
REFINEMENTS TO PLANS, POLICIES, AND REGULATIONS

A rapid and effective update to our process for approving new development is necessary to respond to *ALEXANDRIA'S 2019 DECLARATION OF A CLIMATE EMERGENCY*.

The following integrated refinements to strategically selected aspects of our planning processes are proposed as a framework for directly linking climate policy with new development entitlement:

1. MASTER PLAN

Community wide environmental goals are not effectively addressed by the MASTER PLAN.

Proposed modifications:

- A. Establish a mechanism by which ENVIRONMENTAL ACTION PLAN greenhouse gas reduction goals become binding on new development.*
- B. Require CARBON NEUTRAL BUILDINGS by 2030 and CARBON NEUTRAL SITES by 2040.*

2. GREEN BUILDING POLICY

Energy, emissions, and resilience are not effectively addressed by current GBP requirements.

Proposed modifications:

- A. NET ZERO ENERGY performance for all new buildings above a given size, by a date certain.*
- B. ENERGY USE INTENSITY requirements by building type, with progressive reductions in EUI targets over time.*
- C. RENEWABLE ENERGY requirements for onsite energy generation and onsite electrical storage, with progressive increases in requirements over time.*

3. COORDINATED DEVELOPMENT DISTRICTS

Energy, emissions, and resilience are not addressed by current CONCEPT DESIGN requirements.

Require an *ENERGY + RESILIENCE CONCEPT* which includes the data necessary to evaluate these elements:

- A. ENERGY USE INTENSITY*
- B. SITE WIDE ENERGY DEMAND + EMISSIONS*
- C. ON SITE DISTRICT ENERGY*
- D. ON SITE RENEWABLE ENERGY + ELECTRICAL STORAGE*
- E. BUILDING TO GRID INTEGRATION*
- F. EMBEDDED CARBON*

4. DEVELOPMENT SPECIAL USE PERMITS

DSUP SUSTAINABILITY CONDITIONS are effective at incrementally improving project performance.

Continue their purposeful evolution:

- A. ALL ELECTRIC BUILDINGS : Proceed to the complete elimination of fossil fuel exceptions as quickly as possible.*
- B. RENEWABLE ENERGY : Determine the submission requirements for, and the date by which, 'Solar Operational' replace 'Solar Ready' requirements.*
- C. ENERGY USE INTENSITY : Require projected EUI performance and energy modeling at the Concept stage.*
- D. GREENHOUSE GAS EMISSIONS : Require projected GHG emissions at the Concept stage.*
- E. OPERATIONAL PERFORMANCE : Expand reporting requirements for actual energy use after construction.*