 **Centre City
Development
Corporation**

San Diego

2012, 1001

ADOPTED APRIL 2006

Centre City Development Corporation

5.8-G-1 Promote sustainable development and design, development

5.8-P-1 Prepare and implement Green building guidelines and/or standards, appropriate to the project, site, project, downtown context, to ensure high levels of energy efficiency and reduction of life-cycle environmental impacts associated with construction and operations of building.

5.8-P-3 Maintain building volume standards that allow sunlight to reach streets and public spaces. Explore the feasibility of building reflectivity standards to maximize ambient light in streets and other public spaces, without glare.

5.8-P-5 Encourage the use of daylighting, natural ventilation, photovoltaics, district energy plants, insulation, and other energy conserving techniques and strategies.

5.8-P-6 In new development and re-use projects alike, encourage use of Low Impact Development principles such as eco-roofs, roof gardens, landscaped courtyards, grass filter strips, permeable pavement, and rainwater systems, to reduce surface runoff volumes and pollutants as well as reduce heat-island effects.

5.8-D-7	Promote biodiversity and indigenous plantings that require low or no irrigation. Encourage habitats for songbirds and non-pest animals.	Cent
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5.8-P-8 In accordance with established City policy, ensure that public 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.

San Diego Municipal Code
Draft 2007 Amendment

Chapter 15: Planned Districts

Chapter 15

Planned Districts

Article 6: Planned Districts

Division 3: The Centre City Planned District

§156.0301 Purpose and Applicability

(a) Purpose

- (1) Result in a distinctive world-class downtown, drawing on the City's magnificent waterfront setting, its outstanding climate, and its location as a transportation hub.

- (2) Establish downtown San Diego as the physical and symbolic heart of metropolitan San Diego, and the regional administrative, commercial, and cultural center.

- (3) Create an intense yet livable downtown that contributes to the area's vitality and its economic success, and allows residents to live close to work, transit, and culture.

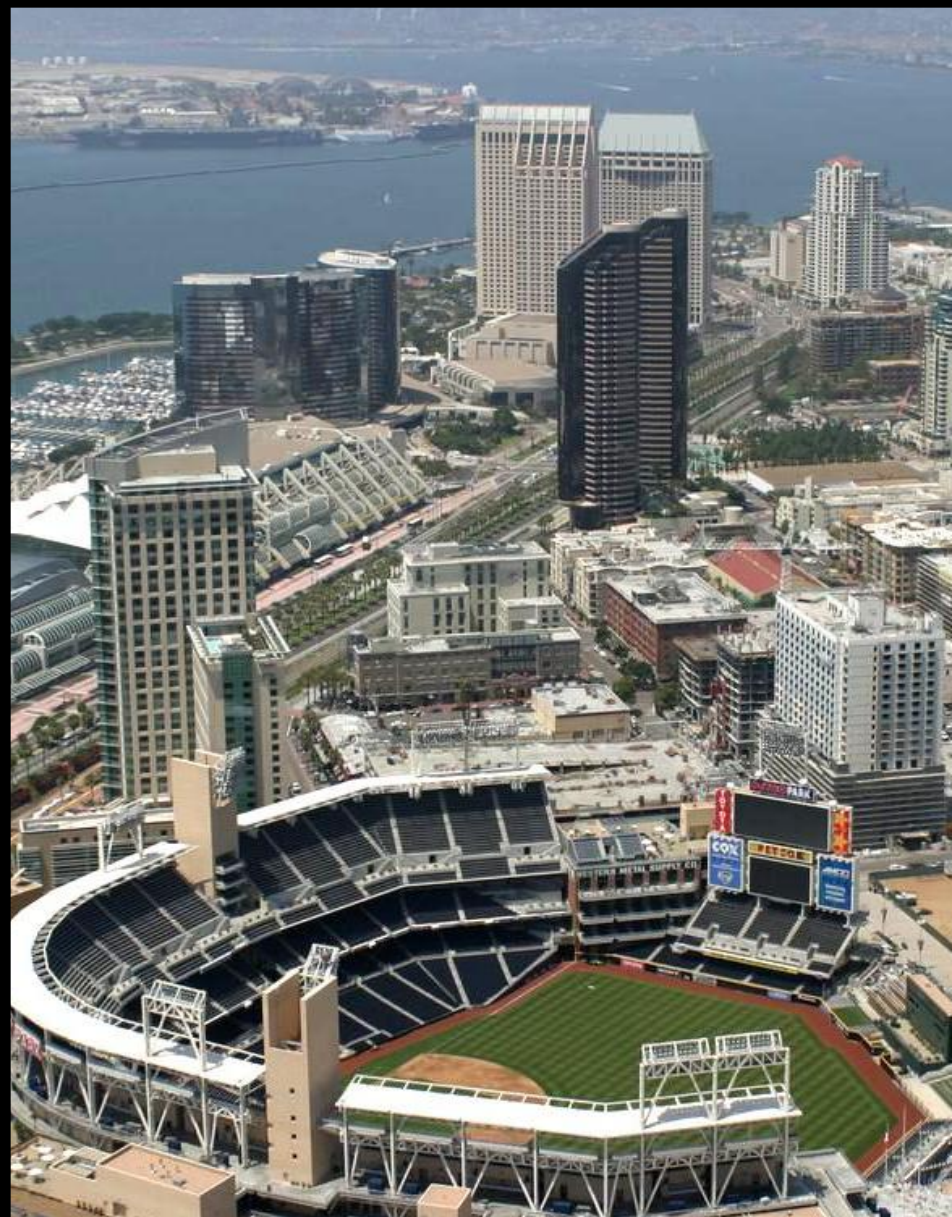
- (4) Reinforce transit, with a pedestrian emphasis, while accommodating vehicles.

