

Recommendations for Incorporating Energy Efficiency Related Strategies into Land Development Code Updates

DRAFT

Gap Analysis Findings

During the gap analysis process, it was determined that the City has a number of policies and regulations already in place that support green building in general, and energy efficiency and conservation specifically, including:

Comprehensive Plan Policies

- Policy LU-9-A- Encourage and support “Green Building Policies and Practices”
- Policy LU-3-D-5- Create stormwater runoff designs and strategies that minimize the amount of land necessary to treat runoff from parking areas.
- Policy CFU-6-C-Promote water and energy efficiency and alternative energy sources. Promote the use of solar and other renewable technology within the community. Promote and support the use of Energy Star and Green Building practices in new construction.
- Policies related to Smart Growth principals - encourage pedestrian access, revise street designs to encourage nonmotorized transportation and connectivity, encourage infill and mixed use development, revising parking requirements.

Codes

- Chapter 4, Stormwater Standards, Site Design and Low Impact Development
- Chapter 13.38, PUD, density bonuses for energy efficiency and environmental design practices

Design Standards

- Chapter 1.45, Design standards, “Green building practices or environmentally sensitive and innovative design and materials are encouraged and should comply with LEED standards.” (1.45.540.F.5.d.vi)

Leveraging EECS and Land Development Code Update

The consultant team has determined that the majority of the findings during the gap analysis have a direct or indirect connection to potential energy-related goals or action items that the City may choose to include during the Energy Efficiency and Conservation Strategy (EECS) planning process. Because the EECS planning and implementation process has a much longer schedule, opportunities exist to leverage EECS activities during the current land development and code update process.

The following is a list of recommended 2011 code updates for consideration by the City in order to lay the groundwork for future EECS activities:

1. Regulations that encourage mixed use and infill development
2. Provisions that enhance vehicular and non-motorized connectivity
3. Development standards that encourage energy efficiency
 - cottage housing and clustered developments
 - passive solar orientation
 - solar access
4. Revisions to existing density incentives to encourage high performance energy efficient design
5. Provisions for small scale renewable energy systems: PV and wind
6. Demonstration project provisions that allow code flexibility for high performance innovative projects