 **Centre City
Development
Corporation**

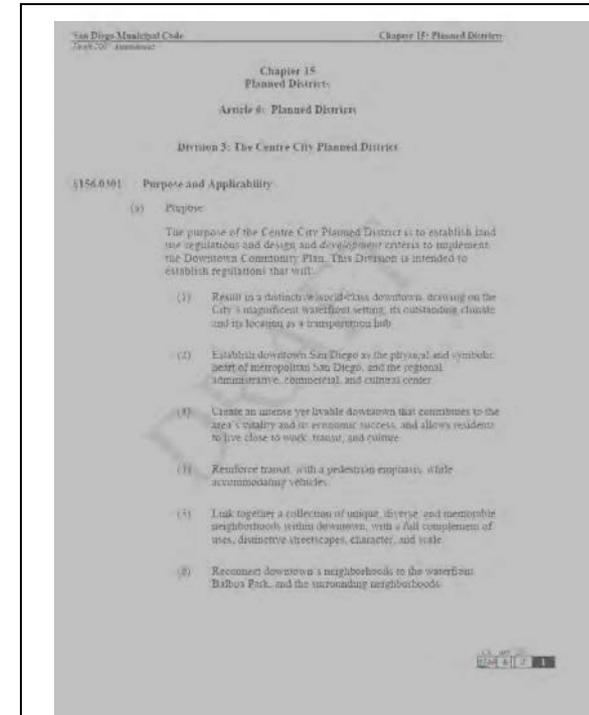
Downtown Community Plan – Adopted April 2006

Goal: Sustainable Development

5.8-G-1 Promote sustainable development

Policies: Sustainable Development

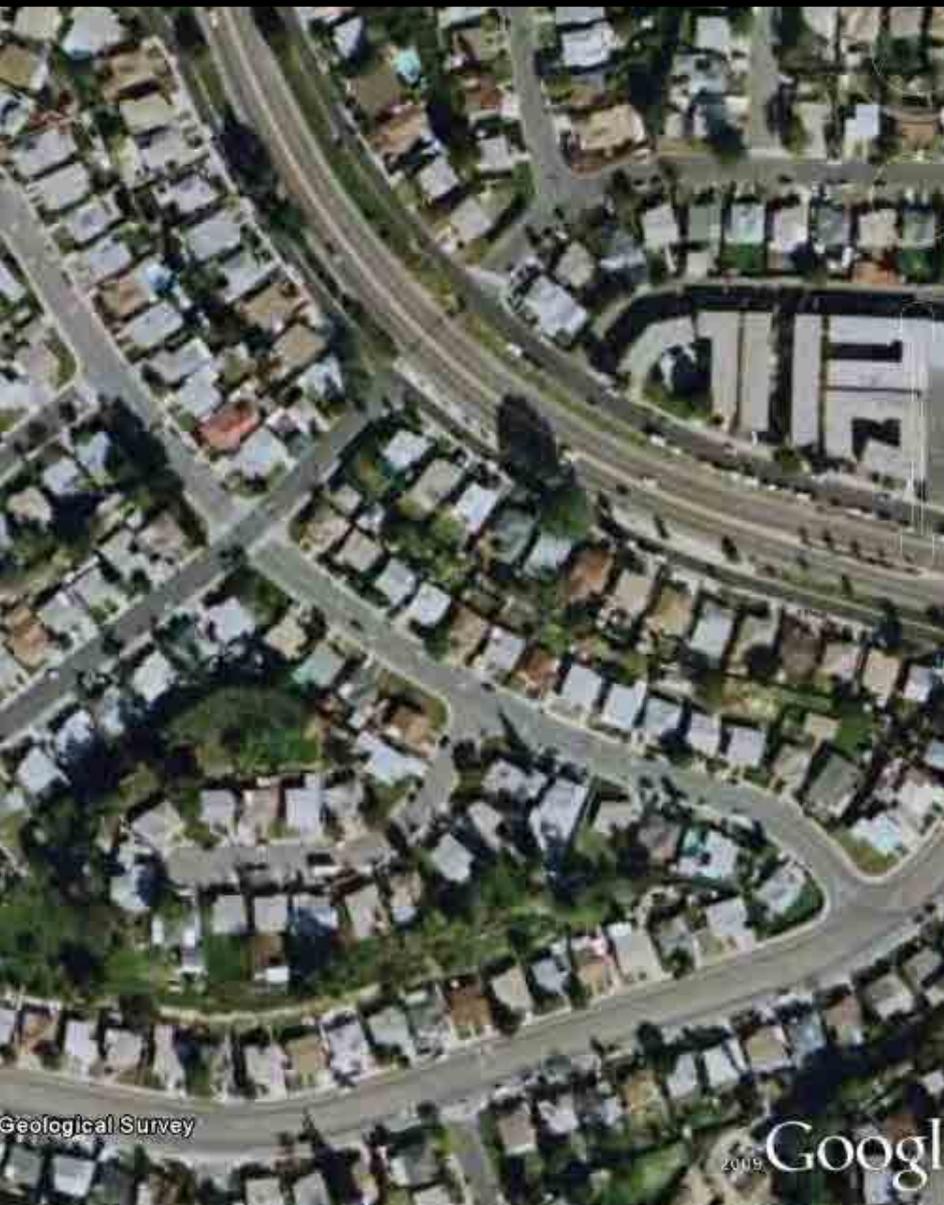
- 5.8-P-1 Prepare and implement Green standards, appropriate to the context, to ensure high levels of life-cycle environmental construction and operations of buildings.
- 5.8-P-2 In cooperation with other agencies, promote street tree planting, maintain downtown by 2030.
- 5.8-P-3 Maintain building volumes that reach streets and public space, building reflectivity standards, streets and other public spaces.
- 5.8-P-4 Reduce auto-dependency, promote valuable downtown real estate, including automated parking, transit, including mobility nodes such as e-bike, and walking.
- 5.8-P-5 Encourage the use of daylighting, district energy plants, conserving techniques and strategies.
- 5.8-P-6 In new development and re-use of Low Impact Development practices, landscaped courtyard pavement, and rainwater systems, volumes and pollutants as well.
- 5.8-P-7 Promote biodiversity and low or no irrigation. Encourage non-pet animals.
- 5.8-P-8 In accordance with established projects including buildings, streets, and parks, incorporate sustainable design and construction practices.
- 5.8-P-9 Promote adaptive re-use of historic resources as an effective means to reduce construction materials, energy, and waste.



Chapter 5.8 Goals and Policies: Sustainable Development

Far Bonus Program: Eco-Roof

Urban plazas, street activation and Neighborhood Centers



City unveils "Green" building program for downtown San Diego

Apr 26, 2010 by [unreadable]
Filed under Local



SAN DIEGO—On Earth Day 2010, Mayor Jerry Sanders unveiled a new program designed to make Downtown San Diego more environmentally sustainable and to help San Diego reach state climate change goals for 2020.

Called "Centre City Green," the program is under development by the Centre City Development Corporation (CCDC), a subsidiary of the City's Redevelopment Agency.

Mayor Sanders' agency will use technology to create a sustainable future for future generations.

Centre City Green will help new and existing buildings become more sustainable. Incentives include increased building efficiency, support of "green team" specialists, and...

