STRENGTHENING CHICAGO’S SUSTAINABLE DEVELOPMENT POLICY

USGBC Webinar:
Options for Incentivizing Voluntary, Above-Code Construction
May 10, 2017
# CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY:

## Former Policy

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Strategies &amp; Requirements</th>
<th>Compliance Process</th>
<th>Tracking &amp; Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Incorporate emerging technologies into new development</td>
<td>• Green Roofs</td>
<td>• Written into Plan Development (PD) &amp; Redevelopment Agreements (RDA)</td>
<td>• DPD verifies that LEED projects are registered</td>
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<td>• Lower urban temperatures</td>
<td>• LEED certification</td>
<td></td>
<td>• Upon verification, City releases full TIF funding</td>
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<td>• Divert stormwater from combined sewers</td>
<td>• Expanded to higher levels of energy efficiency and stormwater management in 2008</td>
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<td>• Impact measurement through satellite imagery (green roofs)</td>
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</table>

- DPD verifies that LEED projects are registered
- Upon verification, City releases full TIF funding
- Impact measurement through satellite imagery (green roofs)
Chicago’s Sustainable Development Policy requires projects receiving public funding or needing special approvals to incorporate sustainable design elements (requirements vary by project type):

- Building Certification (LEED, ENERGY STAR, Green Globes)
- Green Roof (100% or 50% in-conjunction with certification)
- Exceed Stormwater Ordinance performance requirements

As of 2013, the City of Chicago had 509 vegetated roofs, covering 5.5MM square feet.
The Chicago Climate Action Plan established greenhouse gas emission targets
- 25% GHG reduction by 2020, 80% by 2050
- Focus on energy, transportation, waste, & adaptation

The Sustainable Chicago Action Agenda prioritized specific activities to drive near-term progress
- Mutually-reinforcing citywide and cross-sector goals
- Focus on economy, energy, transportation, waste, water open spaces & healthy food, climate

Recent Efforts (Not Exhaustive)
Objectives of the Policy Refresh

• **Build a “smarter” policy:**
  – Reflect changes in market developments since 2004
  – Incorporate broader environmental context
  – Recognize innovation in sustainable design
  – Increase flexibility in meeting the City’s sustainability goals
  – Create environmental, social and economic value in development projects

• **Enable impact / outcome tracking**
Policy Update Process

- **Feb 2016**: Assembled committee of experts

  Andrew Billing (stormwater), Alison Lindburg (energy efficiency), Benjamin Skelton (energy efficiency), Samantha Bingham (alternative transportation), Carl Giometti (bird-friendly design), Ron Daye (landscape), Meg George (PD process), Jade Paul (sustainable landscapes), Jeff Wickenkamp (stormwater), John Mlande (energy efficiency), Judith Pollock (bird-friendly design), Katie Kaluzny (building certification), Laura Demink (ecology), Laura Umek (ecology), Billy McGhee (building certification), Tom Price (sustainable landscapes), Cindy Roubik (historic preservation and design), Noah Szafraniec (PD process), Terry Guen (sustainable landscapes), Karen Weigert (sustainability), Chris Wheat (sustainability), Christopher Dillion (Developer)

- **Feb – July 2016**: Met three times as large group then broke up into sub-groups and each group met separately

- **July 2016**: Held two meetings with developers to review framework

- **Oct 2016**: Posted draft on October 3 and met with 15 stakeholder groups to obtain feedback

- **Dec 2016**: Re-assembled committee to discuss feedback and discuss changes

- **Dec 2016**: Posted new draft based on feedback and provided 2 week public comment period

- **Jan 2017**: Implemented updated policy
### CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY:
#### Updated Policy

#### Compliance Options

<table>
<thead>
<tr>
<th>Compliance Paths</th>
<th>Points Required</th>
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<tbody>
<tr>
<td>Options Without Certification</td>
<td>0 / 100 / 50 / 25</td>
</tr>
<tr>
<td>Options With Certification</td>
<td>LEED Platinum 95 / 50 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>LEED Gold 90 / 50 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>LEED Silver 80 / 50 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>Green Globes 4-Globes 90 / 30 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>Green Globes 3-Globes 80 / 30 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>Green Globes 2-Globes 70 / 30 / 0 / 0</td>
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<tr>
<td></td>
<td>Living Building Challenge 100 / 0 / 0 / 0</td>
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<tr>
<td></td>
<td>Living Building Challenge Real 90 / 0 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>Enterprise Green Communities® 80 / 0 / 0 / 0</td>
</tr>
<tr>
<td></td>
<td>Passive House 70 / 0 / 0 / 0</td>
</tr>
</tbody>
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#### Sustainable Strategies Menu

<table>
<thead>
<tr>
<th>Health</th>
<th>Energy</th>
<th>Stormwater</th>
<th>Landscapes</th>
<th>Green Roofs</th>
<th>Water</th>
<th>Transportation</th>
<th>Solid Waste</th>
<th>Work Force</th>
<th>Wildlife</th>
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#### Compliance Options

- **Starting Points Number of Optional Points Required**
  - New Construction / Substantial Rehab / Moderate Rehab

#### Options Without Certification

- All Options Available

#### Options With Certification

- **LEED Platinum**
  - 95 points
- **LEED Gold**
  - 90 points
- **LEED Silver**
  - 80 points
- **Green Globes 4-Globes**
  - 90 points
- **Green Globes 3-Globes**
  - 80 points
- **Green Globes 2-Globes**
  - 70 points
- **Living Building Challenge**
  - 100 points
- **Living Building Challenge Real**
  - 90 points
- **Enterprise Green Communities®**
  - 80 points
- **Passive House**
  - 70 points

#### Combinations of Sustainability Paths

- **LEED Platinum**
  - 95 points
- **LEED Gold**
  - 90 points
- **LEED Silver**
  - 80 points
- **Green Globes 4-Globes**
  - 90 points
- **Green Globes 3-Globes**
  - 80 points
- **Green Globes 2-Globes**
  - 70 points
- **Living Building Challenge**
  - 100 points
- **Living Building Challenge Real**
  - 90 points
- **Enterprise Green Communities®**
  - 80 points
- **Passive House**
  - 70 points

#### Planned Development Projects (PD) - New Construction

- 100 points required

#### TIF Funded Development Projects (TIF) - New Construction

- 100 points required

#### DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction

- 100 points required

**Notes:**

- Does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

#### Moderate Renovation Projects

- 25 points required

#### Substantial Renovation Projects

- 50 points required

**Moderate Renovation Projects** = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope

**Substantial Renovation Projects** = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope