



City of Alexandria

# Putting the Green Building Plan into Action

**Planning Commission Meeting**

June 2, 2026



# Agenda

1. 2026 Green Building Plan Components
2. Compliance Options
3. Implementing the Plan
4. Development Review Process
5. New and revised materials
6. Next Steps





# 2026 Plan Components

- *As approved at the January City Council hearing*
- **Energy Use Intensity (EUI)**
  - See table ▶
- **Renewable Energy**
  - 3% generated on-site or contribute to Clean Energy Fund\*
- **Electrification**
  - Non-combustion equipment for heating, cooling, and appliances with some exceptions\*\*
- **Additional Resilience Provisions**
  - EV charging, energy efficient appliances, indoor air quality, water conservation, whole bldg. meters, & adaptive reuse flexibility

Use	EUI
Single-unit res.	31
Multi-unit res.	35
Commercial/office	40
Hotel	83
Retail	40
Mixed use	Proportional by use

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EUI = Energy use intensity | EV = Electric Vehicle

\* Capped at \$150,000

\*\* Certain amenities (e.g., grill), commercial kitchen/laundry, emergency generator, dedicated outdoor air system (DOAS)



# Compliance Options

Option	Description
<b>1. Standard</b>	Meet performance standards for EUI, renewable energy, electrification, water conservation, EV charging, and indoor environmental quality
<b>2. Green Building Certification</b>	Achieve market-leading certification (e.g., Passive House)
<b>3. Affordable Housing</b>	Satisfy Virginia Housing development criteria and base level of EV charging
<b>4. Small Project (10,000 SF or less)</b>	Meet scaled standards appropriate to project size and scope
<b>5. Public Project</b>	Meet certification, treat 100% of required stormwater thru green infrastructure, achieve net zero energy (on- or off-site)

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# Implementing the Plan

## Update Existing Materials (target June)

- Menu of standardized development conditions
- Memo to industry

## Educate Stakeholders (ongoing)

- City boards & staff
- Development community
- Toolkit to improve EUI

**DEVELOPMENT PRELIMINARY PLAN CHECKLIST**  
 Department of Planning and Zoning  
 Development Division, City Hall  
 301 King Street, Room 2100  
 Alexandria, Virginia 22314  
 Phone: (703) 746-4660

CDS# \_\_\_\_\_ DSP/DSUP# \_\_\_\_\_

Project Name: \_\_\_\_\_  
 Project Location (Address): \_\_\_\_\_  
 Tax Map References: \_\_\_\_\_  
 Applicant's Name: \_\_\_\_\_  
 Applicant's Address: \_\_\_\_\_  
 Applicant's E-mail Address: \_\_\_\_\_  
 Applicant's Phone: \_\_\_\_\_

**Submission Deadline:** Plan submissions received before 3:00 pm will be processed and routed to reviewers the same day. Plan submissions received after 3:00 pm will be processed and routed the next business day. **Notify Planning and Zoning staff of submissions to avoid processing delays.**

The following materials are required to be uploaded to APEX for a complete development preliminary plan submission:

- \_\_\_\_\_ Completed and Signed Development Special Use Permit or Development Site Plan Application
- \_\_\_\_\_ Completed and Signed Preliminary Plan Checklist (this form)
- \_\_\_\_\_ Filing Fee (DSUP and DSP). Please see the fee schedule [here](#).
- \_\_\_\_\_ Site Plans for Completeness Review of Preliminary Plan (First Submission)
- \_\_\_\_\_ Site Plans After Completeness Review of Preliminary Plan (Second Submission)
- \_\_\_\_\_ Signature of professional certifying that the submission meets all requirements:

I, \_\_\_\_\_ (print name), hereby certify that the drawings and other materials that accompany this checklist have met the requirements of the checklist.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**General Process Information:**  
 Preliminary site plans will be reviewed for completeness by City staff. Completeness review comments will be returned to the applicant in approximately 3 weeks from submission listing additional information required for the application to be deemed complete.

The applicant must revise the site plan to address all comments of the completeness review and resubmit to Planning and Zoning. This submission must include a letter responding to each of the completeness comments and the specific location of the additions or corrections made to the plan. These plans are routed and reviewed to verify completeness. If the plans are still not complete, the review of them will be suspended and the applicant will be notified of the information that is required.

When the plan/application is deemed complete, a confirmation letter or e-mail will be sent to the applicant. Within 5 working days of receipt of the confirmation the applicant shall install a notice of the proposed development at the site. When an application is complete, it will receive technical review by City agencies. Three (3) weeks prior to the scheduled hearing date the applicant shall submit a sample materials board and/or color rendering.

