

Proposed Northfield Sustainable Building Policy

As part of the Hennepin County Efficient Buildings Collaborative

Prepared by Katie Jones

•• Background



- Climate Action Plan aims:
 - 100% carbon-free electricity by 2030
 - Being a 100% carbon-free community by 2040

•• Definition: What is a sustainable building policy?



Where triggered by funding incentives, SBPs establish minimum sustainability criteria that go beyond existing state code for new construction or significantly renovated developments.

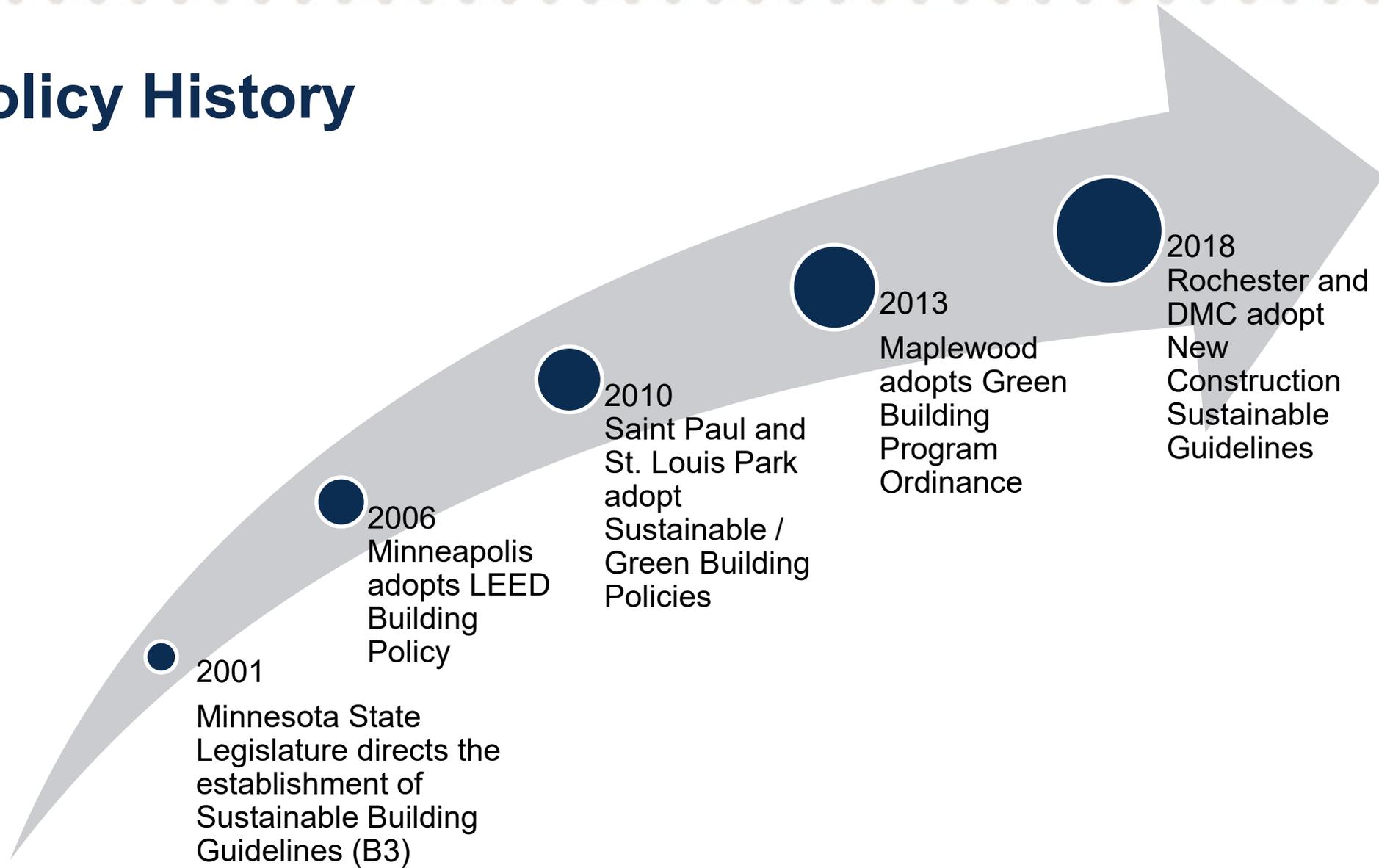


Included criteria typically target areas for pollution reduction and resource conservation.