- (5) Link together a collection of unique, diverse, and memorable neighborhoods within downtown, with a full complement of uses, distinctive streetscapes, character, and scale.

(6) Reconnect downtown's neighborhoods to the waterfront, Balboa Park, and the surrounding neighborhoods.

Clk.	Art.	Div.
1546	6	3

Urban plazas, street activation and Neighborhood Centers



City unveils “Green” building program for downtown San Diego

April 26, 2010 by Staff
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), working on behalf of the Redevelopment Agency. Mayor Sanders’ agenda includes using technology to ensure the health and well-being of future generations.

Centre City Green includes incentives that will help new and existing buildings reduce automobile dependence

for people. Potential incentives include increased building variances, support of “green team” specialists, and public

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

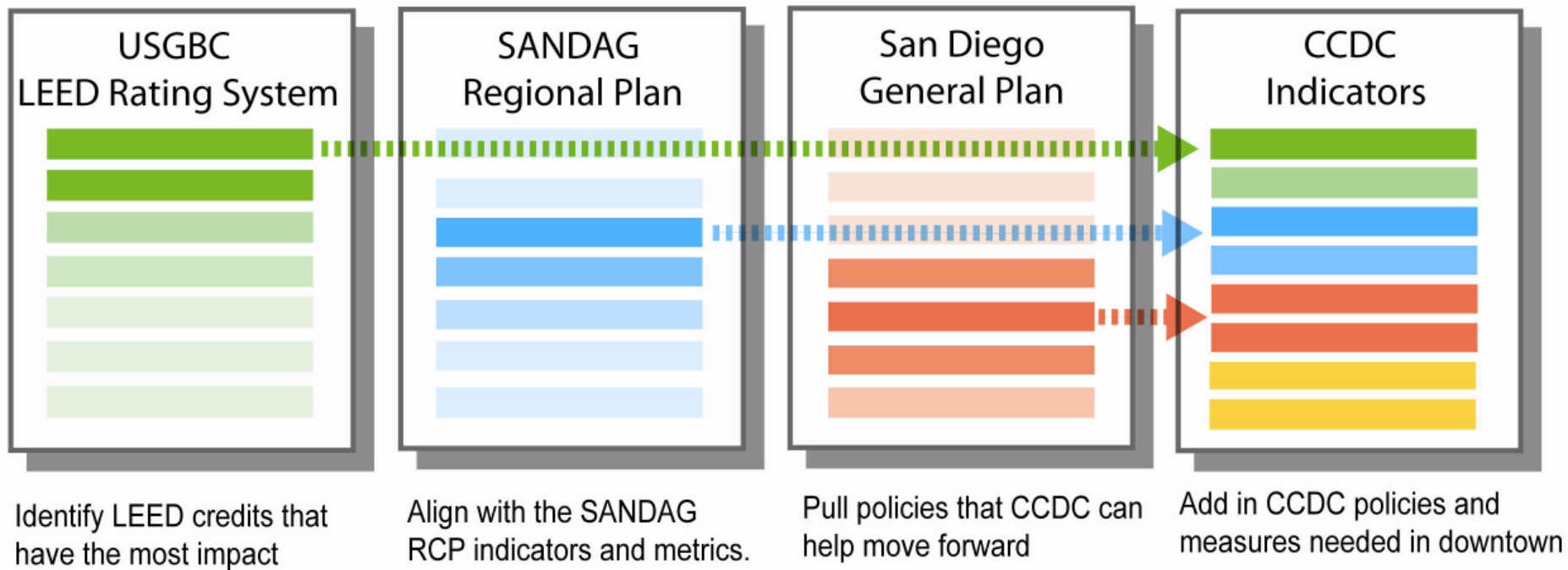
Market Drivers



Indicator :

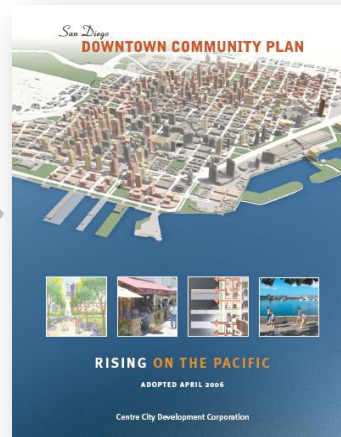
Something observed or calculated that is used to show the presence or state of a condition or trend







California Green
Building Code



Centre City Green Indicators

Energy



Water



Urban Mobility



Economic Vitality



Streetscape Vitality



Healthy Spaces



Materials



Green IQ



INDICATOR



Energy /GHG



Water



Urban Mobility



Materials



Economic Vitality



Streetscape



Healthy Spaces



Green IQ

2030 GOALS

20% reduction in GHG emissions by 2020 (AB32)

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

Net zero buildings by 2030 (AB212)

70% reduction in potable water use

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

75% construction waste recycled

50% operational waste recycled

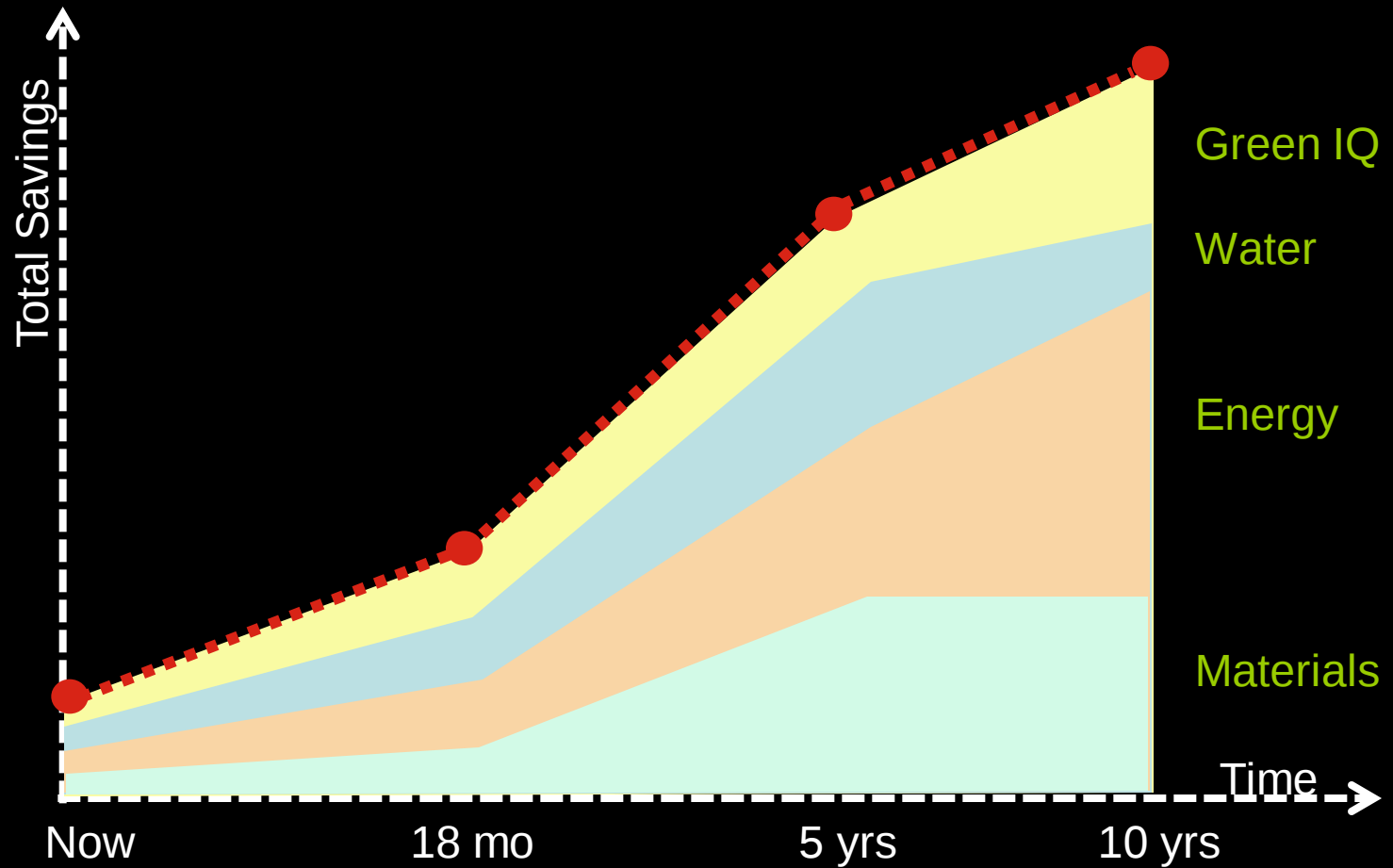
Reach 2006 Community Plan Targets for build out

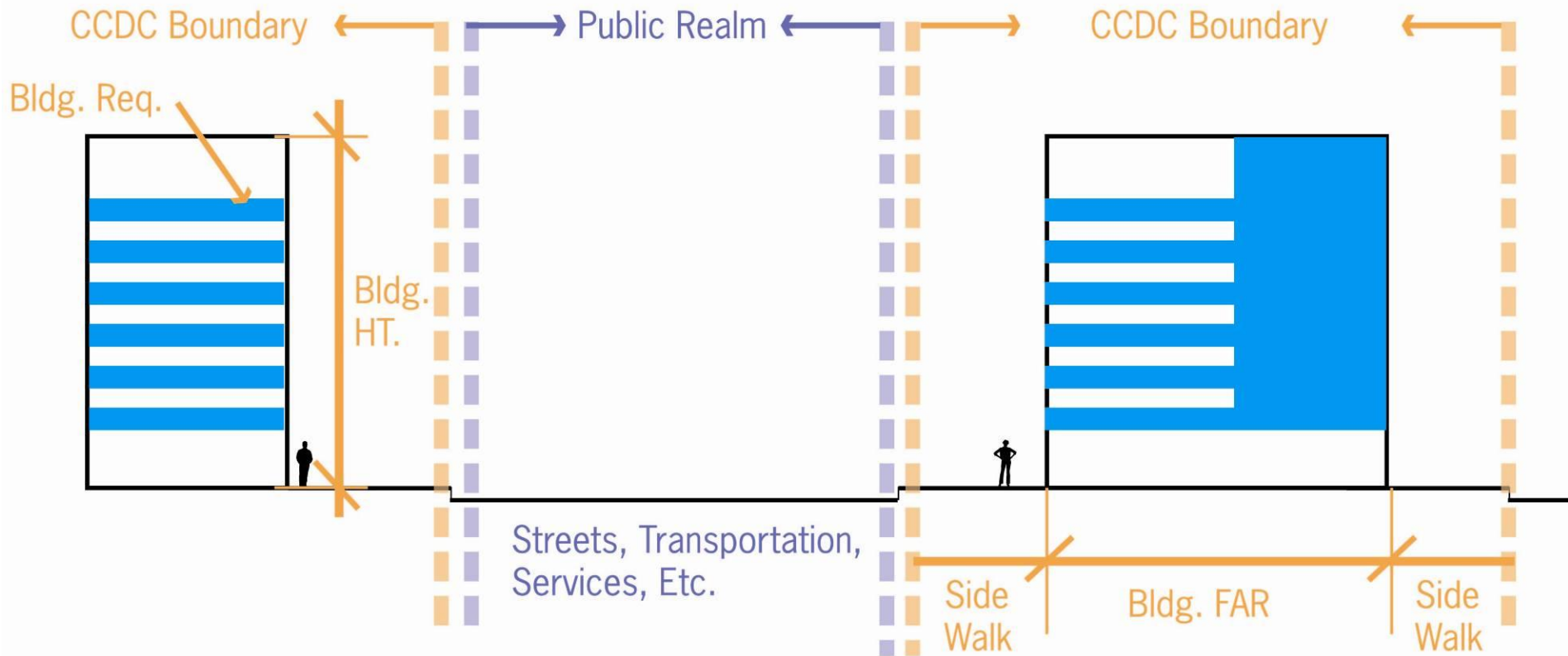
Make Centre City a Top-of-Class streetscape environment that promotes walking over all other modes of transit

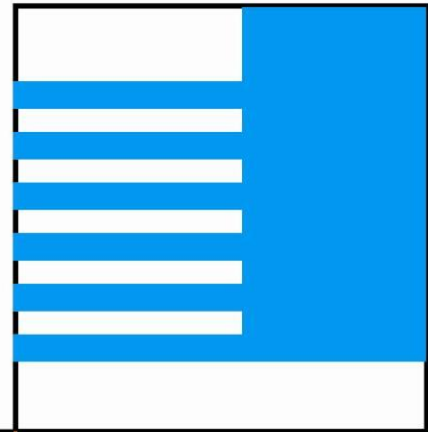
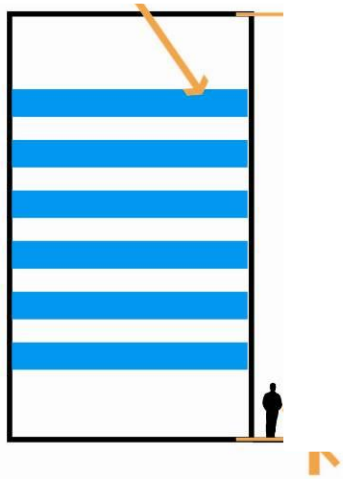
Develop buildings that capitalize on San Diego's temperate climate to create top-of-class healthy indoor and outdoor spaces

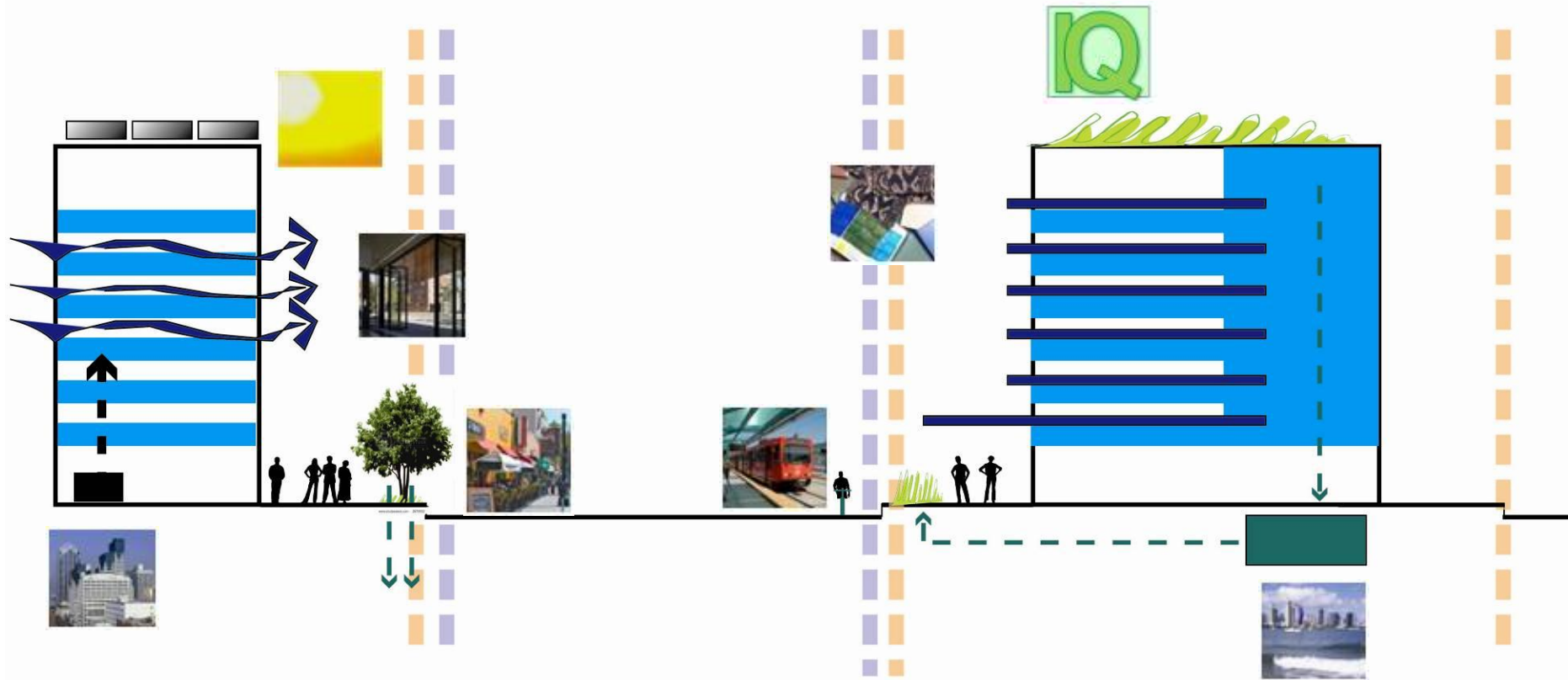
Develop a green knowledge base that leads the country in successful demonstration of economically viable green technologies and sound green building practices

