



Sunnyvale

# Sunnyvale Green Building Program Update

City Council, May 7, 2019



# Background

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## Sunnyvale Green Building Program

- Original Program adopted with Moffett Park Specific Plan in 2004
  - ◆ Only applied to development within MPSP
- Expanded Citywide in 2009
- Typically amended following updates to the California Building Code
  - ◆ Last updated in 2014



# Program Recommendations:

## **Residential Development Projects**

### Single-family, Duplex, and Multi-family

# Single-Family and Duplex Dwellings

## New Construction, Minimum Standards

### Current

- GreenPoint Rated Checklist with 80 pts, verified by Green Point Rater
- CALGreen Mandatory Measures

### Proposed

- GreenPoint Rated Checklist with **90** pts, verified by Green Point Rater
- CALGreen Mandatory Measures

# Single-Family and Duplex Dwellings

## New Construction, Voluntary Incentives

### Current

- Incentive:
  - ◆ 5% increase in lot coverage
- Requirement:
  - ◆ GreenPoint Rated Checklist with 110 pts, with verification by LEED AP

### Proposed

- Incentive:
  - ◆ 5% increase in lot coverage; or
  - ◆ 5% increase in FAR or 4,000 s.f. (whichever is less) with staff-level DR
- Requirement:
  - ◆ 120 pts with Build It Green Certification; or
  - ◆ All-electric home

# Single-Family or Duplex Dwelling

## Additions to Existing Structures (including ADU's)

### Current

- Voluntary Incentives:
  - ◆ None

### Proposed

- Voluntary Incentives:
  - ◆ 5% increase in lot coverage; or
  - ◆ 5% increase in FAR or 4,000 s.f. (whichever is less) with staff-level DR
- Requirements:
  - ◆ 120 pts with Build It Green Certification; or
  - ◆ All-electric home

# Multi-family Dwellings

## New Construction, Minimum Standards

### Current

- GreenPoint Rated Checklist with 80 pts, with verification by Green Point Rater
- CALGreen Mandatory Measures

### Proposed

- **90 points with Build it Green Certification; and**
- CALGreen Mandatory Measures; and
- **Encouraged to include specific sustainable measures**

# Multi-family Dwellings

## New Construction, Voluntary Incentives

### Current

- Incentives:
  - ◆ 5' increase in height; or
  - ◆ 5% increase in lot coverage; or
  - ◆ 5% density bonus
- Requirements:
  - ◆ GreenPoint Rated Checklist with 110 pts, with verification by LEED AP

### Proposed

- Incentives: No change
- Requirements:
  - ◆ **120 pts** with **Build It Green Certification**; and
  - ◆ **All-electric home**; and
  - ◆ **One or more specific sustainable measures**.





# Program Recommendations:

## **Non-Residential Development**

# Development Projects between 5,000 – 30,000 s.f.

## New Construction, Minimum Standards

### Current

- LEED Silver with verification by LEED AP
- CALGreen Mandatory Measures

### Proposed

- LEED **Gold** with verification by LEED AP
- CALGreen Mandatory Measures

# Development Projects over 30,000 s.f.

## New Construction, Minimum Standards

### Current

- LEED Gold with verification by LEED AP
- CALGreen Mandatory Measures

### Proposed

- LEED Gold with **USGBC Certification, including Design Phase Credits reviewed**
- CALGreen Mandatory Measures

# Development Projects Not within Moffett Park and over 5,000 s.f.

## New Construction, Voluntary Incentives

### Current

- Incentive:
  - ◆ 10% increase in FAR; or
  - ◆ 10' increase in height
- Requirement:
  - ◆ LEED Gold with USGBC Certification

### Proposed

- Incentive:
  - ◆ 10% increase in FAR; or
  - ◆ 10' increase in height
- Requirement:
  - ◆ LEED Gold **with min. 75 points and USGBC Certification + Design Phase Credits; and**
  - ◆ **All-electric**

