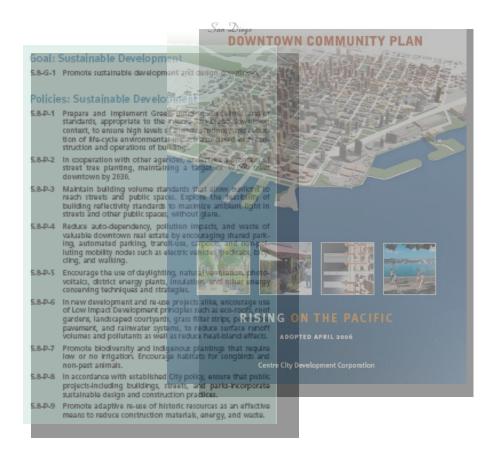
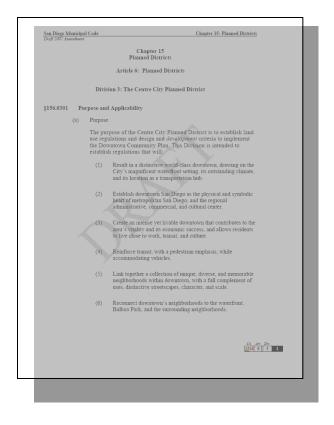




Downtown Community Plan – Adopted April 2006





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

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 technology to ensure th future generations.

Centre City Green incluthat will help new and e reduce automobile dem

for people. Potential incentives include increased build variances, support of "green team" specialists, and pu

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





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

2006: AB-32 signed into law







Perception vs...



...Reality



Regional Partners

Environmental Focus

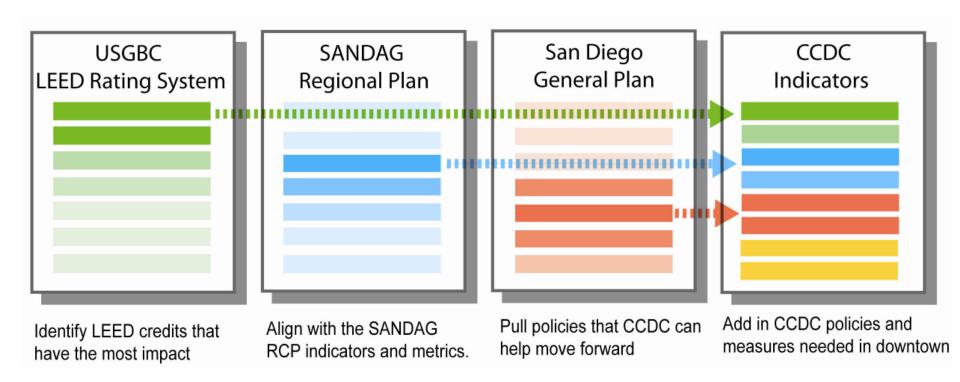
Market Drivers



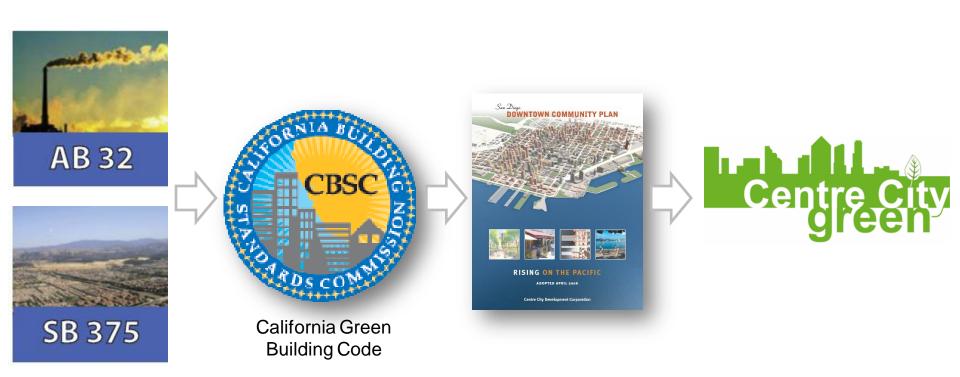
Indicator:

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











Centre City Green Indicators

Energy

Water











Streetscape Vitality

Healthy Spaces

Materials











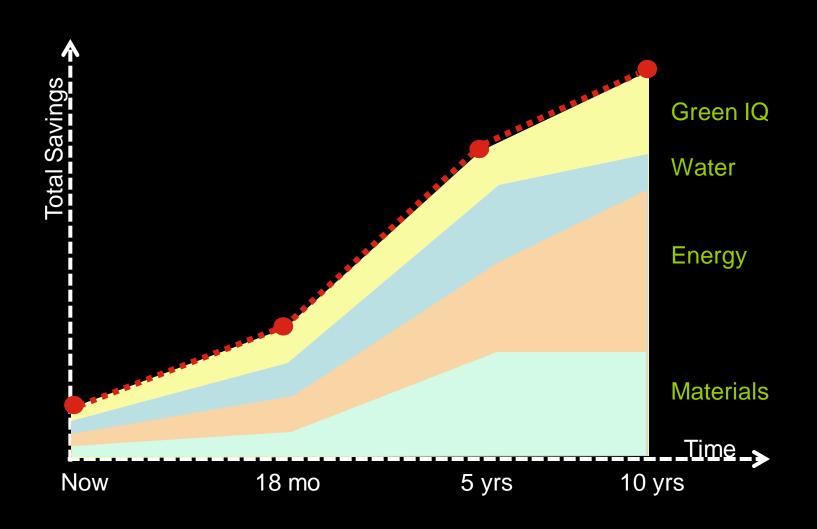
INDICATOR 2030 GOALS 20% reduction in GHG emissions by 2020 (AB32) Energy /GHG 33% green power by 2020 (EOS-14-08) Net zero buildings by 2030 (AB212) Water 70% reduction in potable water use Make Centre City a public transit destination that affords travelers the luxury of not needing a vehicle to arrive to or move within downtown **Urban Mobility** Promote transportation planning that creates downtown as a destination 75% construction waste recycled **Materials** 50% operational waste recycled **Economic Vitality** Reach 2006 Community Plan Targets for build out Make Centre City a Top-of-Class streetscape environment that Streetscape promotes walking over all other modes of transit Develop buildings that capitalize on San Diego's temperate climate to **Healthy Spaces** create top-of-class healthy indoor and outdoor spaces