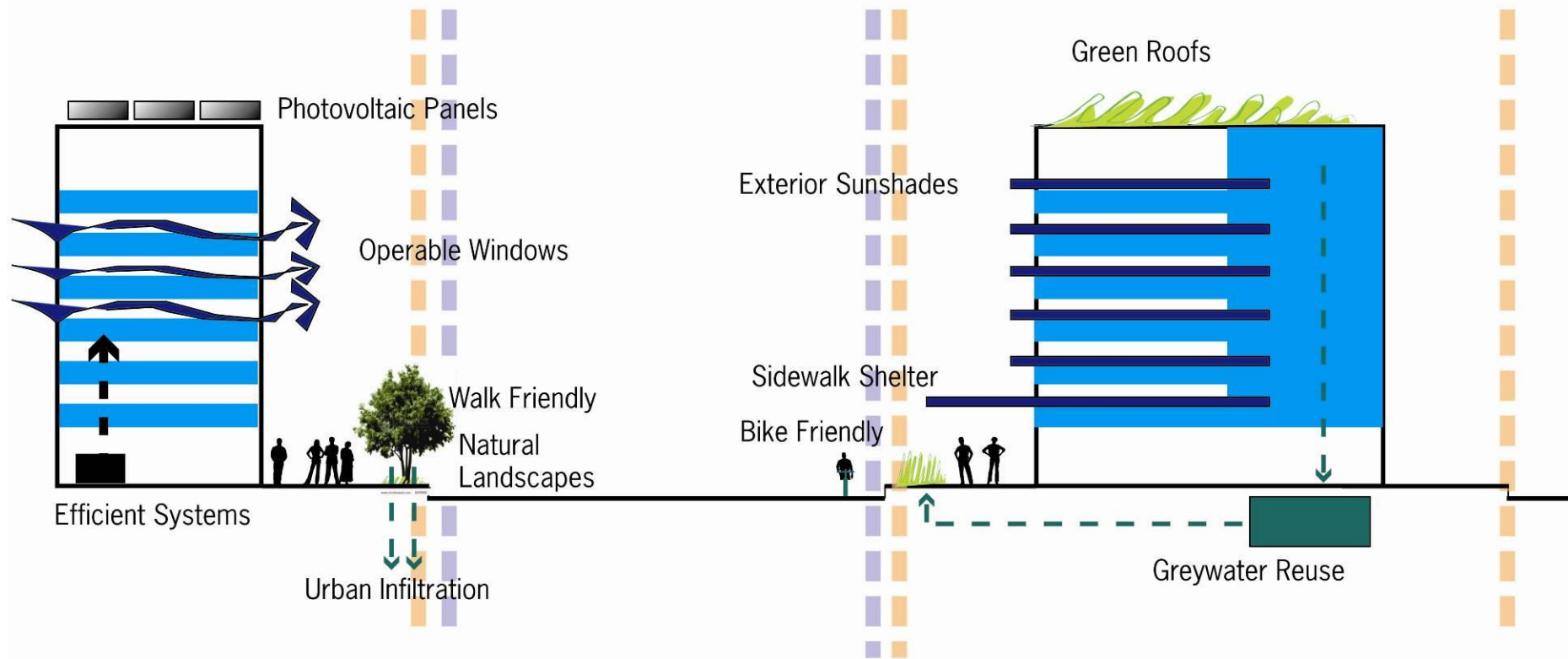
Establish Goals & Track Over Time

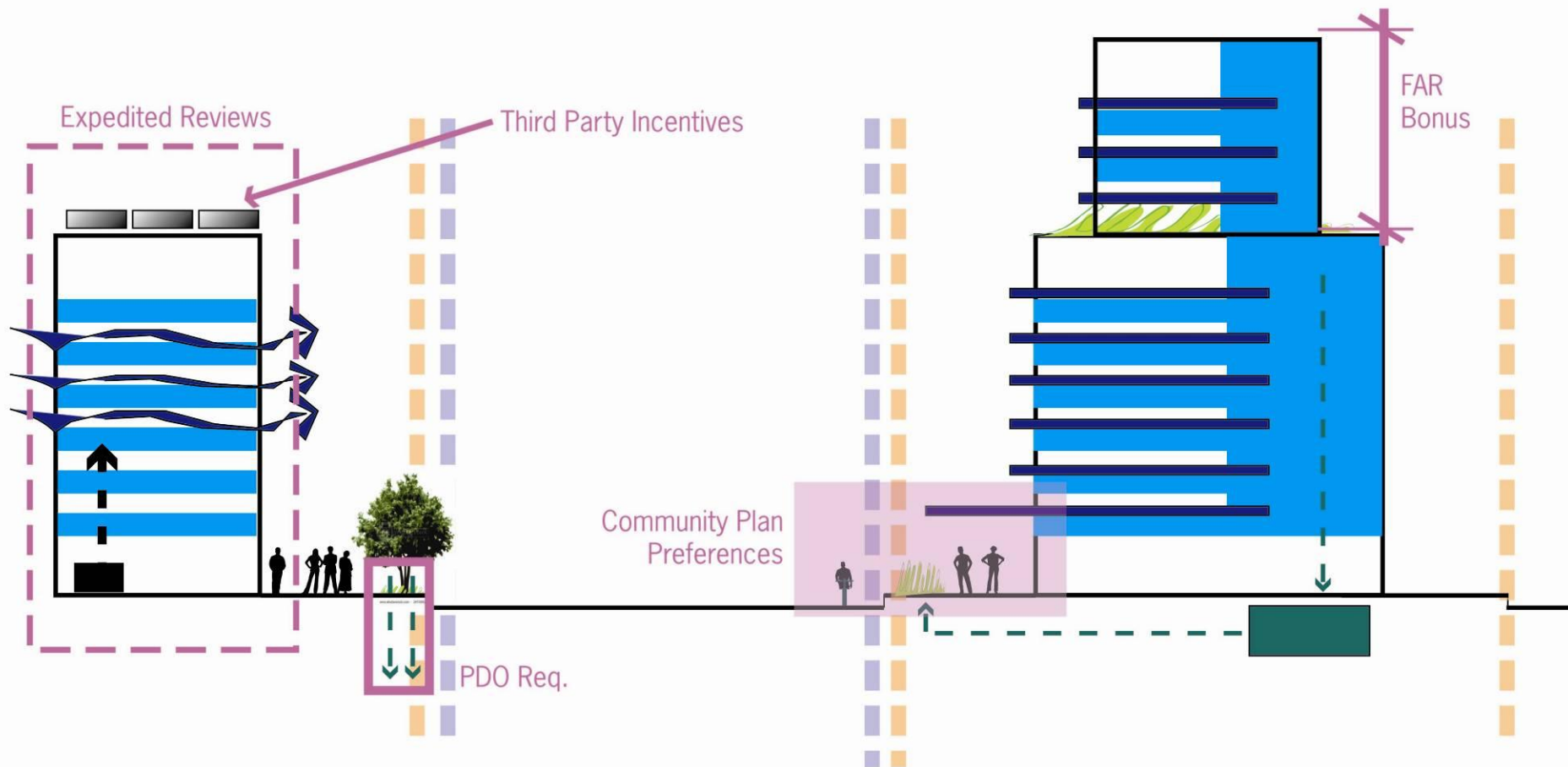












Chapter 3: Structure and Land Use

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

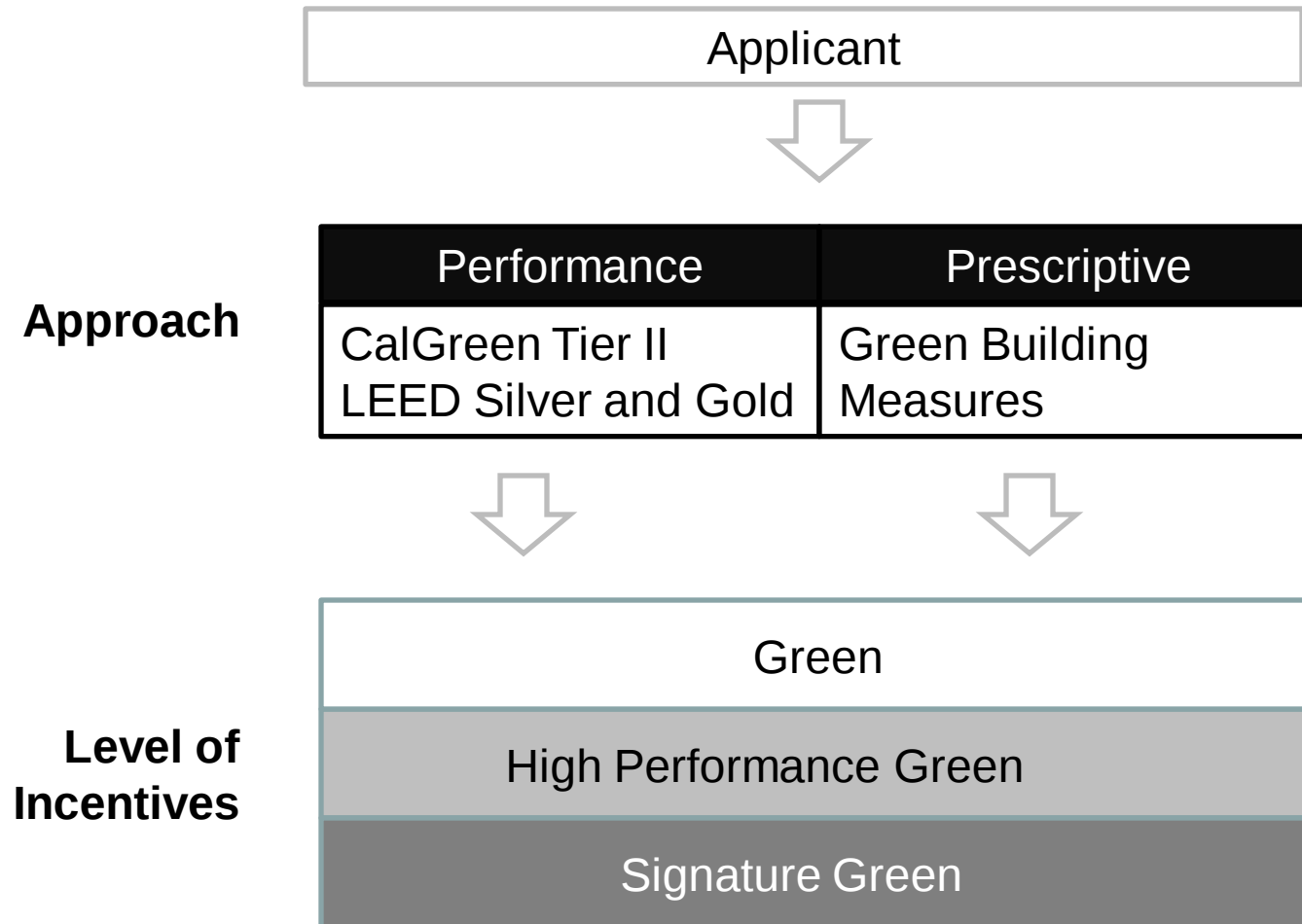
Create an existing Building Energy Audit and Retrofit program to incentivize energy and water efficient upgrades