The program also includes new lighting strategies for "green" streets throughout downtown.



1. Policies & Goals
2. Incentive Based Program for Buildings
3. Green Streets Program
4. Bicycle Implementation
5. Lighting Strategies

2006: AB-32 signed into law





1. Long-range goals and policies

Perception vs...



...Reality



Regional
Partners

Environmental
Focus

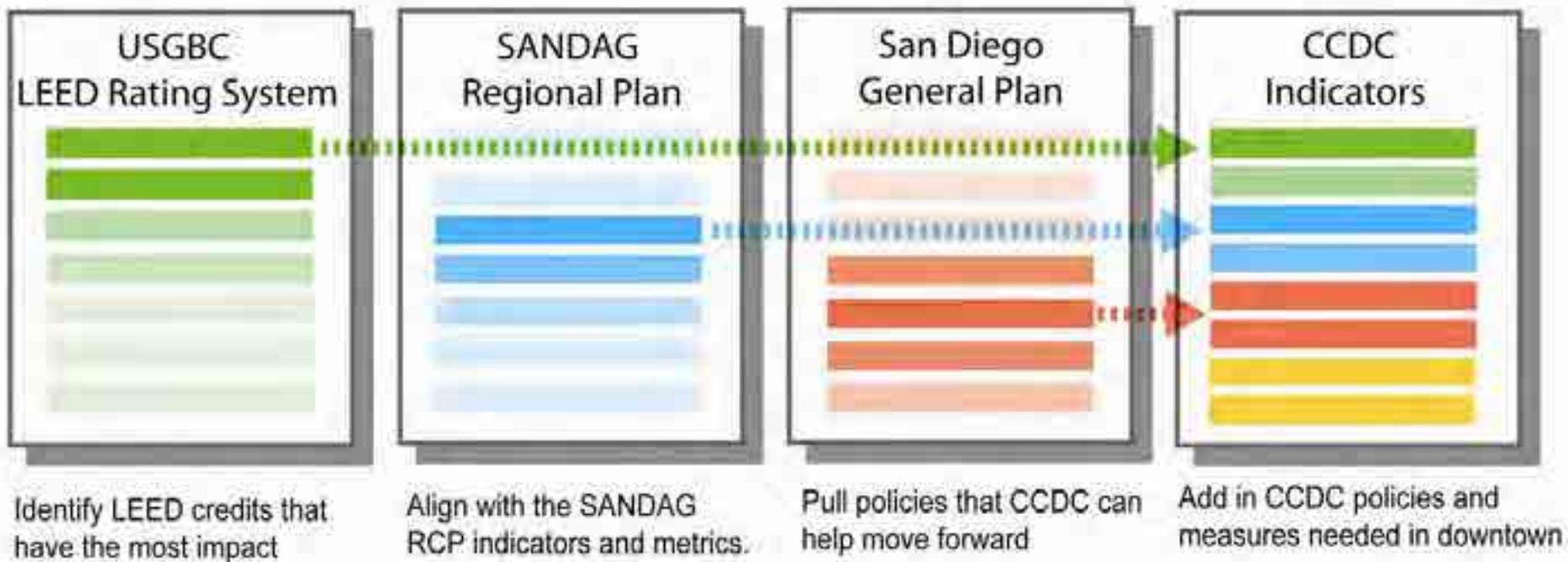
Market Drivers



Indicator :

Something observed or calculated that is used to show the presence or state of a condition or trend







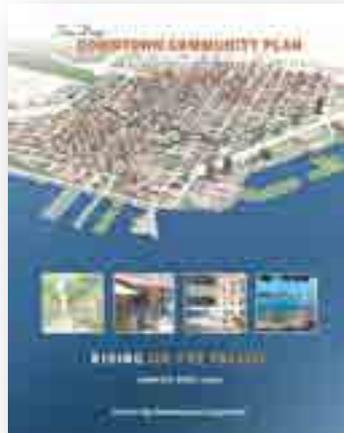
AB 32



SB 375



California Green Building Code



Centre City Green Indicators

Energy



Water



Urban Mobility



Economic Vitality



Streetscape Vitality



Healthy Spaces



Materials



Green IQ



INDICATOR

2030 GOALS



Energy /GHG

20% reduction in GHG emissions by 2020 (AB32)

33% green power by 2020 (EOS-14-08)

Net zero buildings by 2030 (AB212)



Water

70% reduction in potable water use



Urban Mobility

Make Centre City a public transit destination that affords travelers the luxury of not needing a vehicle to arrive to or move within downtown

Promote transportation planning that creates downtown as a destination



Materials

75% construction waste recycled

50% operational waste recycled



Economic Vitality

Reach 2006 Community Plan Targets for build out



Streetscape

Make Centre City a Top-of-Class streetscape environment that promotes walking over all other modes of transit



Healthy Spaces

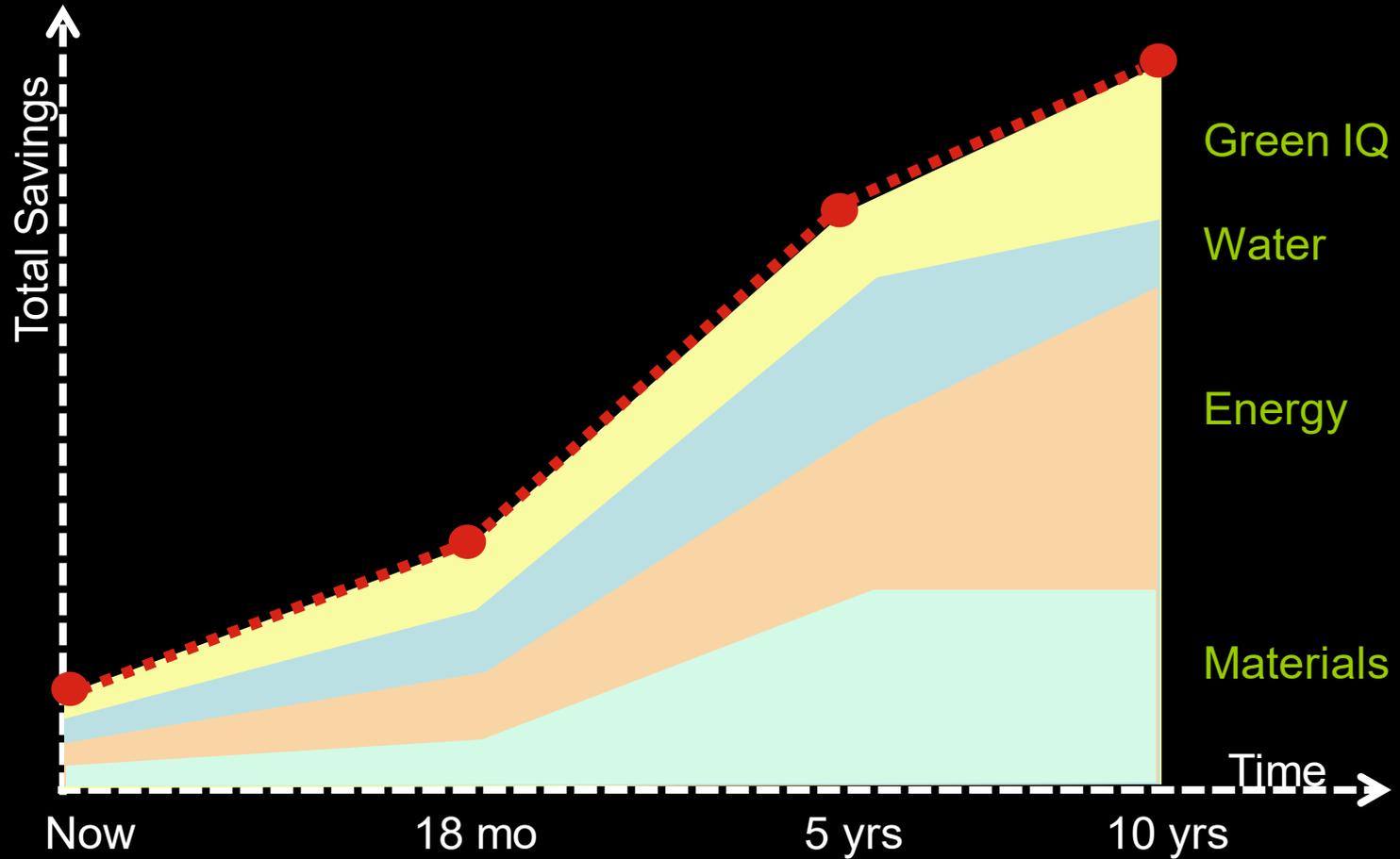
Develop buildings that capitalize on San Diego's temperate climate to create top-of-class healthy indoor and outdoor spaces

