C. Add requirement on Development Concept 2 checklist for the applicant to provide a detailed narrative on how site plan and building design plan to meet the Green Building Policy
 - D. Include checkpoint at Development Preliminary Plan Review and update check point at Final 1 Site Plan Review to ensure project is on-track to meet the Green Building Policy
 - E. Establish a standard form and staff evaluation process to provide new private development applicants with the option to request an exemption from complying with the Green Building Policy

III. Stage 1: New Public Development

- A. Applies to all new public buildings (e.g. schools, fire stations, etc.)
- B. Establish a minimum certification level of LEED Gold as standard for new public buildings with directed-use (“priority”) performance credits to include:
 - 1. Indoor environmental quality
 - 2. Energy use to meet or exceed requirements of new private development
 - 3. Reduce water use by 40% from LEED V4 baseline
 - 4. Meet 100% of the stormwater treatment requirements through green infrastructure provided it is technically feasible and cost effectiveGreen Globes equivalency (to be identified)
Earthcraft/Viridiant equivalency for VDHA housing projects (to be identified)
Allow applicant to secure certification through an independent third party for specific TBD elements

IV. Stage 2: EAP Mid-term Actions

- A. Encourage green building renovations through incentive programs for existing buildings:
 - 1. Encourage property owners and leasing agents to participate in Green Lease Leader program. Evaluate as a possible inclusion as a development condition
 - 2. Implementation of C-PACE for existing commercial building renovations
- B. Evaluate a series of regulatory incentives linked to specific green building performance targets such as:
 - 1. City-wide Green Zoning Overlay (e.g., incentivizing solar panels and wind turbines by allowing added height, etc.)
 - 2. Potomac Yard and Eisenhower East Green Zoning Overlay (e.g. enhanced green building features for added height and density)
- C. Evaluate changes to regulatory framework for private property renovations to facilitate “greener” renovations (e.g., evaluate whether current practice of measuring FAR from exterior walls disincentivizes enhanced insulation, which can involve thicker walls, etc.)

- D. Evaluate incentive programs will be evaluated on a number of factors including impact on existing regulatory incentive programs for affordable housing, etc.
 - E. Maintain and expand performance monitoring for public buildings and establish a performance monitoring program for private development, including:
 - 1. Identify City staff to administer performance monitoring program and track certification credits
 - 2. Require performance monitoring data from private development as a standard condition for development site plans
 - a. Projects subject to the new Policy prior to the establishment of the performance monitoring program will be notified that performance data may be requested in the future at designated increments
 - 3. Advocate for enhanced legislative authority to require building monitoring reporting for private property owners that are not subject to site plan review
 - F. Establish a performance-based procurement pilot program for one net zero public building and consider establishing for all public buildings
 - G. Identify and define “major renovation” for existing public buildings and include this category in the certification requirements for new public buildings
 - H. Recommend the City Sustainability Coordinator include Integral’s recommendations for public education into the EAP Implementation/Education and Outreach chapter
- V. Stage 2: EAP long-term actions:
- A. Future Green Building Policy updates will coincide with changes in third-party certifications, the revisions to the Building Code, and the implementation of programs established through the EAP mid-term actions