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



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	Streetscape	Economic	Healthy Space	Mobility	Green IQ						
								Performance	CalGreen Tier 1	25	☐		-
									CalGreen Tier 2	45	☐		-
									LEED Silver	45	☐		-
									LEED Gold+	60	☐		-
								Prescriptive	Natural ventilation	15	☐		-
									On-site PV: 30 kW	10	☒	Complete preliminary commitment on Photovoltaic Tab	10
									Cogeneration: 30 kW	20	☐		-
									Exterior shading	5	☒	Complete preliminary commitment on Shading Tab	5
									70% Energy Star equipment / appliances	15	☐		-
									High efficiency plumbing fixtures	10	☒	Complete preliminary commitment on Plumbing Fixture Tab	10
									Recycled Water	#N/A	☐		-
									Chemical-free cooling tower	5	☐		-
									Daylighting with controls	15	☐		-
									High efficiency water heating	5	☐		-
									Demountable Partitions	5	☐		-
									Enhanced Mobility	5	☐		-
									Green Street	5	☐		-
									Eco-Roof	5	☐		-
									Audit & Retrofit Fund	5	☐		-
									Savings By Design	TBD	☐		-
									Innovation	5	☐		-

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

Centre City Green

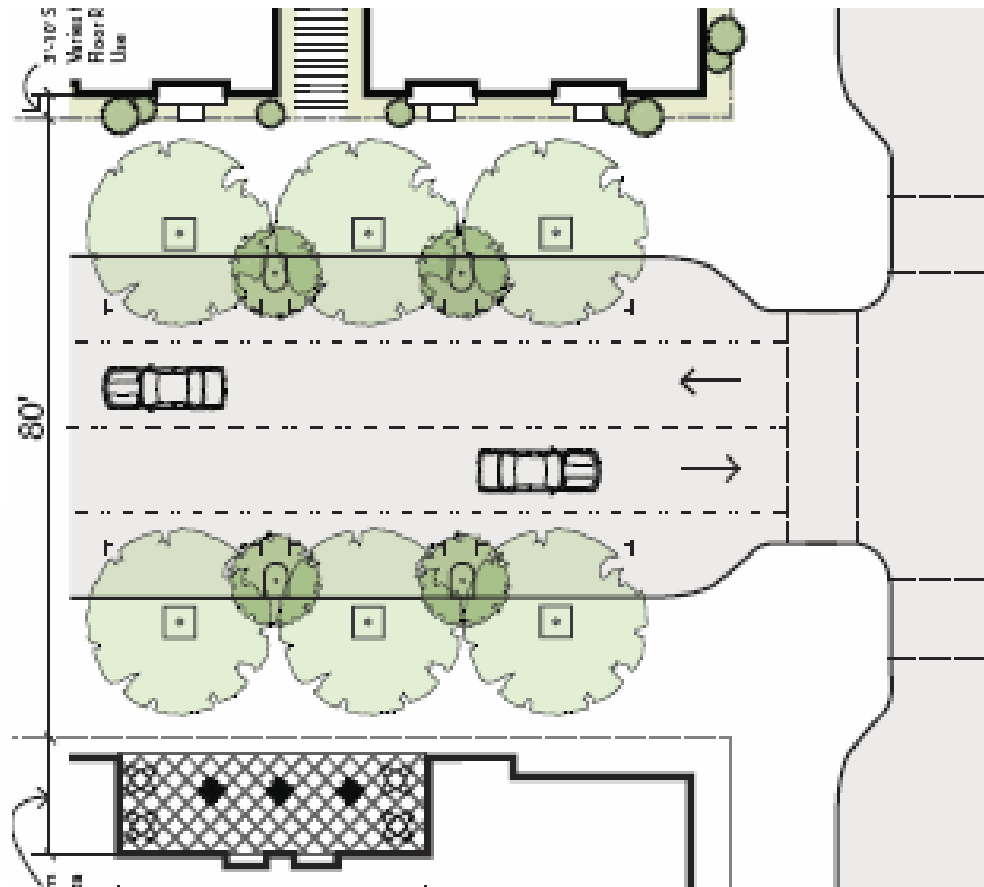
Green Street Program and Pilot Project Concepts



