



Green Building Policy Update Task Force

Meeting #4

Topic: Proposed Green Building Policy Outline Review

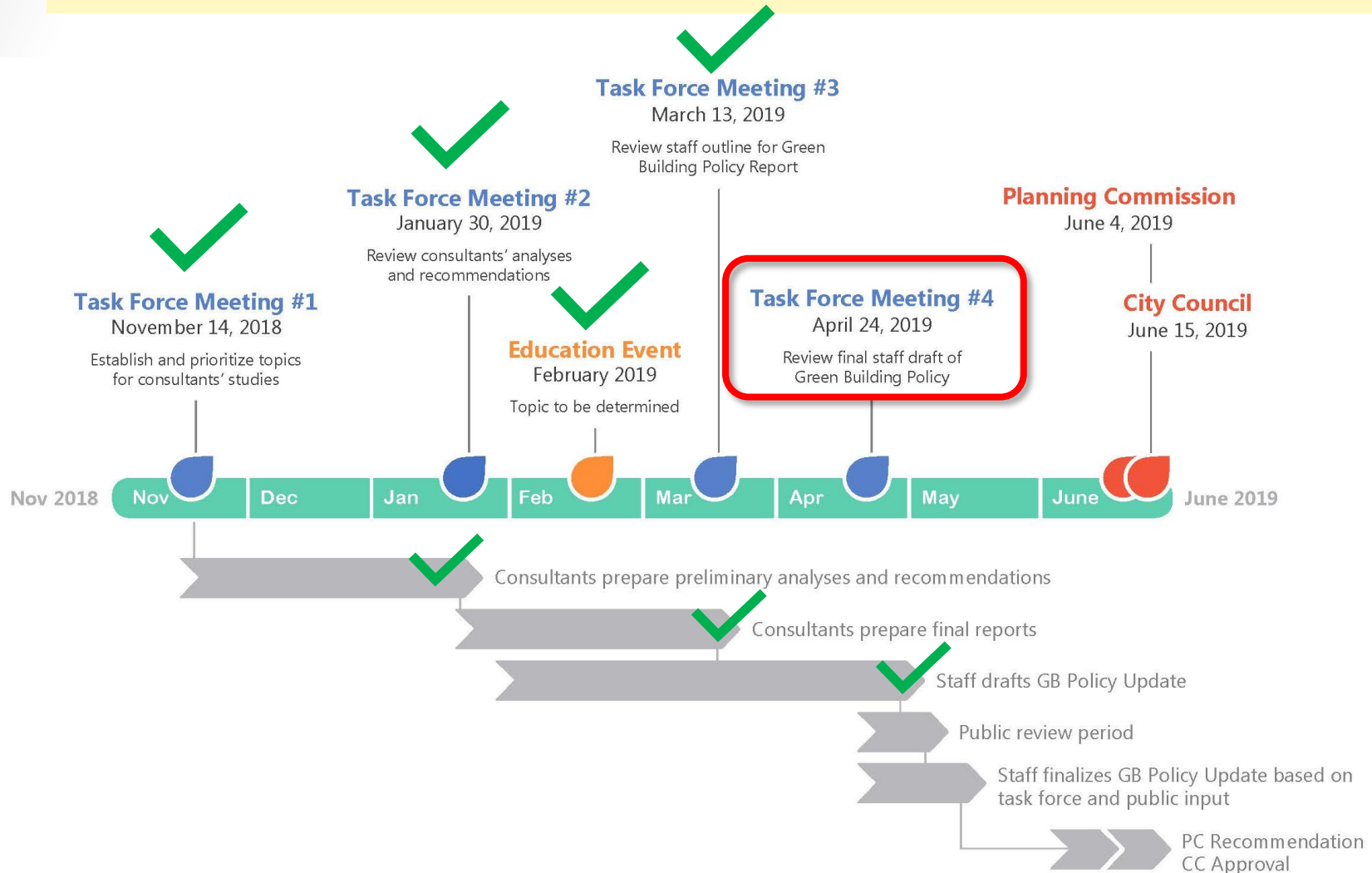
April 24, 2019



Agenda

- | | |
|---|---------------|
| I. Welcome | 8:30 – 8:35 |
| II. Staff Summary of Proposed Policy and EAP Actions | 8:35 - 9:00 |
| III. Task Force Discussion | 9:00 - 10:10 |
| IV. Public Comments | 10:10-10:20 |
| V. Next Steps and Adjournment | 10:20 - 10:30 |

Green Building Policy Update Workplan and Timeline



Summary of Proposed Policy

Increase minimum level of green building certification for developments subject to a DSP/DSUP.