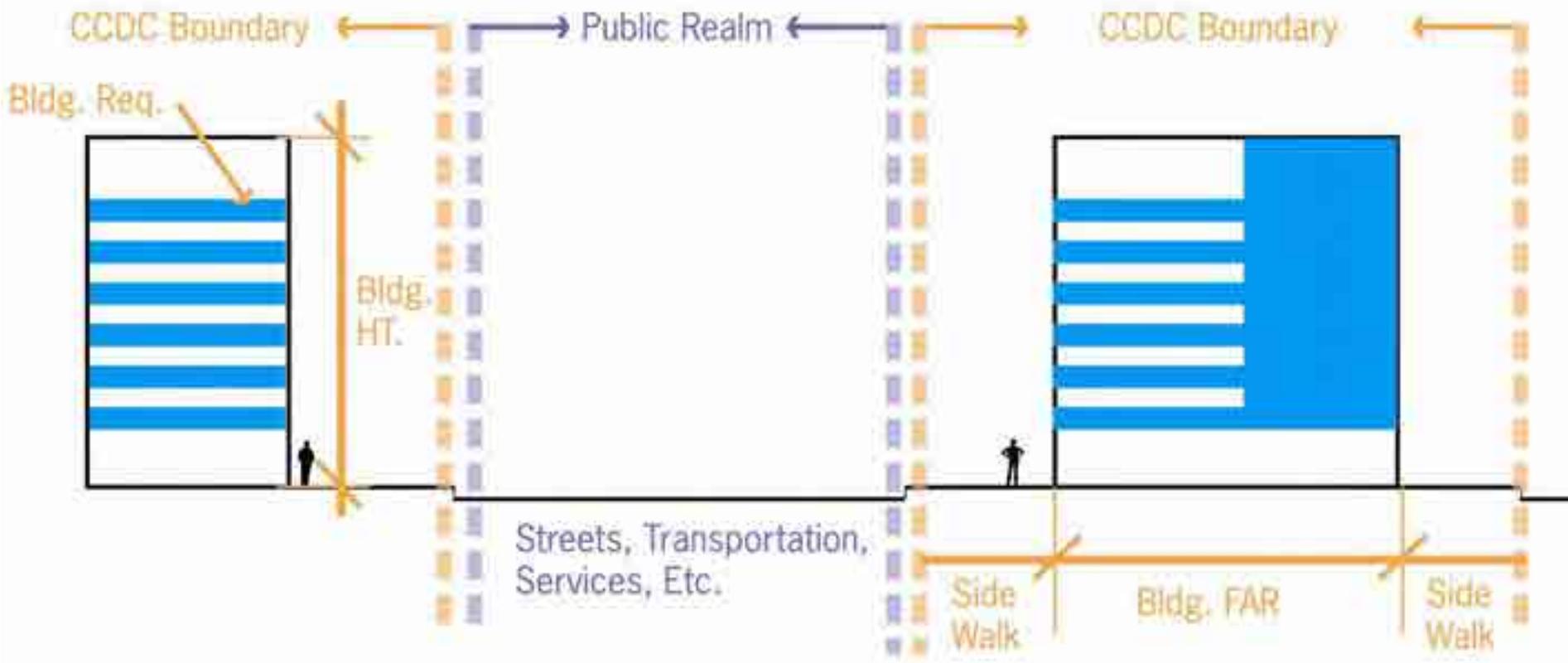


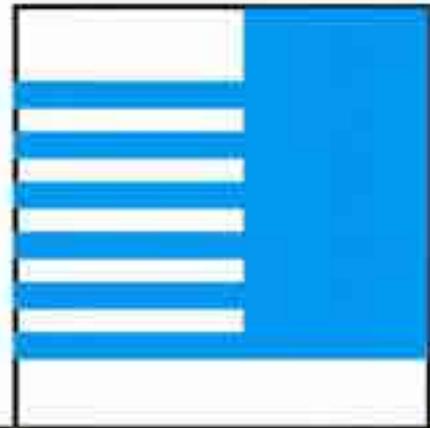
Green IQ

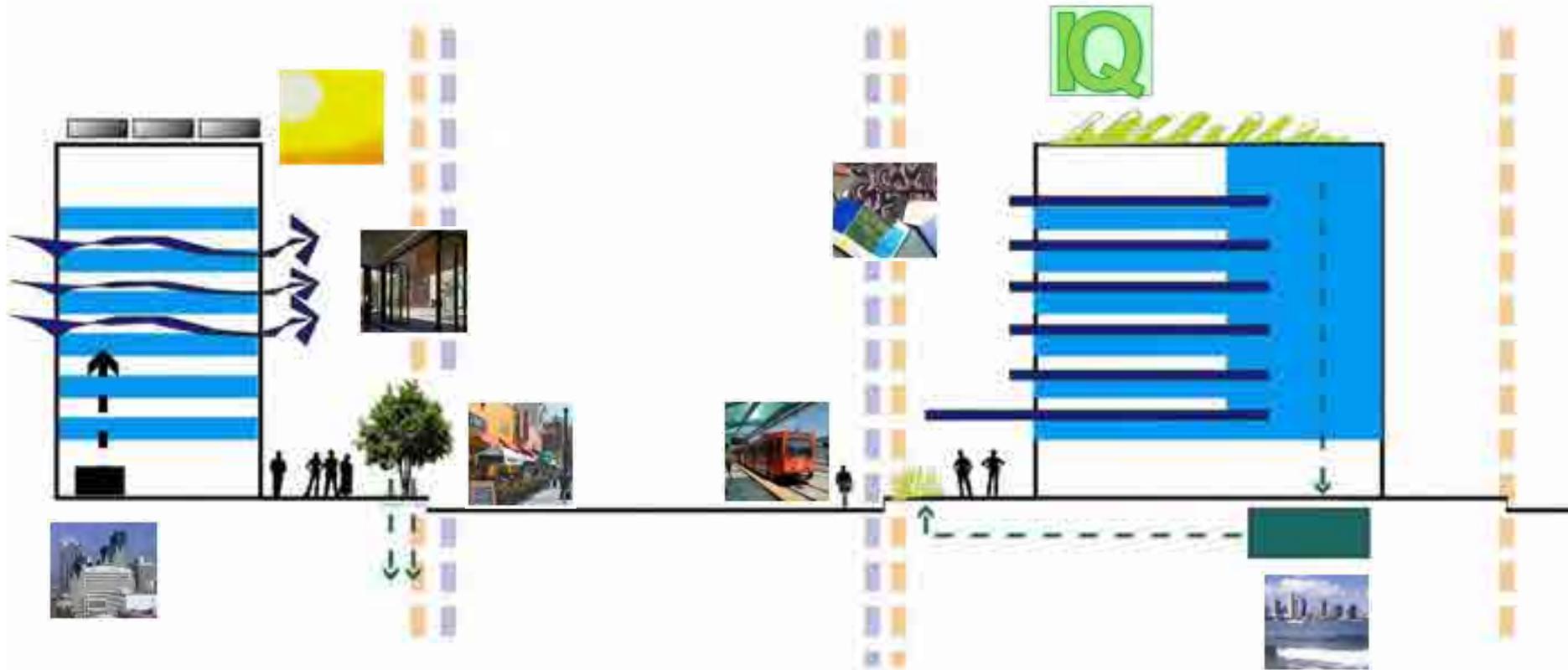
Develop a green knowledge base that leads the country in successful demonstration of economically viable green technologies and sound green building practices