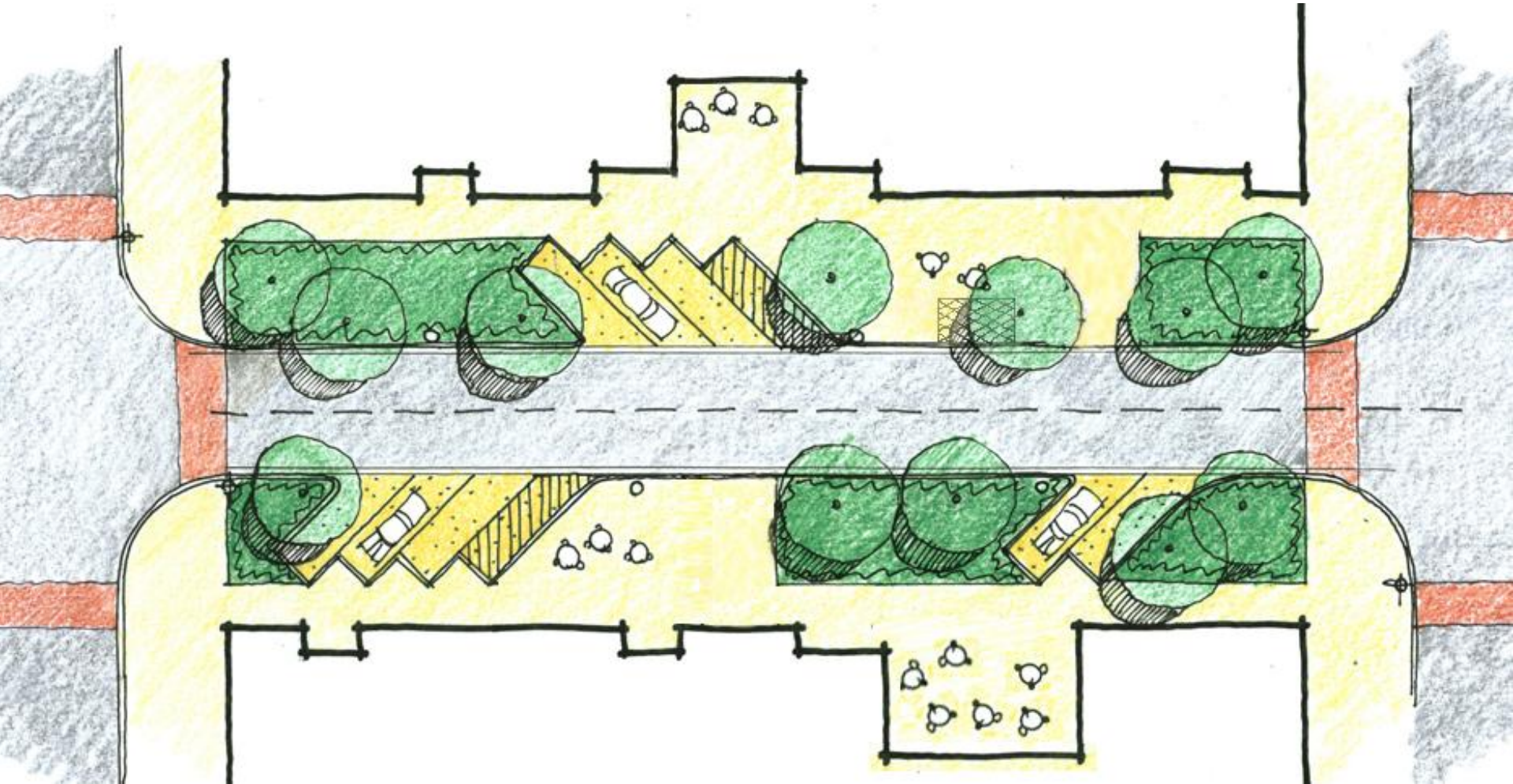
Exhibit A – Designated Green Streets per the Downtown Community Plan

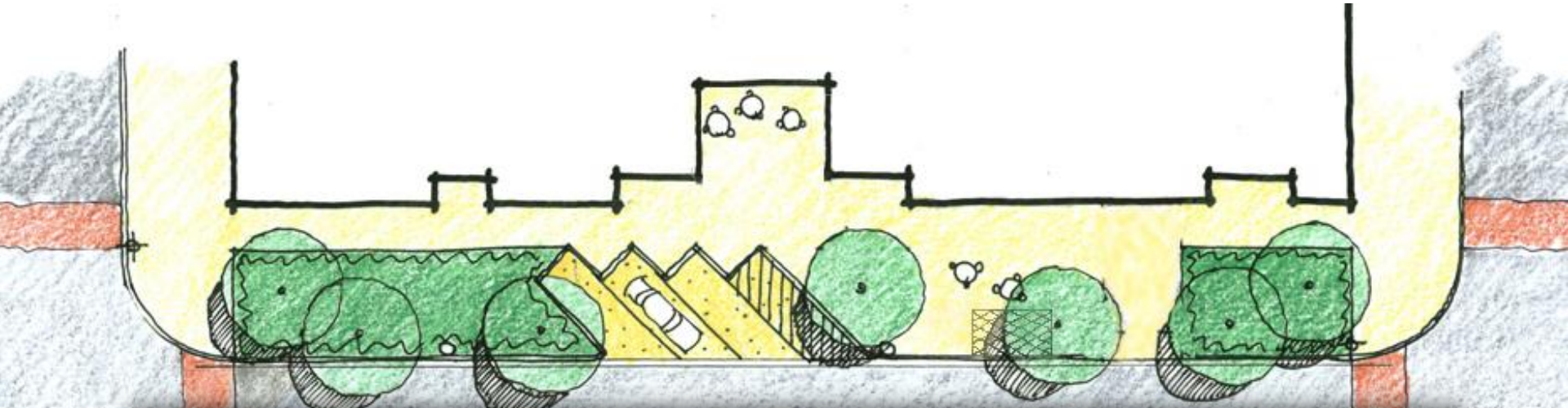
Base Plan:

- 2 vehicular lanes
- Widened sidewalks
- Striped bicycle lane









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

Green Street Elements

Minimum points for entitlement benefit = 20

At designated Green Streets only

Measure		Points	Energ	Water	Materials	Streetscape	Economic	Healthy Space	Mobility	Green IQ
Building	Open space greater than 250 SF or 5% of lot, whichever is larger	15				x				
	Incorporate transit shelters into development	20				x			x	
Infra-structure	An additional 10 feet of sidewalk area provided on private property	20				x				
	Efficient Exterior Lighting (LED or Induction)	10	x							
	100% of materials locally manufactured or include at least 10% recycled content	5			x					
Landscaping	Street trees that will shade 50% of sidewalk area within 5 years	15				x				
	Landscaped stormwater management systems at the curb edge containing local plantings	15		x	x	x				
	Native landscaping at additional ROW landscaped area	5		x				x		
Furnishings	Sidewalk enterprises, such as exterior sales kiosks, cafes, and retail sales	10				x	x			
	Benches and or movable seating maintained by the building owner	10				x	x			
	Street recycling that will be managed by the building owner	5			x					
	On-street bicycle corrals	10							x	
	Public art that is located at the focal point of the development	5			x			x		
	Sustainability educational display that is accessible to the public	1								x

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.ccdcc.com>

login: centrecitygreen

password: Green2010!

(Note: password IS case sensitive)

Notes:

1.