

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

City of Chicago Sustainable Development Policy			
	Financial Assistance		Non-Financial Assistance
	(RFP/Regulated Sites and White Goods) (Employment Zone Overlays) (TIF) (EMED Housing Assistance)	(Industrial Dev. Rev. Bonds) (Bank Participation Loans) (Class U) (Class 6B)	(Financial Developments) (Subsidized Protection Ordinance Developments)
Residential			
Market Rate SF, TH, Multi-units (> 4 units)	Building Certification		
For more Townhomes (TH)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
For more Market Rate Units (including hotels)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
> 30% Affordable Units or CPAN	Building Certification	Building Certification	Building Certification
Institutional			
Hospitals	100% Green Roof + exceed ASHRAE 90.1-2004 or 75% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification
Community Centers, Government Buildings and Schools*	50% Green Roof + LEED Certification	25% Green Roof + LEED Certification	25% Green Roof + LEED Certification
Industrial			
	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs
Commercial			
Total over 10,000 square feet (duplex)	100% Green Roof + LEED Certification or 50% Green Roof + LEED Certification + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs
Total under 10,000 square feet (duplex)	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + exceed ASHRAE 90.1-2004
Accessory Spaces located in Food Districts (see Item 6B)	Exceed ASHRAE 90.1-2004 + 50% shading after 5 years	Exceed ASHRAE 90.1-2004	Exceed ASHRAE 90.1-2004
Other	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + LEED Certification
Flagship Buildings**** and Landmark Buildings			
	Building Certification or LEED-CI Certification or 100% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004

Objectives

- Incorporate emerging technologies into new development
- Lower urban temperatures
- Divert stormwater from combined sewers

Strategies & Requirements

- Green Roofs
- LEED certification
- Expanded to higher levels of energy efficiency and stormwater management in 2008

Compliance Process

- Written into Plan Development (PD) & Redevelopment Agreements (RDA)

Tracking & Measurement

- DPD verifies that LEED projects are registered
- Upon verification, City releases full TIF funding
- Impact measurement through satellite imagery (green roofs)

CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY: Former Policy Impact/Outcomes

- 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

LEED Buildings:



“Illinois named No. 1 in LEED certification”

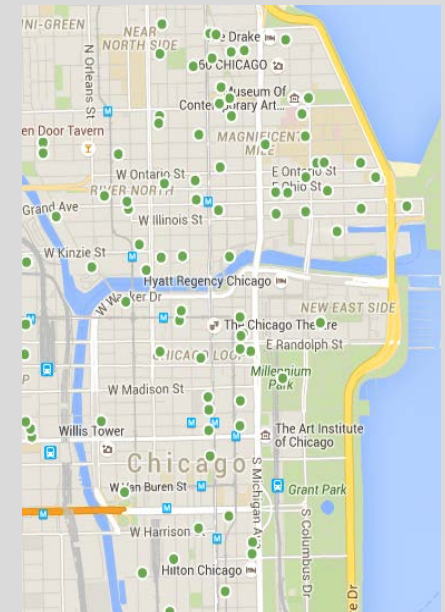


Illinois #1 in LEED for Third Consecutive Year

Dear Jamie,

USGBC announced today that **Illinois ranks #1 in the nation for LEED certified space**. That makes it *three years in a row* Illinois has been #1 based on the per capita rankings released every year. Click [here](#) to view the press release and the 2015 list of Top 10 States for LEED.