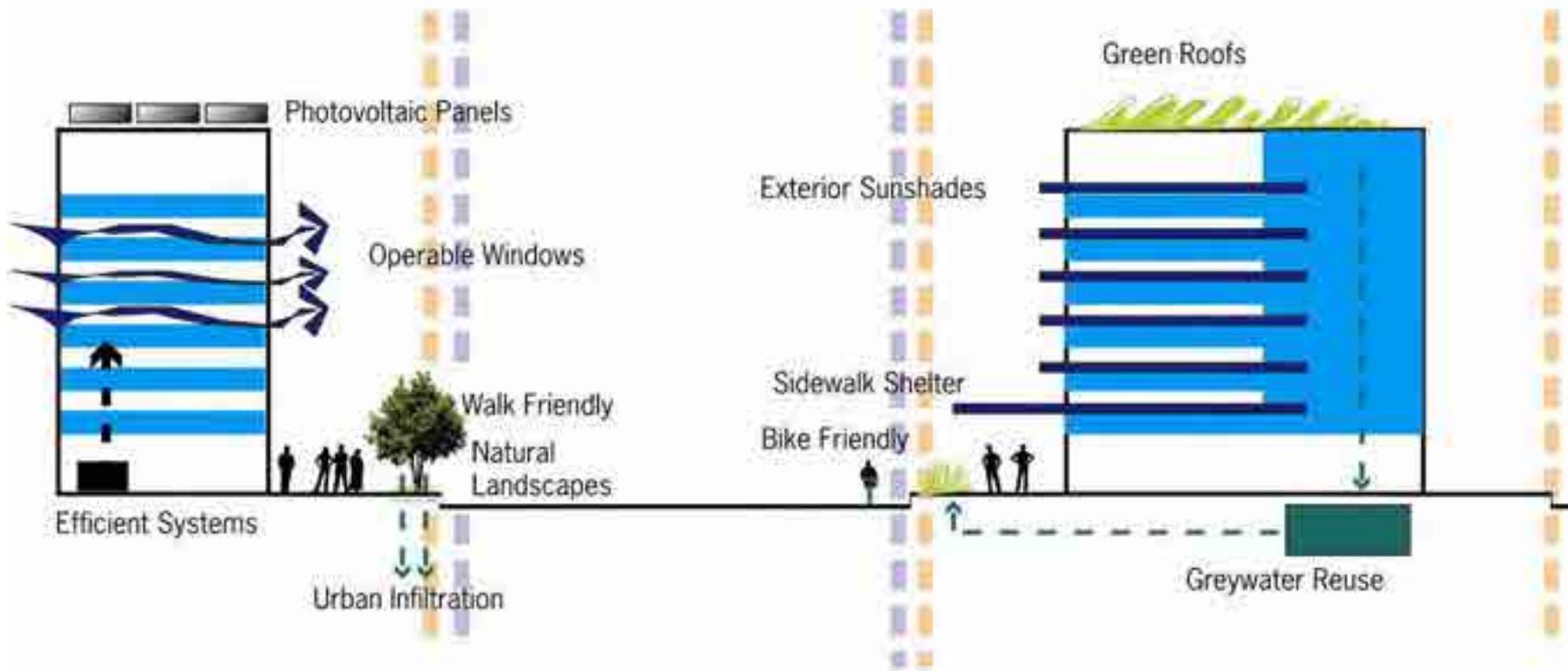
Establish Goals & Track Over Time











Photovoltaic Panels

Operable Windows

Efficient Systems

Walk Friendly
Natural
Landscapes

Urban Infiltration

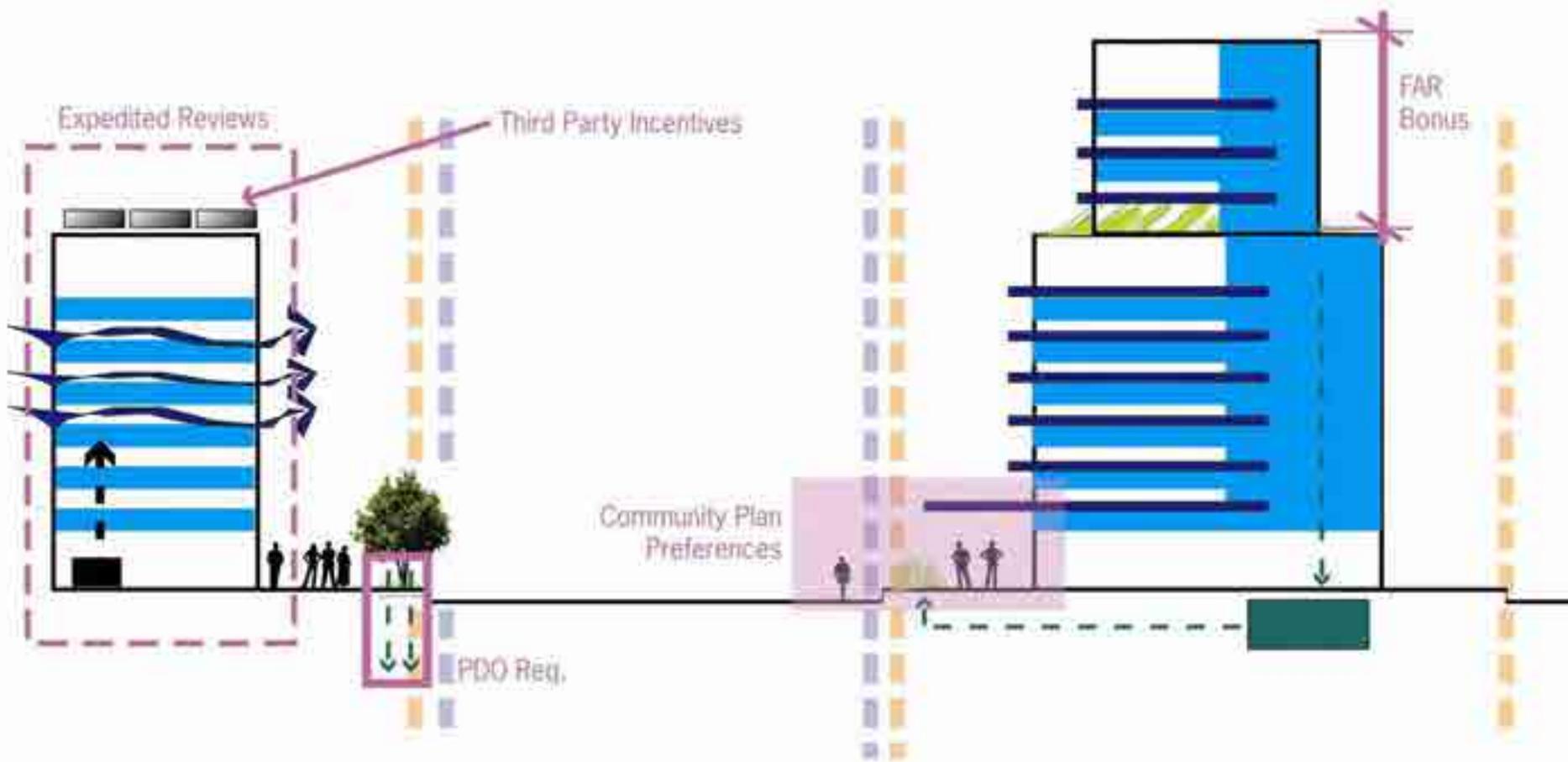
Green Roofs

Exterior Sunshades

Sidewalk Shelter

Bike Friendly

Greywater Reuse



Chapter 3: Structure and Land Use

Develop a Private Development Incentive Program to promote innovative green building measures

Chapter 4: Parks, Open Space, and Recreation

Develop East Village Green as a showcase of sustainability by incorporating the indicators goals into the programming, design and construction process

Chapter 5: Urban Design

Fully develop the Green Street Development Program identified in the Downtown Community Plan

Chapter 6: Neighborhoods & Districts

Develop Neighborhood Pilot Projects for energy and water that address sustainability at the block scale

Chapter 7: Transportation

Assist in the creation of a Downtown Connector Shuttle that allows people to move within downtown once they arrive from outlying areas

Chapter 8: Public Facilities & Amenities

Make the redevelopment of Civic Center the center piece of green development

Chapter 9: Historic Preservation

Create an existing Building Energy Audit and Retrofit program to incentivize energy and water efficient upgrades

Chapter 11: Economic Development

Use sustainability as a means to increase Employment and Economic Development Strategies available to downtown building owners



2. Private Development Incentive Program

Applicant

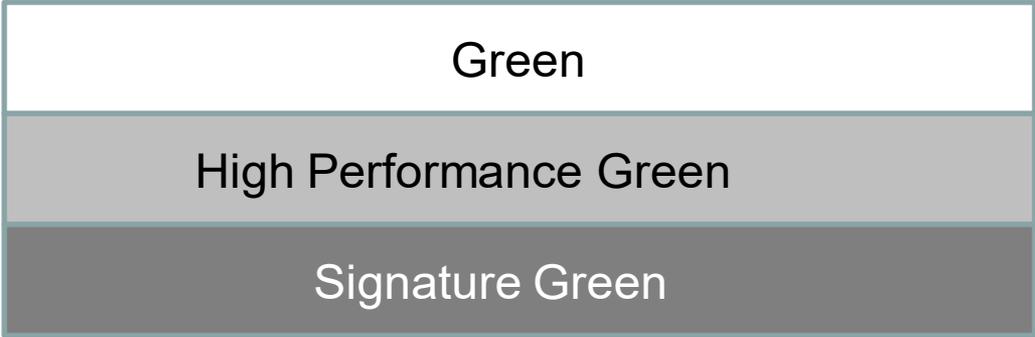


Approach

Performance	Prescriptive
CalGreen Tier II LEED Silver and Gold	Green Building Measures



Level of Incentives



CENTRE CITY GREEN SUSTAINABILITY INCENTIVE CHECKLIST



Project Name/Address	420 C Street
Select Project type	Office
SF of Building	325,000
Number of Residential Units	50
Number of Hotel Rooms	80
# of Building Occupants	450
Select Path:	Prescriptive
Select Application Stage:	Entitlement

Sustainability Points =	25
Tier Ranking =	Green
Green = 25+ High Performance Green = 45+ Signature Green = 60+	
Total Points Possible = #N/A	
Annual kWh Saved =	4,389,692
Annual MT CO2e Saved =	5,077
Annual gallons H2O Saved =	1,411,898

Indicator Impact							Path	Green Measure	Points Possible	Attempted	Instructions	Points Attempted
Energy	Water	Materials	Waste/Recycle	Economic	Healthy Space	Mobility						
							Performance	CalGreen Tier 1	25	<input type="checkbox"/>		
								CalGreen Tier 2	45	<input type="checkbox"/>		
								LEED Silver	45	<input type="checkbox"/>		
								LEED Gold+	60	<input type="checkbox"/>		
							Prescriptive	Natural ventilation	15	<input type="checkbox"/>		
								On-site PV: 30 kW	10	<input type="checkbox"/>	Complete preliminary commitment on Photovoltaic Tab	10
								Cogeneration: 30 kW	20	<input type="checkbox"/>		
								Exterior shading	5	<input type="checkbox"/>	Complete preliminary commitment on Shading Tab	5
								70% Energy Star equipment / appliances	15	<input type="checkbox"/>		
								High efficiency plumbing fixtures	10	<input type="checkbox"/>	Complete preliminary commitment on Plumbing Fixture Tab	10
								Recycled Water	#N/A	<input type="checkbox"/>		
								Chemical-free cooling tower	5	<input type="checkbox"/>		
								Daylighting with controls	15	<input type="checkbox"/>		
								High efficiency water heating	5	<input type="checkbox"/>		
								Demountable Partitions	5	<input type="checkbox"/>		
								Enhanced Mobility	5	<input type="checkbox"/>		
								Green Street	5	<input type="checkbox"/>		
								Eco-Roof	5	<input type="checkbox"/>		
								Audit & Retrofit Fund	5	<input type="checkbox"/>		
							Savings By Design	100	<input type="checkbox"/>			
							Innovation	5	<input type="checkbox"/>			

Permit Requirements

Check for permit requirements in the jurisdiction:

City of San Diego	Yes	No
State of California	Yes	No

Can I build on an In-Use Building system?