- Public (City-owned) Development:
 - LEED Gold
 - 3 Green Globes
 - Earthcraft Light Commercial (TBD)
- Private Development:
 - LEED Silver
 - 2 Green Globes
 - Earthcraft Multifamily Gold
 - Earthcraft Light Commercial (TBD)



Certification with Priority Points (equated across rating systems)

Energy Use

- EUI reduction
- Renewable Energy
- **Advanced Metering**
- **Enhanced Commissioning**

Water Efficiency

- Indoor Water Use Reduction
- Outdoor Water Use Reduction

Indoor Environmental Quality

- Low-emitting/low-VOC materials
- Daylighting (Public only)
- **Other IEQ/IAQ credits (for discussion)**



Summary of Proposed Policy

New Public Development Standards (for DSP/DSUP)

- Minimum Level of Certification: LEED Gold, 3 Green Globes, Earthcraft (TBD)
- Performance Points: Energy Use, Water Efficiency and Indoor Environmental Quality, with:
 - More points in EUI reduction and renewable energy than Private Development
 - Additional credits in Indoor Environmental Quality than Private Development

-PLUS-

In addition to the minimum level of certification and the designated Performance Points, public developments will strive to meet the following criteria provided it is technically feasible, cost effective, and situationally appropriate:

STORMWATER	100% of phosphorous removal through green infrastructure.
NET ZERO ENERGY	Net zero energy (NZE) through a combination of energy efficiency and renewable energy systems.

Existing Public Building Renovations (for non-DSP/DSUP)

City will utilize LEED Gold for Interior Design and Construction (ID+C) and LEED Gold Operations and Maintenance (O&M) standards as a guideline for interior design and construction projects and targeted renovations of individual building systems (e.g.; HVAC, roof, windows, plumbing, etc.). Actual third-party certification will be achieved when technically and financially feasible.

Summary of Proposed Policy

Flexibility

- Flexibility from the Green Building Policy 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 with the development application.
- The City will use the data collected from this process over time to establish consistent criteria and thresholds for alternatives to compliance with the Green Building Policy.

Evaluation

- No change to current development plan review time.
- Updates to plan preparation checklists and standard development conditions to coincide with new Policy (proposed as EAP Short-term actions).
- Public developments will submit an evaluation form to measure/track the feasibility of the additional criteria for stormwater, net zero energy and existing building renovations.

Discussion Items

Directed-use Credits (Priority Points) for:

- Advanced Energy Metering
- Enhanced Commissioning
- Indoor Environmental Quality

Flexibility - Fee in lieu?

- Fees can be used for green building education programs
- Fees used as rebate incentive program to projects that exceed the Policy

Others?

Summary of Proposed EAP Actions

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

- Checklist and development conditions updates:
 - General compliance narrative at Concept 2
 - Staff access to performance data
- Green Building Strategies for Existing Buildings:
 - Implement C-PACE, encourage a Green Lease Leaders Program
 - Create a Green Building Resource Guide for new small buildings and renovations not subject to a DSP/DSUP (recommended for Education & Outreach Chapter of EAP)
- City-owned Buildings:
 - Make public building performance data readily available to the public via the City's website
 - Start a pilot program to construct at least one net zero energy public building.

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

- City-owned Buildings:
 - Investigate the feasibility of performance-based procurement for net zero construction.
 - Complete a pilot program to construct at least one net zero energy public building.
 - Establish a standardized process for net zero energy public buildings city-wide.
 - Complete a study of feasibility and methods to achieve net zero energy in existing building renovations

Summary of Proposed EAP Actions

2. **(Cont'd) Mid-term Actions FY2024-FY2029: Green Building Program Development Items**
 - Evaluate regulatory incentives (e.g. passive design, bonus density)
 - Establish a performance monitoring program for private development
 - Advocate for additional state-enabling legislation for:
 - Enable local jurisdictions to require energy performance disclosure by private building owners and/or utility companies
 - Expand power purchase agreement capabilities
 - Expand net metering of renewable energy capabilities
 - Implement the most recent IECC code, without weakening amendments

