

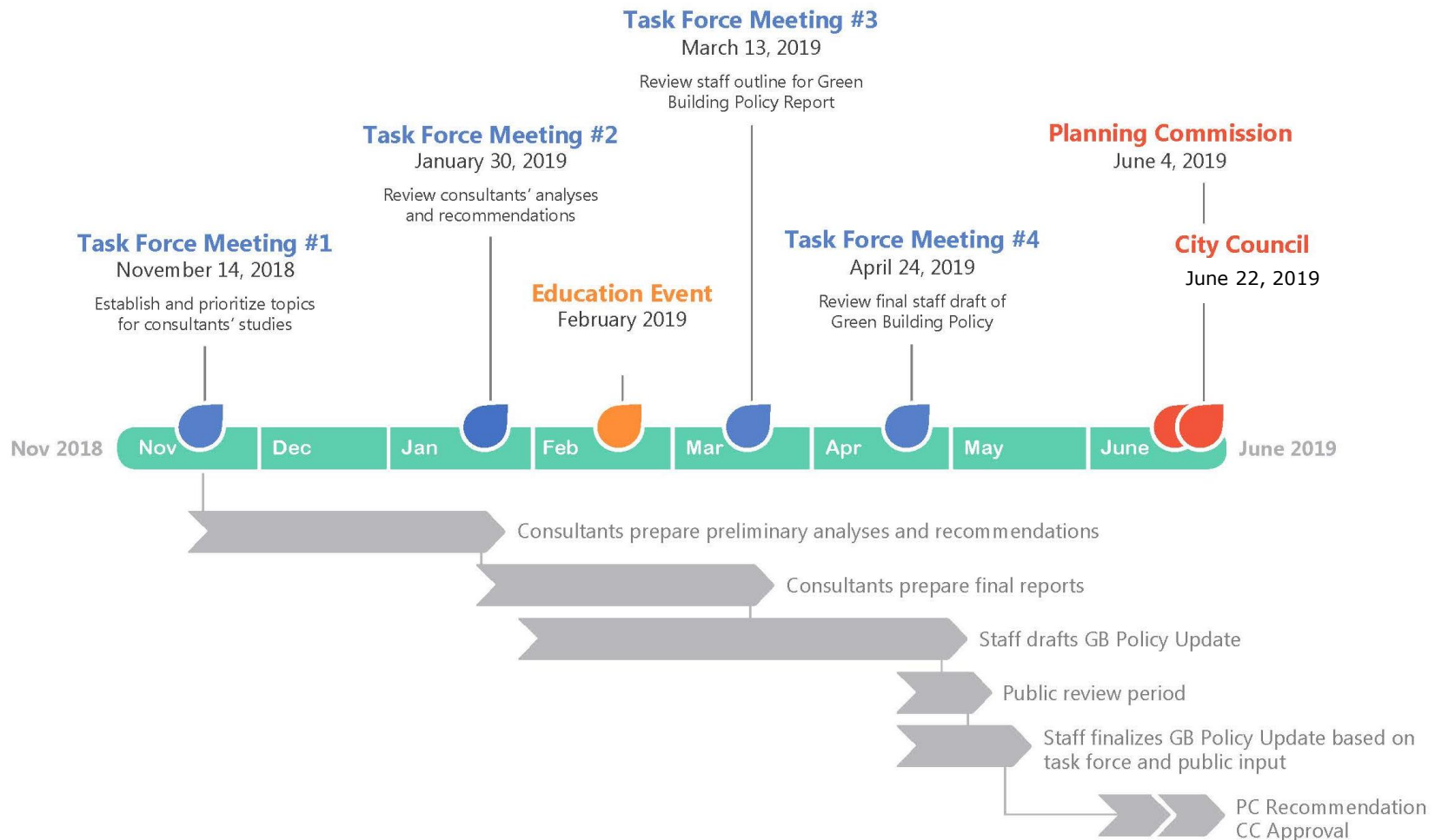


Green Building Policy

City Council

June 22, 2019

Green Building Policy Timeline



Increased minimum certification for DSP and DSUP proposals

Public Development:

- LEED Gold
- Three Green Globes
- Earthcraft:
 - Light Commercial Gold



Private Development:

- LEED Silver
- Two Green Globes
- Earthcraft:
 - Multifamily Gold
 - Light Commercial Certified

Priority Performance Points for Certification

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
- Thermal Comfort
- Indoor Air Quality

Enhanced Public Development Standards

DSP/DSUPs:

- Stormwater: 100% treatment with green infrastructure
- Energy: Net Zero Energy standard



Existing Building Renovations (non-DSP/DSUPs):

- LEED Interior Design and Construction (ID+C)
- LEED Operations and Maintenance (O&M)

Flexibility

Inherently flexible with three defined rating system standards

Considered on a case-by-case basis:

- Project size
- Proposed use
- Alternate green building practices proposed

Estimated Impacts and Benefits

20% reduction in energy use

3% reduction of City greenhouse gas emissions

29% reduction in water use

Improved human health and quality of life



Alexandria at the Forefront for Green Building

- Competitive certification levels
- Directed use credits that target priority areas
- Defined alternatives to LEED through Green Globes and EarthCraft
- Rating systems are tailored to meet Alexandria's environmental goals

Planning Commission Recommends Approval

With amendments to the Policy statement for:

- Net-Zero Energy flexibility criteria
- Net-Zero Energy definition

Green Building – General Compliance

- 95% of square footage under construction or completed is in compliance with 2009 Green Building Policy – 111 projects approved
- 11 of the total projects approved were Development Site Plans (DSP)
 - 8 DSPs were small projects (less than 75,000 SF or fewer than 50 residential units) and complied with the Policy
 - 2 DSP projects requested flexibility:
 - < 3,000 retail building
 - 9,500 sf church expansion
 - Strived for points without actual certification

Proposed Policy Outline Review

Environmental Action Plan (EAP) Short-Term Action implemented by the Green Building Task Force

***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