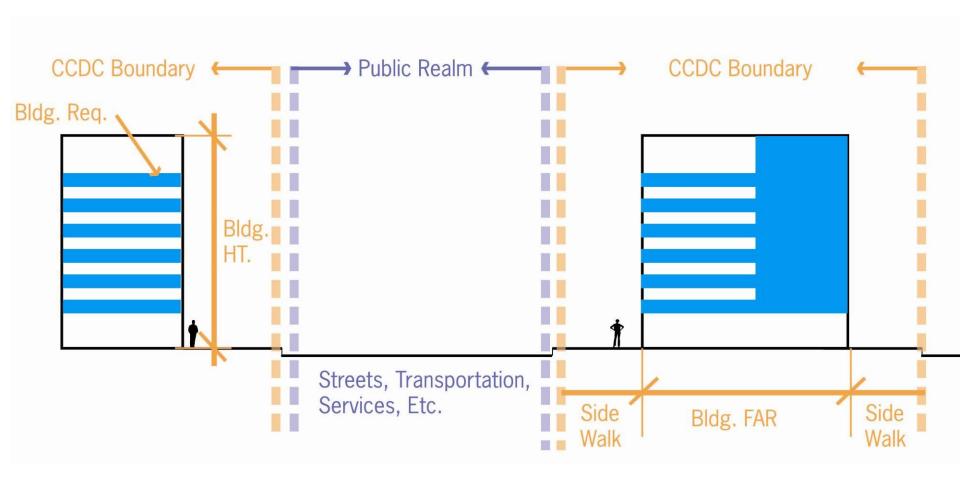


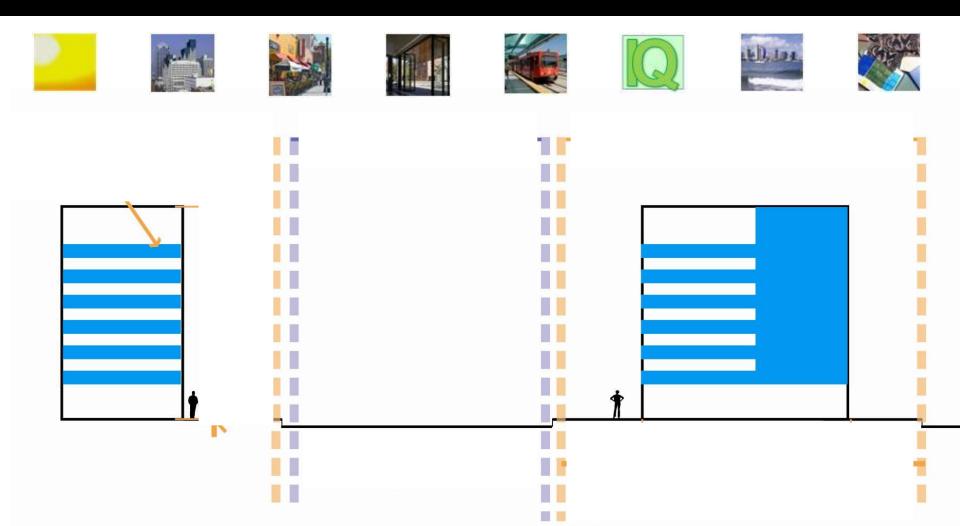
Green IQ

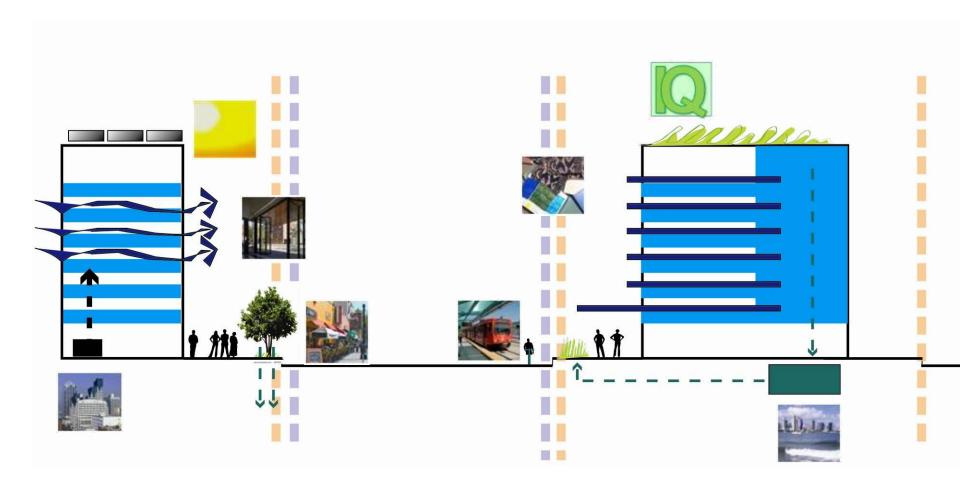
Develop a green knowledge base that leads the country in successful demonstration of economically viable green technologies and sound green building practices