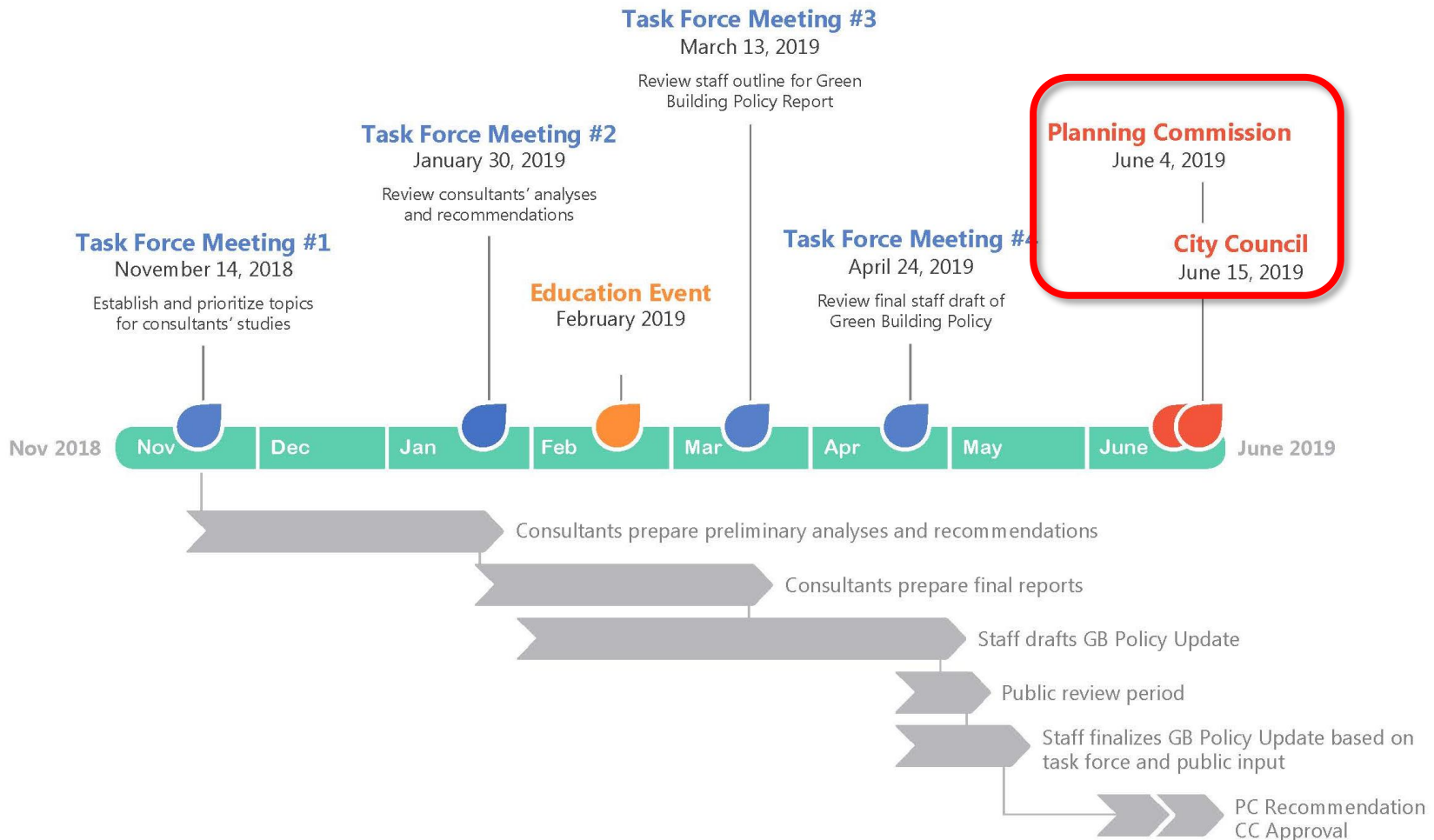
3. **Long-term Actions FY3030 and Beyond: Long-range Work Plan or On-going Items**
 - Schedule future administrative updates to the Policy to coincide with changes in third-party rating systems, Building Code, and as additional programs are implemented, with major updates for City Council every 5-7 years as needed



Public Comments

Green Building Policy Update

Next Steps





Proposed Policy Outline Review

Environmental Action Plan (EAP) Short-Term Action

***Strategy A:** Increasing LEED or equivalent third-party green building certification standards for private development.

***Strategy B:** Establishing a green building standard for new public development at a higher level than required for private development. Evaluating the feasibility of a net zero standard for new public development, including schools.

***Strategy C:** Establishing incentives for private development participation in green building certifications.

***Strategy D:** Prioritizing specific green building standards in private development projects.

***Strategy E:** Introducing mandatory and/or voluntary green building practices for existing buildings not subject to site plan review.

Strategy F: Instituting a building performance monitoring program.

Strategy G: Establishing a Green Zone in the City.

***Additional Task Force Strategies:** Establish a Green Building Code, include Health and Wellness certification

Five Priority Green Building Strategies

Task Force Meeting #1:

Strategy A: Increase LEED or equivalent third-party green building certification standards for private development.

Strategy B: Establish a separate green building standard for new public development, at a level more ambitious than required for private development and evaluating the feasibility of a net zero standard for new public development, including schools.

Strategy C: Establish incentives for private development participation in green building certifications.

Strategy D: Prioritizing specific green building elements in private development projects.

Strategy E: Introducing mandatory and/or voluntary green building practices for existing buildings (including historic) and for small buildings not subject to site plan review.

Integral Group (Recommendations):

Strategy A (A+D Combined): Increase LEED or equivalent third-party green building certification standards for private development and prioritize specific green building elements in private development.

Strategy B: Establish a separate green building standard for new public development, at a level more ambitious than required for private development and evaluating the feasibility of a net zero standard for new public development, including schools.

Strategy C (Partial E): Introduce voluntary green building practices for small buildings not subject to review.

Strategy D (Partial E): Introduce voluntary green building practices for existing buildings (including historic).

Strategy E (Former C): Establish incentives for private development participation in green building certifications.

WSP (Cost Analysis):

Strategy A (A+D Combined): Increase LEED or equivalent third-party green building certification standards for private development and prioritize specific green building elements in private development.

Strategy B: Establish a separate green building standard for new public development, at a level more ambitious than required for private development and evaluating the feasibility of a net zero standard for new public development, including schools.

Strategy C: Establish incentives for private development participation in green building certifications.

Strategy E: Introducing mandatory and/or voluntary green building practices for existing buildings (including historic) and for small buildings not subject to site plan review.