Water Use	Yes	Water Conservation	Yes
Water Reclamation	Yes	Water Conservation	Yes

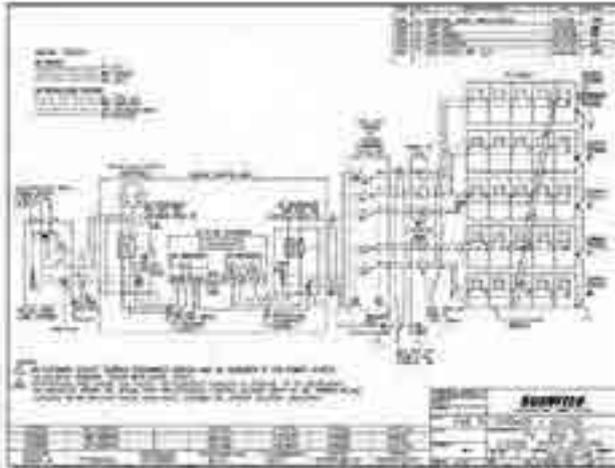
Water Use Reduction (Water Fixtures)

Water Conservation for Green Buildings (Water Fixtures)

Green Building Rating System

[Signature]

On Site Permit Assessment ①



On Site VDC Green Line Diagram ②

CENTRE CITY GREEN SUSTAINABILITY PERFORMANCE CHECKLIST

Project Name/Address	CCDC Office	Sustainability Project #	001
Client/Developer	CCDC	Site Building #	001
# of Building	1	Green + LEED High Performance Green + LEED	Green + LEED
Number of Occupied Units	100	Total Points Possible = 100	
Number of Total Stories	10	Annual kWh Saved =	6,500,000
Total Building Footprint	100,000	Annual Carbon Saved =	100
Site Address	1000 Broadway	Annual gallons H2O Saved =	1,115,000
Project Approval Status	Approved		

Category	Item	Points	Weight	Score	Notes
Water	Water Fixtures	10	1.0	10	
	Water Conservation	10	1.0	10	
	Water Reclamation	10	1.0	10	
	Water Conservation	10	1.0	10	
Energy	Energy Fixtures	10	1.0	10	
	Energy Conservation	10	1.0	10	
	Energy Fixtures	10	1.0	10	
	Energy Conservation	10	1.0	10	
	Energy Fixtures	10	1.0	10	
	Energy Conservation	10	1.0	10	
	Energy Fixtures	10	1.0	10	
	Energy Conservation	10	1.0	10	
	Energy Fixtures	10	1.0	10	
	Energy Conservation	10	1.0	10	
Air Quality	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	
	Air Quality	10	1.0	10	

Checklist and Measure Approval

Centre City Development Corporation City of San Diego CDD

Notes: _____

Notes: _____

Approver Signature: _____ Date: _____ Approver Signature: _____ Date: _____

Name, Title: _____ Name, Title: _____

Please note that the above signatures indicate that the measures have been approved by CDD and CDD as being incorporated into the project. The applicant will be required to notify CDD of any measures implemented on the construction of the project. Penalties may be imposed if approved measures are not incorporated and incorporated into the project at the time of occupancy.



Permit Phase
300,000/1000

Centre City Green
Scorecard

CCG
1.0

Centre City Green Performance Levels and Incentives

Level	Path	Department	New Construction Incentives
1 Green	CalGreen Tier 1 Or Building Measures = 25-44 CCG Points	City of San Diego DSD	1. DSD Incentives 2. Access to Interagency Incentive Team
		CCDC	1. Public Recognition from CCDC
2 High Performance Green	CalGreen Tier 2/LEED Silver Or Building Measures = 45-59 CCG Points	City of San Diego DSD	1. All items listed for Level 1 2. Additional DSD Incentives
		CCDC	1. Parking deviation: TBD 2. FAR Bonus of 1.0
3 Signature Green	LEED Gold+ Or Building Measures = 60+ CCG Points	City of San Diego DSD	1. All items listed for Level 1 2. Additional DSD Incentives
		CCDC	1. Parking deviation: TBD 2. FAR Bonus of 2.0

Urban Open Space Incentive Program

- Change the required open hours to dawn - dusk rather than 6am to 10 p.m.
- Reduce the minimum size required to 500 square feet
- Allow north-facing open space to qualify for bonus with enhanced public amenities provided

Eco-Roof Incentive Program

- FAR bonuses be reduced to FAR 0.5
- All Eco-Roofs shall be accessible to building occupants as outdoor space
- Eco-Roof should be incorporated into Centre City Green's Private Development Incentive Program



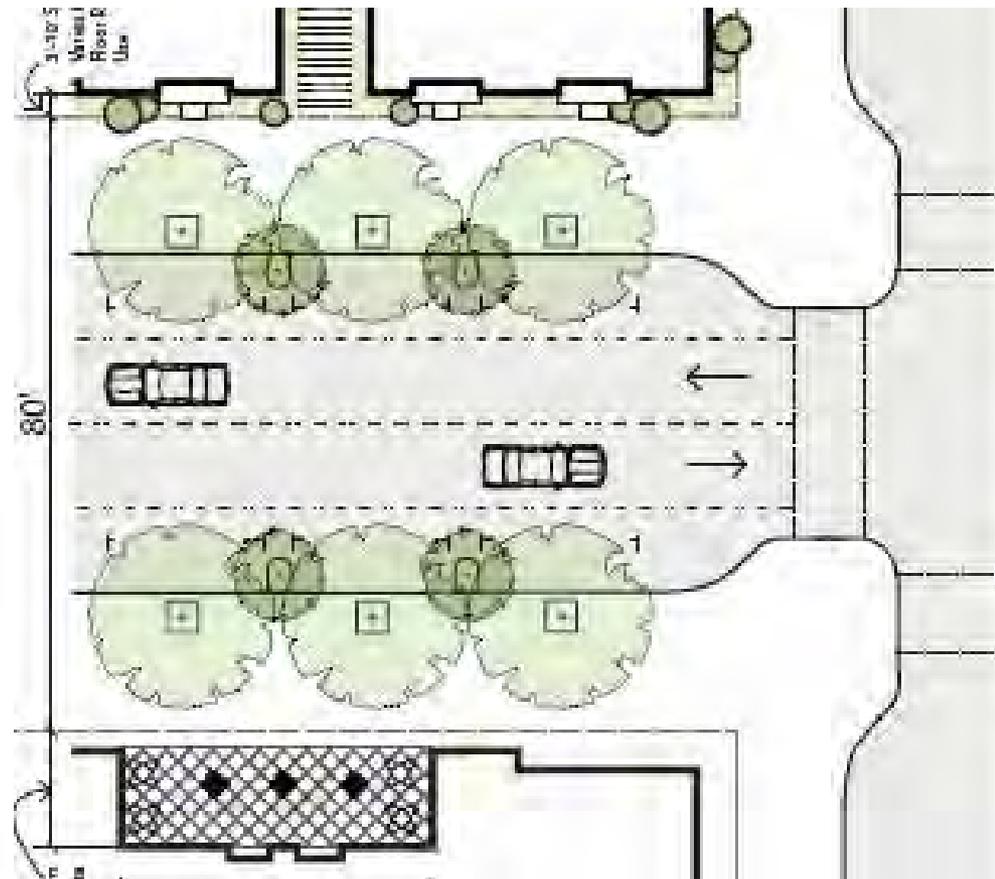
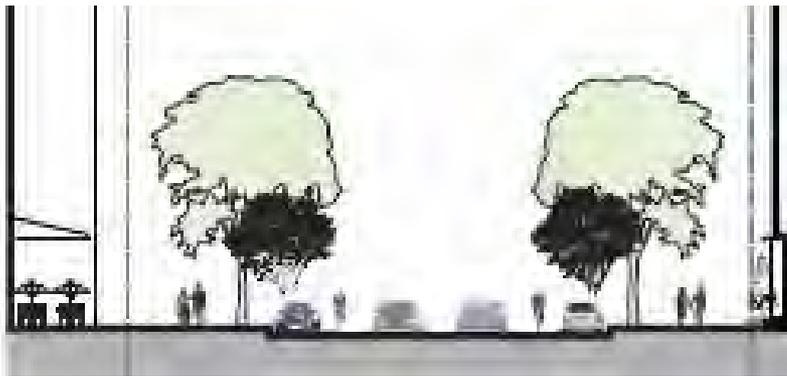
3. Green Streets Program Concept