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EUI = Energy Use Intensity  
 GBP = Green Building Plan



# Development Review Process

Stage	2019 Policy	2026 Plan
<b>1. Concept</b>	<ul style="list-style-type: none"> <li>Planned certification</li> <li>Narratives on energy, water, and indoor air quality</li> </ul>	<ul style="list-style-type: none"> <li>Narrative attesting to plan requirements (Concept 1)</li> <li>Conceptual energy modeling with EUI estimate (Concept 2)</li> </ul>
<b>2. Preliminary/Completeness</b>	<ul style="list-style-type: none"> <li>Draft certification scorecard</li> <li>More detailed narratives</li> </ul>	<ul style="list-style-type: none"> <li>Refined EUI modeling</li> <li>Onsite renewable energy plan</li> <li>List of anticipated combustion uses</li> <li>EV parking</li> </ul>
<b>3. Final Site Plan</b>	<ul style="list-style-type: none"> <li>Updated scorecard</li> <li>Final design-related reports/documentation</li> <li>Construction indoor air quality plan</li> </ul>	<ul style="list-style-type: none"> <li>Document design changes (if any) that impact EUI, onsite renewable energy estimates, or combustion uses</li> <li>Outdoor water conservation details</li> </ul>
<b>4. Building Permit</b>	<ul style="list-style-type: none"> <li>Updated scorecard</li> <li>Draft commissioning plan</li> <li>Documentation for priority performance points</li> </ul>	<ul style="list-style-type: none"> <li>Document design changes (if any) that impact EUI, etc.</li> </ul>
<b>5. Occupancy/Bond Release</b>	<ul style="list-style-type: none"> <li>Evidence the project met priority performance points</li> <li>Complete commissioning activities</li> <li>Certification confirmation</li> </ul>	<ul style="list-style-type: none"> <li>ENERGY STAR appliance schedule</li> <li>Plumbing fixture schedule, specs, or equivalent</li> </ul>

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# Revised Standard Condition

- Replace 12 sustainability conditions with single GBP condition
- References new memo to industry for detailed requirements
- States EUI and renewable energy targets
- Provides opportunity for design flexibility

16. The project shall conform with the requirements of the 2026 City of Alexandria Green Building Plan for [insert pathway] as demonstrated by submitting the required pathway materials per the Green Building Plan Memo to Industry 26-## to the satisfaction of the Director of P&Z and the Climate Action Officer. (P&Z) (OCA) \*, \*\*, \*\*\*, \*\*\*\*
- Energy Use Intensity (EUI):** The project will meet an EUI of NUMBER by delivering a building design consistent with the energy model submitted with the preliminary plan. The actual EUI may vary if the building design is consistent with preliminary plan energy model inputs. [Pathway One]
  - Renewable Energy:** The project will meet 3% of energy needs onsite, which is AMOUNT, or provide a contribution of SAMOUNT for each kilowatt not provided, to a maximum of \$150,000. The contribution is due prior to receipt of the first certificate of occupancy. [Pathway One]
  - [Insert additional flexibility if/as needed]
  - If the project fails to conform with the Green Building Plan, then demonstrate a good faith, reasonable, and documented effort to achieve the plan recommendations.

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# Memo to Industry

- Summarizes requirements for each compliance option
- Tables list items due at each stage of review process
- Will be posted to existing memos to industry webpage

## Green Building Matrix: Option 1 – Standard

**Directions:** Provide information for each of the submissions indicated in the tables below. Table 1 is an overview of when in the development review process topic-related materials are required to be submitted. Table 2 details the materials required per topic area.

Table 1:

	Concept 1	Concept 2	Preliminary Plan (Completeness)	Final Site Plan	Building Permit Submission	First Certificate of Occupancy	Final Certificate of Occupancy
<b>General</b>	✓	✓					
<b>Energy Use Intensity (EUI)</b> – see Plan page 18		✓	✓	✓	✓		
<b>Renewable Energy</b> – see Plan page 19			✓			✓	
<b>Electrification</b> – see plan page 21			✓				
<b>Energy &amp; Water Meters</b> – see plan page 21				✓			
<b>Indoor Water Conservation</b> – see plan page 21							✓
<b>Outdoor Water Conservation</b> – see Plan page 22							
<b>Energy-Efficient Appliances</b> – see Plan page 22							
<b>EV Charging Infrastructure</b> – see Plan page 22							
<b>Low Emitting Materials</b> – see Plan page 24							

Table 2:

Topic	Requirements	Submission
<b>1. General</b>	Provide a narrative confirming plan requirements have been reviewed and will be met, conceptual energy modeling encouraged for Concept 1. Conceptual energy modeling is required for Concept 2.	Concept 1 and Concept 2
<b>2. EUI</b>	Provide the following: (We will update this with info from consultant) a. Energy Model Report (e.g., ASHRAE Standard 209) b. Applicable Property Use Type/Types c. Project Gross Floor Area (sq ft) d. Project's Anticipated Total Annual Energy Use i. Electricity (kWh/year) ii. Natural Gas (therms/year) e. Site EUI (kBtu/sf/year)	Concept 2, Preliminary Plan, Final Site Plan, and Building Permit
<b>3. Renewable Energy</b>	Provide one of the following: Option 1: Onsite Renewable Energy Plan Option 2: Clean Energy Fund in-lieu Calculation	Preliminary Plan and First Certificate of Occupancy
<b>4. Electrification</b>	Indicate all combustion uses onsite.	Preliminary Plan
<b>5. Energy and Water Meters</b>	Meters (building-level and/or unit-level) are indicated on site plans: a. Electric b. Natural Gas (as applicable) c. Water	Final Site Plan

Putting the GBP into Action



# Implementation Schedule

- **January: City Council adopted GBP**
- **February - June: Incorporate Plan into development review process**
  - Finalize implementation materials: standard conditions and memo to industry
- **July: Start Green Building Plan requirements**
  - Starting July 1, 2026 – the Green Building Plan requirements are in effect for all new DSP/DSUP concept plans

Putting the GBP into Action

DSP = Development Site Plan  
DSUP = Development Special Use Permit  
GBP = Green Building Plan