



DATE: April 14, 2014
TO: Planning Commission
FROM: Trudi Ryan, Planning Officer
SUBJECT: Modification to Staff Recommendation:

14-0338 Adopt a Resolution to Update the Green Building Program for Residential Projects, Non-Residential Projects and Public Facilities

Staff recommends Alternative 2: Adopt the Resolution in Attachment 1 to Update the Green Building Tables for Residential Buildings, Non-Residential Projects, and Public Facilities with modifications. The tables include the following:

Residential Projects:

- Raise the Build It Green point level for new construction to 110 points as the minimum and 150 points for the incentives;
- Modify the requirement for remodels, alterations, and additions to require the CalGreen mandatory measures for all projects, regardless of the project construction valuation.

Non-Residential Projects and Public Facilities:

- Maintain the LEED Silver level for new construction between 5,000 and 25,000 square feet and LEED Gold for incentives.
- Increase the LEED Level to Gold for new construction greater than 25,000 square feet and LEED Platinum for the incentives.
- Increase the standard for major alternations so that projects between 5,000 square feet and 25,000 square feet meet a LEED Certified Level and projects greater than 25,000 square feet meet LEED Silver.
- *Modification: Delete the exception to the Moffett Park area in the Citywide incentives (e.g. allow an additional 10% FAR in the Moffett Park area) and add a footnote specific to Moffett Park.*
 1. *In Moffett Park, up to an additional 10% FAR may be allowed, through approval of a Major Moffett Park Special Development Permit. Project must show green development features, transportation demand management or other sustainability measures significantly beyond those required to obtain the 15% or 20% density incentive.*

Public Facilities:

- Maintain the current standards for new construction, which requires LEED Gold for new buildings greater than 5,000 square feet (unless determined infeasible).
- Increase the standard for major alteration to match that of the non-residential projects.



Possible Modifications to the Green Building Program

Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
All New Construction	GreenPoint Rated Checklist v4.2 or later (which includes CALGreen) with 110 points minimum	Green Point Rater	Achieve 150 points, with Green Point Rater verification, and the project can increase lot coverage by 5%. Multi-family projects have the option to increase building height by 5', lot coverage by 5%, or receive a 5% density bonus.
Remodel, Alteration, and Additions	CALGreen Mandatory Measures as applicable to the scope of work	--	--

Non-Residential Projects

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction and Initial Tenant Improvements			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 sq. ft. to 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	Moffett Park Specific Plan Area: The project can increase an additional 15% FAR (MP-I) or 20% FAR (MP-TOD) to achieve LEED Gold with LEED AP verification. City-Wide¹: The project can increase an additional 10% FAR or height by 10' to achieve LEED Gold with LEED AP verification.
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Gold Level	LEED AP	Moffett Park Specific Plan Area: The project can increase an additional 15% FAR (MP-I) or 20% FAR (MP-TOD) to achieve LEED Platinum with LEED AP verification. City-Wide¹: The project can increase an additional 10% FAR or height by 10' to achieve LEED Platinum with LEED AP verification.
Major Alterations (structural, mechanical, plumbing, and electrical alterations)			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 - 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Certified Level	LEED AP	--
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	--

¹ In Moffett Park, up to an additional 10% FAR may be allowed, through approval of a Major Moffett Park Special Development Permit. Project must show green development features, transportation demand management or other sustainability measures significantly beyond those required to obtain the 15% or 20% density incentive.

Public Facilities²

Type of Project	Minimum Standard	Verification/ Review	Voluntary Incentives
New Construction³			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	N/A
> 5,000 sq. ft.	LEED Gold Level	LEED AP	N/A
Major Alterations			
≤ 5,000 sq. ft.	CALGreen Mandatory Measures	City staff	--
> 5,000 - 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Certified Level	LEED AP	--
> 25,000 sq. ft.	CALGreen Mandatory Measures and LEED Silver Level	LEED AP	--

2 Unless determined infeasible based on the type of building or scope of work.

3 Provide electric car chargers at a minimum of 3% of the parking spaces