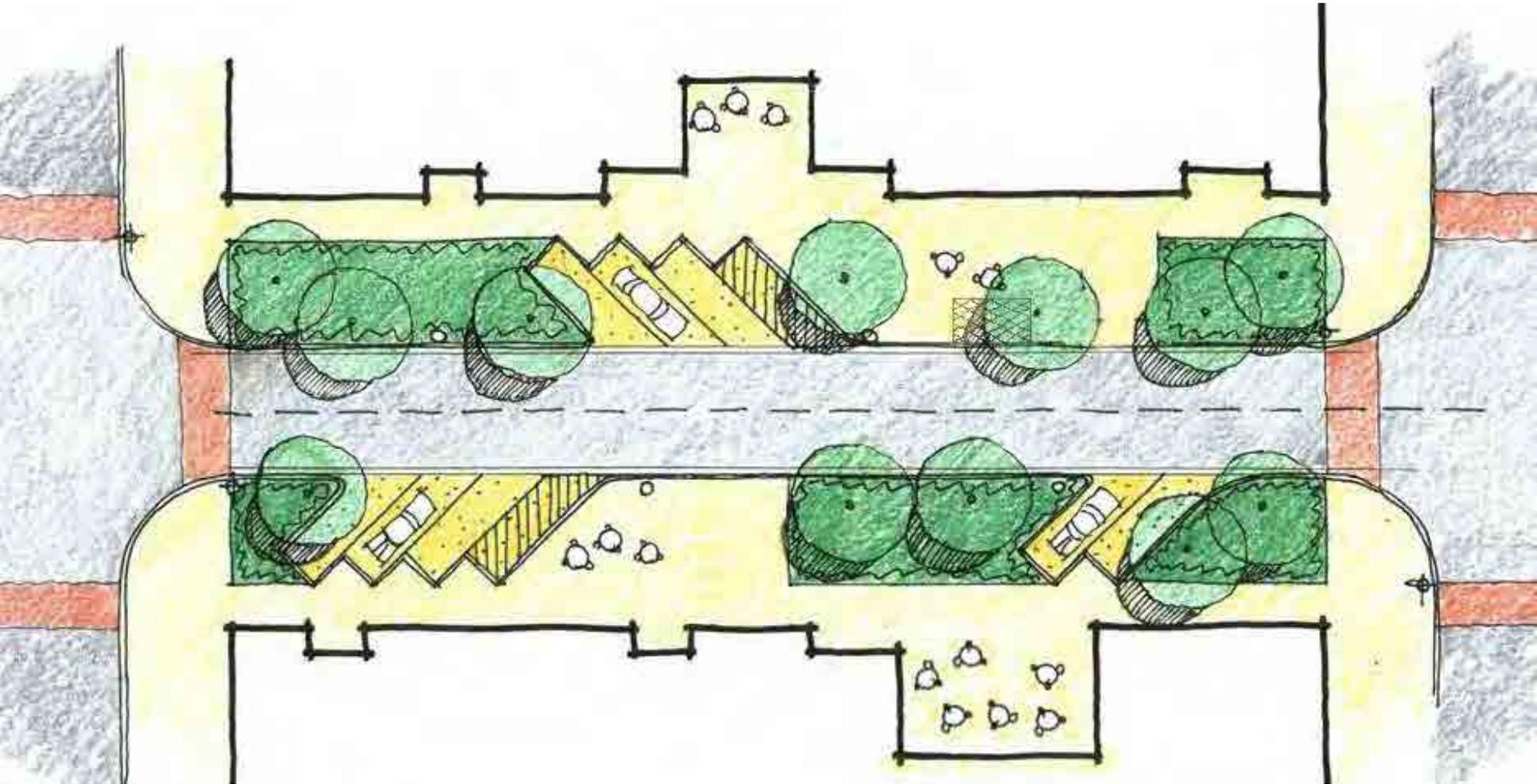
Exhibit A - Designated Green Streets per the Downtown Community Plan

Base Plan:

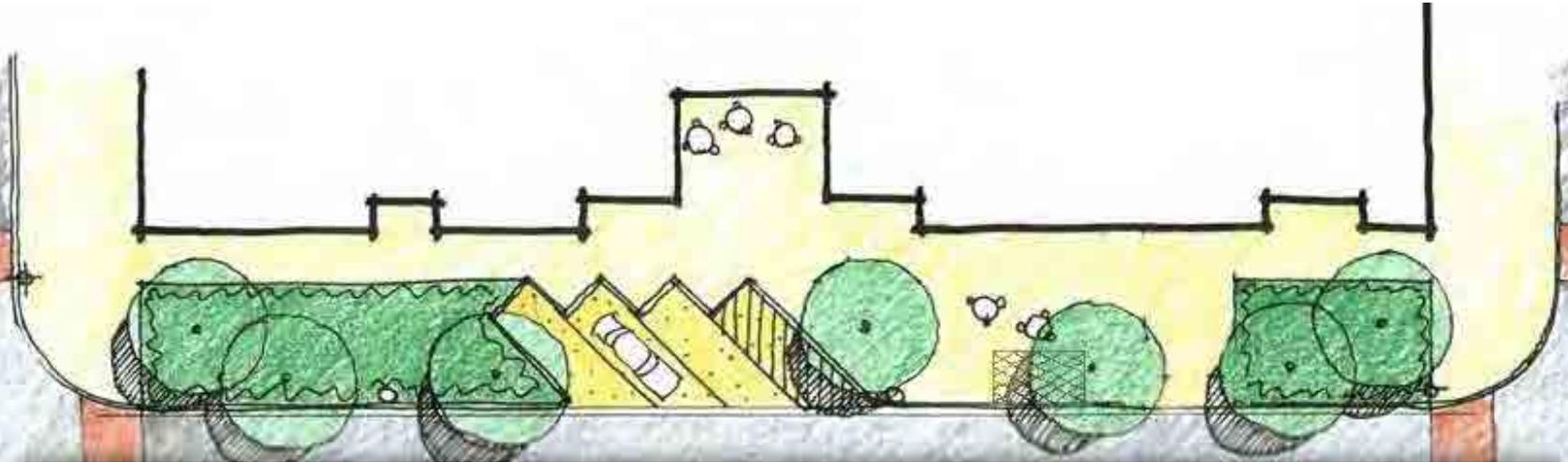
- 2 vehicular lanes
- Widened sidewalks
- Striped bicycle lane