Also known as: green building policies, green building standards

Policy History



•• What's involved

What it takes

- 1-3% first-cost increase on average
- Integrative building design

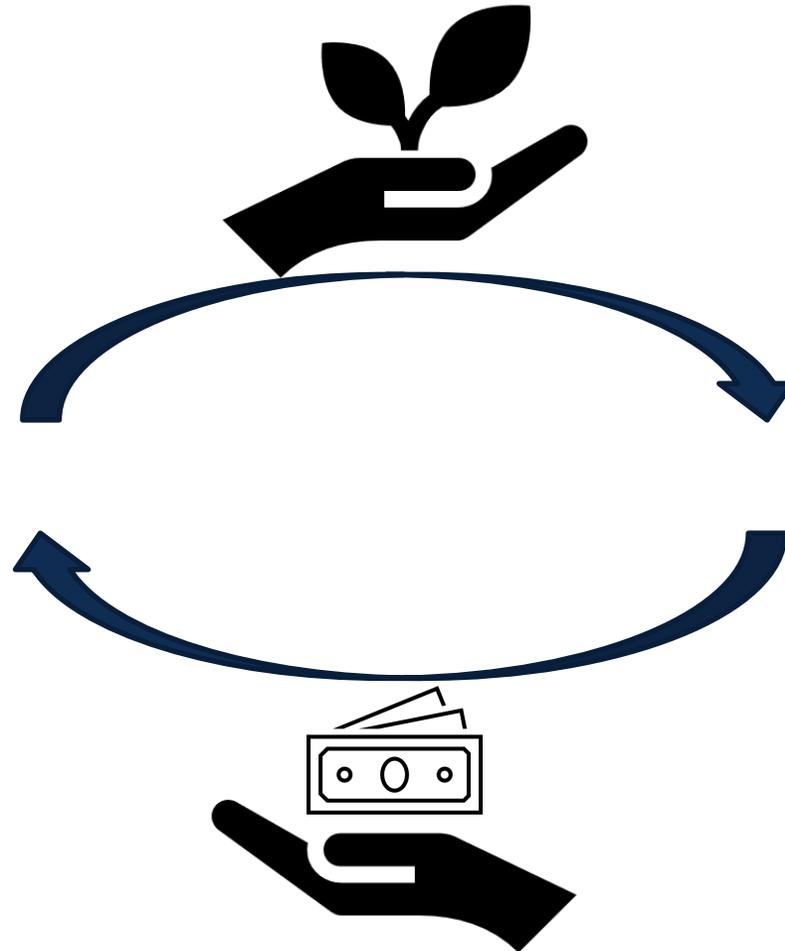
What are the goals

- **Move the market**
- 80% greenhouse gas emission reductions
- Reduced energy and water usage
- Lower operating costs
- Less construction waste
- Reduced liability
- More durable buildings
- Greater resale value
- Improved indoor air quality
- Increased employee productivity
- Better public image

•• New sustainability requirements for city subsidized developments



Development



Recent Development Incentives

Incentive Type	Year	Project	District	Amount
TIF	2017	Crossings	Redevelopment	\$ 987,500
	2018	Aurora	Economic	\$ 169,939
	2018	Maple Brook	Housing	\$ 435,500
	2019	5th & Washington	Redevelopment	\$ 1,800,000
	2020	Spring Creek II	Housing	\$ 706,000
HRA Assistance	2021	CAC Project		\$ 250,000
	2021	Spring Creek II Land contribution		4.5 acres
EDA Loan (awarded)	2021	25 Bridge Square		\$ 10,000
	2021	300 Division St. S.		\$ 10,000
	2021	309-311 Water St. S.		\$ 10,000
	2021	308 Water St. S		\$ 10,000
	2021	312 Division St.		\$ 10,000
	2021	314 Division St.		\$ 10,000
	2021	315-317 Division St.		\$ 10,000
	2021	329 Division St.		\$ 10,000
	2021	504 Division St.		\$ 7,505
	2021	506 Division St.		\$ 7,592
	2021	523 Division St.		\$ 10,000