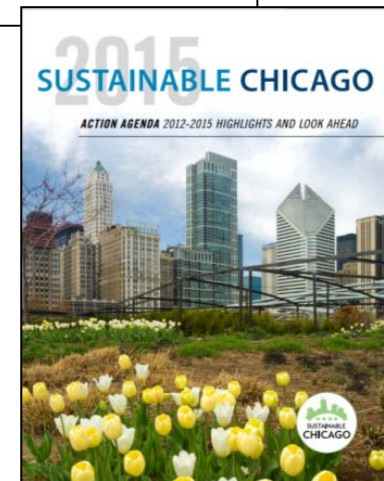
Green Roofs:



As of 2013, the City of Chicago had 509 vegetated roofs, covering 5.5MM square feet

CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY: Sustainability Context

- 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

This policy applies to all new Residential, Commercial, Non-Financial Development, Multi-Family, and Industrial Development subject to this Department's Planning and Development Department and the Department of City Planning and Strategic Planning Board. Please consult the Department's Code.

	Financial Assistance (RFP/Regulated Rate of Land Sale/Zero) (OPF - (S)SD Incentives)	Financial Assistance (Industrial Dev. Ref. Bonds) (Enterprise Zone Fac. Bonds) (Black Participation Loans) (Green U.S.) (Green SB)	Non-Financial Assistance (Planned Developments) (A. Landmark Protection Ordinance Developments)
Residential			
Single-Family (S.F.) Multi-unit (2-4 units)	Building Certification		
2nd Floor Transformation (2/F)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
4th Floor Renovation/Full Units (Renovation/Full)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
100% Affordable Units or CPMA		Building Certification	Building Certification
Commercial			
Offices	100% Green Roof + Exceeded ASHRAE 90.1-2004 or 75% Green Roof + LEED Certification	75% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	75% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification
Hotels/Restaurants/Casinos/Government Buildings and Clinics	50% Green Roof + LEED Certification	25% Green Roof + LEED Certification	25% Green Roof + LEED Certification
Industrial			
100% Green Roof + Exceeded ASHRAE 90.1-2004 or LEED Certification or Exceeded Stormwater Ordinance by 20% ⁴ or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + Exceeded ASHRAE 90.1-2004 or LEED Certification or Exceeded Stormwater Ordinance by 20% ⁴ or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + Exceeded ASHRAE 90.1-2004 or LEED Certification or Exceeded Stormwater Ordinance by 20% ⁴ or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + Exceeded ASHRAE 90.1-2004 or LEED Certification or Exceeded Stormwater Ordinance by 20% ⁴ or 50% Green Roof + 50% VUA shading in 5 yrs
Community			
Roof over 10,000 square feet (Roofing)	100% Green Roof + LEED Certification or 50% Green Roof + LEED Certification + 50% VUA shading in 5 yrs	100% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + 50% VUA shading in 5 yrs
Roof under 10,000 square feet (Roofing)	100% Green Roof + LEED Certification	100% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + Exceeded ASHRAE 90.1-2004
Roofing Sheds located in Food Corridor (New/Re-roof)	Exceeded ASHRAE 90.1-2004 + 50% shading after 5 years	Exceeded ASHRAE 90.1-2004	Exceeded ASHRAE 90.1-2004
Other	100% Green Roof + LEED Certification	100% Green Roof + Exceeded ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + LEED Certification
Existing Buildings⁵ and Landmark Buildings			
	Building Certification or LEED-C Certification or 100% Green Roof + Exceeded ASHRAE 90.1-2004	50% Green Roof + Exceeded ASHRAE 90.1-2004	50% Green Roof + Exceeded ASHRAE 90.1-2004



Chicago Sustainable Development Policy 2017^{1,2}

Employee/Service	From Request	Sustainable Strategies Metrics																																																																																																																																																																																																																																																																																																																														
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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



Chicago Sustainable Development Policy 2017_{.01.12}

Compliance Options	Points Required		Sustainable Strategies Menu																																				
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health		Energy				Stormwater				Landscapes				Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife											
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)				
Options Without Certification																																							
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	5	10	10	5	10		
Options With Certification																																							
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	NA	10	5	10			
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10			
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10			
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10			
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10			
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10			
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10				
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10					
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10					

*only available to affordable housing projects funded by DPD's Housing Bureau

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 Constr	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*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 = 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