Centre City
Development
Corporation



SUSTAINABILITY INDICATOR IMPACTS

Energy/Emissions	43% street light energy savings 75% increase in surface area of materials that mitigate urban heat island impact
Water	16% reduction in stormwater runoff
Materials	100% of materials include recycled content or locally manufactured
Economic Vitality	Threefold increase in sidewalk café/activity area
Streetscape Vitality	900 sq ft public open space Twelve-fold increase in landscaped area
Healthy Spaces	47% reduction in crosswalk distance Increased cyclist visibility and safer vehicle loading/unloading due to back-in parking
Urban Mobility	47% increase in sidewalk area

Approval of Centre City Green – Downtown’s Sustainability Master Plan



4. Revised Transportation Demand Management Plan

Transportation Demand Management Revisions

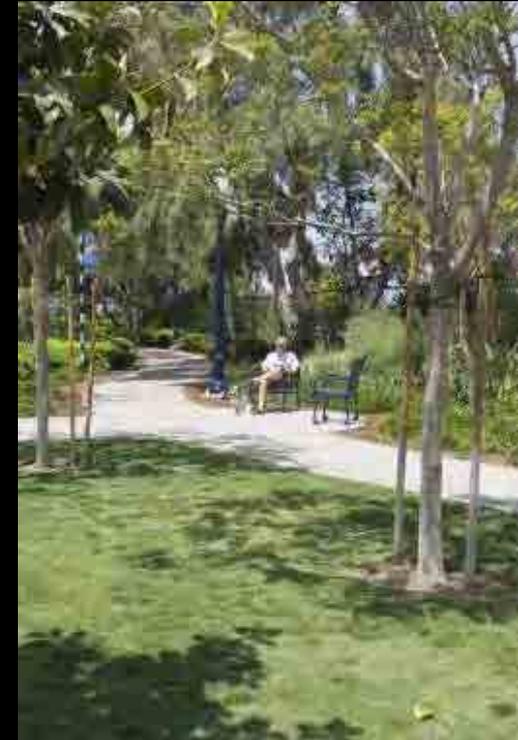
Minimum points for entitlement = 25

Points	Measure
20	5-year, 50% subsidy for transit passes for employee occupants
15	Public accessible shuttle to all downtown and airport locations
15	Vehicle parking to meet, but not exceed, minimum PDO requirements
15	"Shared use vehicles" by property tenants - minimum 1 vehicle per 33 occupants - vehicles provided have CARB classification of ULEV, SULEV, PZEV, or ZEV - preferential parking
15	Electric, natural gas, fuel cells, fueling stations - minimum office (1 per 30,000 s.f.), hotel (1 per 100 rooms) - minimum 50% of stations are electric vehicle charging stations
10	* On-site daycare
5	Bicycle storage - minimum 1 space per 20 occupants
5	* Upgraded transit stop adjacent to new development, including shelter, seating, lighting and ongoing maintenance
5	Preferential parking for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 5% of permitted parking
5	Preferential carpool and/or vanpool parking - minimum 5% of permitted parking
5	On-site shower facilities available to all tenants/employees of a building - minimum office (1 per 100,000 s.f.), hotel (1 per 100 rooms)
5	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs
5	Discounted parking rates for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 20% discount
5	Discounted parking rates for carpools containing 3 or more adults - minimum 20% discount
5	Preferential parking for car-sharing vehicles (at least one space)
5	* On-site transit pass sale, maps and information
1	* Proximity to public transit stop/station (1,320 feet or fewer)

* = No change from existing TDM

Green Building Program Element	Chicago	Los Angeles	San Francisco	New York City	Seattle	Austin	San Diego: Centre City Green
Addresses State policies regarding climate change and water conservation				✓			✓
Supports local long range community planning documents and General Plans	✓		✓	✓	✓	✓	✓
Provides incentives for new construction	✓	✓	✓		✓	✓	✓
Works with the US Green Building Council's rating program (LEED)	✓	✓	✓	✓	✓	✓	✓
Works with the State Green Building Codes (CalGreen)				✓			✓
Contains Incentive options based on building type	✓						✓
Point system awarded for optional measures	✓					✓	✓
Multiple incentive levels based on performance	✓					✓	✓
Provides tools to calculate savings and determine incentives						✓	✓
Identifies incentives for existing buildings		✓				✓	✓
Addresses streetscapes and the spaces between				✓		✓	✓

The spaces in-between buildings



Green Buildings

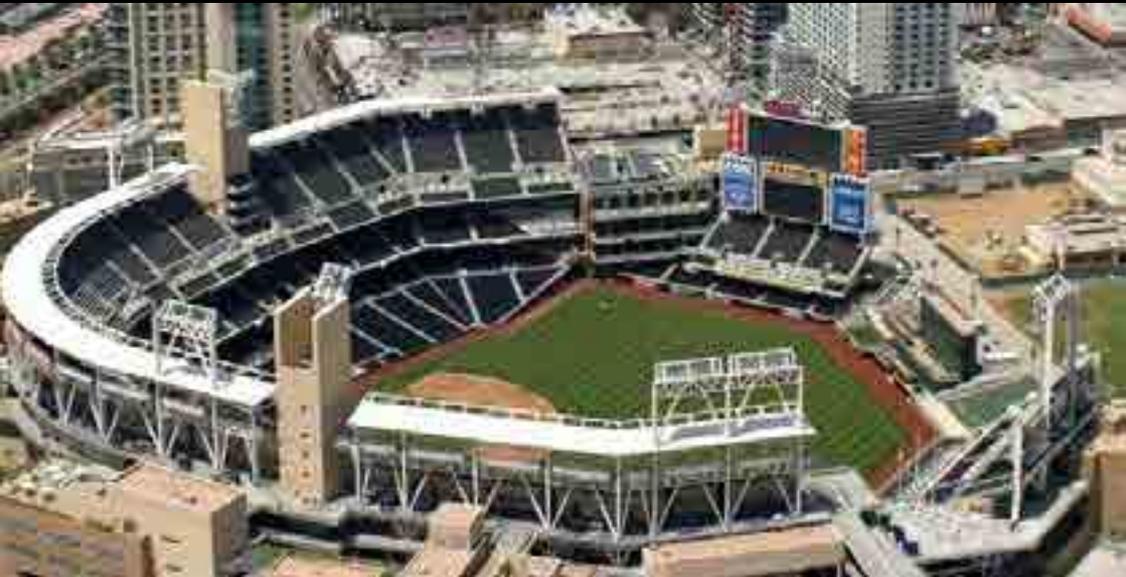




Green Living



Green Living





url: <ftp.ccdc.com>

login: centrecitygreen

password: Green2010!

(Note: password IS case sensitive)

Notes:

1.