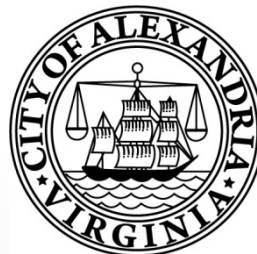


City of Alexandria

Green Building Policy

MWCOG
Built Environment and Energy Advisory Committee
March 21, 2013

ECO-CITY  **ALEXANDRIA**



History and Context

- **~1700 – 2000 – multitude of green building practices informally implemented in public and private development**
- **2004 – Internal Administrative Policy stating all new public development to meet or exceed USGBC LEED NC Silver rating**
- Fall 2007 – “GreenVentry” of all existing City policies, plans, programs, practices
- Spring 2008 – Eco-City Charter adopted
- **Spring 2009 – Green Building policy adopted**
- Summer 2009 – Environmental Action Plan 2030 adopted
- Spring 2011 – Energy and Climate Action Plan adopted



Eco-City Alexandria
Collaborative process
between
Environmental Policy
Commission, City
Staff, and Virginia
Tech

Green Building Policy Adoption

- Demonstrated Public Leadership
- City Goals:
 - Enhanced energy performance
 - Water conservation, stormwater mitigation, health and safety
 - Overall carbon footprint reduction
- Two Phases:
 - Φ1 – Policy development and adoption
 - Φ2 – Implementation
 - Monitoring and enforcement
 - City staff training
 - Outreach and education to community
 - Outreach to target existing buildings, including historic buildings
 - Incentives development

Public Leadership



TC Williams H.S. – LEED NC Gold, 2009



*DASH Admin & Bus Warehouse
– LEED NC Gold, 2009*



*Dept. of Community & Human Services
– LEED EB Silver, 2010*



Alexandria Police Department – LEED NC Gold, 2012

*Eisenhower
Fire Station
– LEED
2009
(Registered)*



Jefferson Houston E.S. (In Design, 2014)



*Charles Houston Recreation Center
– LEED NC Gold, 2010*



*Fire Station at Potomac Yards
– Earthcraft certified + LEED CI Silver
(awaiting certification, 2013)*

Policy Statement

- Public and private development that requires a Development Site Plan (DSP) or Develop Special Use Permit (DSUP) should achieve the following green building standard:
 - Non-residential: LEED Silver
 - Residential: LEED Certified, LEED for Homes, or ANSI ICC-700 2008 National Green Building Standard
 - Mixed Use: Each component should follow applicable rating standard
 - Coordinated Development Districts: Approvals for CDD areas yet to be developed will incorporate these standardsIn each case, applicable ENERGY STAR systems should be incorporated.
- Certification of compliance with green building standards will be provided by independent and accredited third-party professionals retained by the applicant and approved in advance by the Director of Planning and Zoning. The City will require the applicant to achieve the green building standard approved in its development application within two years of issuance of a certificate of occupancy.

Policy Statement

- Equivalencies Accepted
 - Green Building Policy serves as a performance goal.
 - Alternative certification systems/approaches may be accepted if demonstrated to be equivalent in outcomes.
- Flexibility for special-use types:
 - Examples may include: medical, hotel, industry, churches, historic buildings, etc.)
- As of current, no incentives offered.

Education and Outreach

The screenshot shows the website for the Green Building Resource Center (GBRC) in Alexandria, Virginia. The header includes the city logo and navigation links for Home, Residents, Visitors, Business, City Departments, and Call/Click/Connect. The main content area features a large banner for the GBRC, a navigation menu with links to Main, Residential, Business, Government, and Resources, and a list of links to various services and programs. A sidebar on the right contains contact information for the GBRC, including the address (301 King St., Room 4100), phone number (703.519.3556), and office hours (Monday-Friday, 9:00 a.m. - 5:00 p.m.).

Green Building Resource Center

<http://www.alexandriava.gov/gbrc>

Community Workshop Series:

- #1 - Greening Your Home and Small Business
- #2 - Energy Audits for Your Home and Small Business
- #3 - Green Landscaping for You and the Chesapeake Bay
- #4 - Green + Historic Buildings = Best of Both!
- #5 - Renewable Energy Systems and Green Power
- #6 - Green Operations for Retail, Restaurants, and Small Offices

City Staff

- Include Eco-City@Work, code/permit trainings, green building workshops, green building certification trainings, etc.
- 35+ LEED AP/Green Associates

Historic Preservation

- Current study to develop listing of acceptable systems and materials which comply with both historic preservation requirements as well as green building standards
- Continued pursuit of adaptive reuse

Performance

- 44 projects in progress since policy adoption
- 90% of gross square foot (~10M ft²) addressed by policy
 - Largest: 1.3 million ft²
 - Smallest: 6000 ft²
- Predominantly utilizing USGBC rating systems
- According to GBIG*
 - 30 LEED certified activities (~4.3 million ft²)
 - 199 green activities reported
 - 131 buildings with green activities reported
- Report to public on an annual basis

*Source: Green Building Information Gateway

Next Steps

- Review of policy performance and assess needs for updates
 - Raise minimum criteria
 - Focus on residential structures
 - Compliance enforcement and reporting
 - Collection of ongoing performance data
- Consider incentive opportunities to further green building activities in new development and especially existing buildings

More Information

- Green Building Policy: www.alexandriava.gov/GreenBuilding
- Green Building Resource Center: www.alexandriava.gov/gbrc
- Eco-City Alexandria: www.alexandriava.gov/Eco-City

Contact Information

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