# Development Projects within Moffett Park over 5,000 s.f.

## New Construction, Volunteer Incentives

### Current

- Incentives:
  - ◆ 15% increase in FAR for MP-I
  - ◆ 20% increase in FAR for MP-TOD
- Requirement:
  - ◆ LEED Gold with USGBC Certification

### Proposed

- Incentives:
  - ◆ No Change
- Requirement:
  - ◆ LEED Gold **with min. 75 points and USGBC Certification + Design Phase Credits; and**
  - ◆ **All-electric**

# Development Projects within Moffett Park over 5,000 s.f. – additional incentive

## New Construction, Volunteer Incentives

### Current

- Incentive:
  - ◆ Another 10% increase in FAR
- Requirements:
  - ◆ LEED Gold with USGBC Certification, and
  - ◆ Major Moffett Park SDP with additional green/ sustainable features

### Proposed

- Incentive: No change
- Requirements:
  - ◆ **LEED Platinum, USGBC Certified + Design Phase Credits, or**
  - ◆ **Zero Energy, ILFI Certified; and**
  - ◆ **All-electric; and**
  - ◆ **Additional Community Benefit features.**

# Non-Residential Development: Major Alterations

## Current

- Threshold: <10,000 s.f.
  - Requirement:
    - ◆ CALGreen Mandatory Measures
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- Threshold: >10,000 s.f.
  - Requirement:
    - ◆ LEED Silver with verification by LEED AP
    - ◆ CALGreen Mandatory Measures

## Proposed

- Threshold: **Any size**
- Requirement:
  - ◆ LEED Silver with verification by LEED AP
  - ◆ CALGreen Mandatory Measures

# Program Recommendations: **Public Facilities**



# Public Facilities: New Construction

## Current

- Threshold:  $\leq 5,000$  s.f.
  - Requirement:
    - ◆ CALGreen Mandatory Measures
- 
- Threshold:  $> 5,000$  s.f.
  - Requirement:
    - ◆ LEED Silver with verification by LEED AP
    - ◆ CALGreen Mandatory Measures

## Proposed

- Threshold:  $\leq 5,000$  s.f.
  - Requirement: No change
- 
- Threshold:  $> 5,000$  s.f.
  - Requirement:
    - ◆ LEED **Gold** with verification by LEED AP
    - ◆ CALGreen Mandatory Measures

# Public Facilities: Major Alterations

## Current

- **Threshold:**  $\leq 10,000$  s.f.
  - **Requirement:**
    - ◆ LEED Certified with verification by LEED AP
    - ◆ CALGreen Mandatory Measures
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- **Threshold:**  $> 10,000$  s.f.
  - **Requirement:**
    - ◆ LEED Silver with verification by LEED AP
    - ◆ CALGreen Mandatory Measures

## Proposed

- **Threshold:** All
- **Requirement:**
  - ◆ LEED Silver with verification by LEED AP
  - ◆ CALGreen Mandatory Measures

# Community Outreach Efforts

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- Study Session with Sustainability Commission in September 2016
- 4 Community Outreach Meetings in August & October 2018
  - ◆ 29 attendees
  - ◆ 23 comment letters received
    - Major topics in comment letters/meetings:
      - ◆ Move towards electrification
      - ◆ Increase minimum and voluntary thresholds

# Commission Hearings

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- **Sustainability Commission** on 3/18/19
  - ◆ Recommended forwarding the staff recommendation with one modification
  - ◆ Made a separate motion to recommend that the City Council require all new construction to be all-electric, which may be considered with the future reach code discussion and building code update.
- **Planning Commission** on 3/25/19
  - ◆ Recommended forwarding the staff recommendation without modifications

# Next Steps

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- 7/1/2019: Effective Date of Updated Green Building Program per Resolution

# Recommendation

## Considerations

- Adopt a Resolution to Update the Green Building Program
- Forward Staff Recommendation with Modifications
- Recommend No Changes and Maintain Existing Green Building Program

## Staff Recommendation

- Adopt a Resolution to Update the Green Building Program