•• Policy Trigger – Financial Incentive

- Amount
 - Tier 1: \$150,000-\$300,000 – prove unfeasibility
 - Tier 2: >\$300,000 – required
- Type
 - Housing & Redevelopment Funds
 - Tax Increment Financing (TIF)
 - EDA – only grants and forgivable loans
 - Land write downs
 - Bonds
 - Tax abatement
 - Low-income housing tax credit
 - MIF
 - Conduit financing
 - All projects with state and federal funding requiring approvals by the City (i.e. ARP)

Expectations



IMPACT 1-3 DEVELOPMENTS PER
YEAR



MOSTLY IMPACT LARGER
COMMERCIAL AND MULTIFAMILY
DEVELOPMENTS

Terms



•• Rating Systems – Things to Note



Provide third-party verification



Some certifications cannot be given until 12 months *after* a development is constructed



Third party verification is relatively easy to operationalize for a city

Rating System Options (Holistic sustainability criteria)



- B3
- LEED
- Green Communities
- ParkSmart
- Other rating systems as approved

•• Rating System Certification Levels

- B3 and Green Communities – All projects become certified, no levels
- LEED and Park Smart – All projects can achieve different levels of certification
 - Certified, Silver, Gold, or Platinum
 - Based on points system – The more points you have, the higher certification you achieve
 - Other cities with similar policies require Silver as a minimum
 - **Council thoughts on this item?**

Northfield Certified Buildings

Certified

- Mayo Northfield Radiation Oncology
- One Main Financial

Silver

- Spring Creek Townhomes (Four buildings)

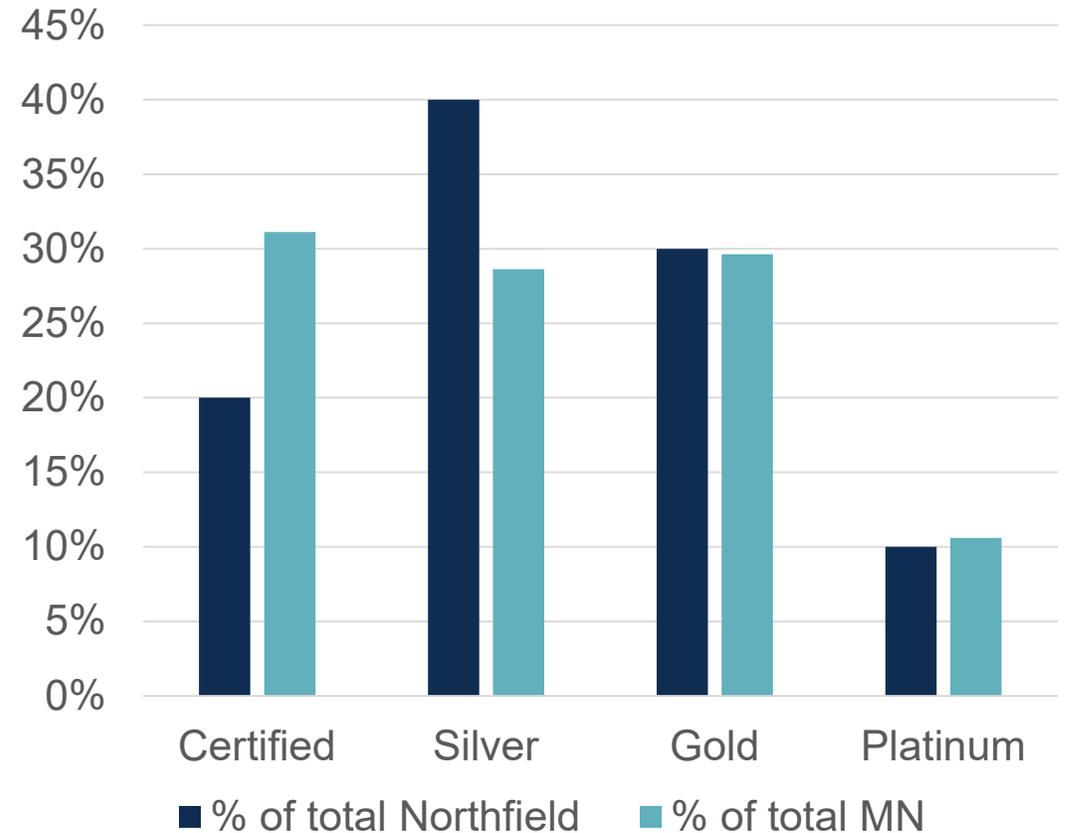
Gold

- Carleton College Student Residence Hall
- McKone Home
- Weitz Center for Creativity

Platinum

- St. Olaf Science Complex

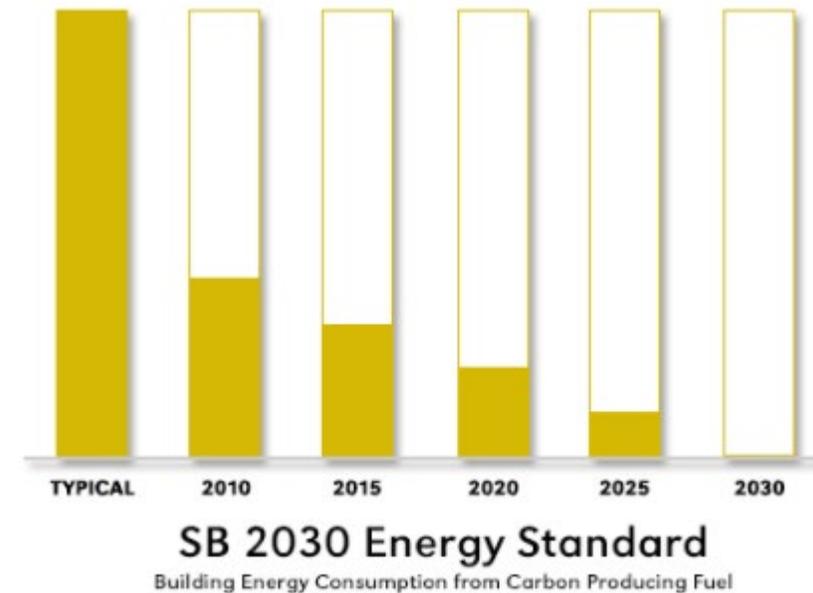
Certification Level Prevalance



• Northfield Green Requirements (NGR)



- Required regardless of rating system selected
- Energy Efficiency
 - Meet SB 2030 Energy Standard through design and operation; for 1-3-unit buildings, meet DOE's Zero Energy Ready Homes standard.
- Renewable Energy
 - Evaluate 2% of on-site renewables; install if cost-effective using B3 guidance.



•• Triggers for Renovations/Additions

Private renovations

- a financial incentive
- at least 10,000 sq ft
- HVAC impact

Private additions

- a financial incentive
- at least 10,000 sq ft (the addition itself is 10k)
- HVAC impact

Municipal buildings

- any size
- HVAC impact

Engagement activities

Developer Meeting

Environmental Quality Commission Meeting

Planning Commission Meeting

HRA Meeting

ERA Meeting

Meetings with CSBR, architect expert, and materials expert

Public Meeting

•• What we heard

EQC and Planning Commission

- General support
- NGR requirements for renewables should be stronger
- Interest in incorporating passive house

HRA

- How are SLP and STP doing this?
- Concern about affect on low-income affordable housing development
- How is the EBC managed?

•• What we heard continued

Developer Meetings

- Concern about increased cost/complexity
- How does the City have the authority to do this? Is this a code?
- LEED doesn't seem to hit the standard, Can we be more aggressive?
- Passive House should be added
- Could the city provide an educational program for builders to see how they can make this work for their customers, for their bottom line.
- Can the city reduce the tax burden for individual homeowners or builders by property?

Public Meeting

- Support for efforts
- When would it go into effect?

CEE statewide survey - Many developers/architects already incorporate sustainable elements



•• Hennepin County Efficient Buildings Collaborative

- Recognition that small- to mid-sized cities often lack
 - Capacity
 - Technical expertise
 - Funding
- Purpose: expand resources for cities to be able to develop and implement sustainability policies and programs
- Open-source resources inside and outside of the county through use of JPAs

• Sustainable Building Policy Activities



POLICY
REQUIREMENT
EDUCATION



TECHNICAL
ASSISTANCE FOR
DEVELOPER



COMPLIANCE
TRACKING AND
CERTIFICATION



REPORTING



THANK
you