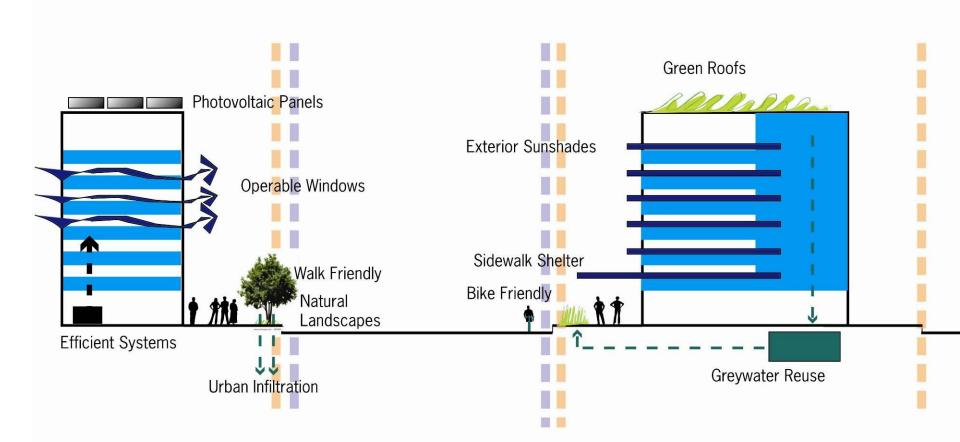
Establish Goals & Track Over Time

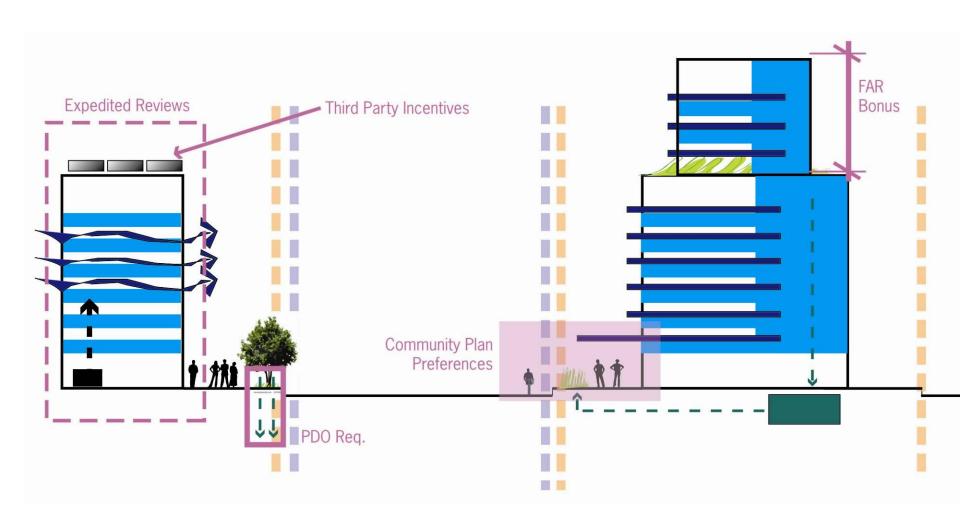


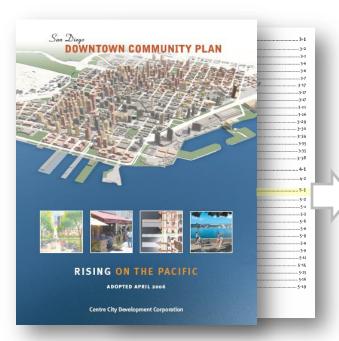














Long Range Goals and Policies

Planning Guidance and Implementation

Urban Design

Summary of Sustainability Benefits

The Urban Design chapter of the Downtown Community Plan (DCP) provides significant direction for sustainable planning, urban design/relationships and green buildings in the downtown core. Centre City Green Planning Guidance is intended to supplement the information currently in the Urban Design Chapter 5.8 by expanding sustainability goals and policies that are aigned to stakeholder outreach, current laws and mandates that have occurred airose the 2006 adoption.

This additional direction is especially important since the urban design and infrastructure form the core connecting threads for the sustainability fabric of the Cty. The Land Use policies create the density needed to provide a vibrant urban setting and the Urban Design policies ensure that this results in a livable, dynamic urban core. As identified in the current Urban Design Chapter, the critical sustainability benefits of sensitive urban design include:

- View corridors that connect people with San Diego's dynamic natural surroundings to promote pedestrian activity and the relaxation and well being associated with the connection to natural areas
- A balanced development pattern that addresses the bulk, skyline and solar access issues to promote fine grain developments that engage pedestrians while providing the needed density to support a sustainable and dynamic urban core
- Rich and varied streetscapes and building interfaces to encourage multimodal transportation
 options ranging from walking and bicycling to public transit
- Expanded use of public domain areas to encourage public gatherings, naturally infiltrate stormwater and reinforce a sense of place, in addition to meeting the needs for transit and utility corridors.
- Connections and gateways to surrounding neighborhoods to both strengthen community identity and reinforce the interconnectedness
- Wayfinding and signs to encourage pedestrian mobility and economic activity

Key Sustainability Opportunity:

Green Streets Pilot Project and Program

A well-designed green street calms vehicular traffic and offers a more pleasant pedestrian environment by narrowing vehicular pavement and providing street-side native plannings that shade the pavement, allow natural (LID) infiltration of stormwater and provide habitat for song birds.

Green streets balance the needs for all modes of transportation by providing bicycle lanes, widened sidewalks, and access to an intra-downtown circulator/shuttle. Green streets can also provide casual gathering spots with art installations and seating to promote imprompts social interactions. The sidewalks and other built amenities can utilize materials that are produced locally and that have high recycled content. Good green street designs modulate the width of paved areas with steet bulb-outs, landscaped areas and variations in sidewalk widths to allow for a variety of space types and to promote bicycle parking areas and angled whichular parking of support economic visitigor of adjacent businesses. See

Page 47 of 92
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					Re	elated	Indi	cator	s	
	Urban Design	Sustainability Policies	Е	w	м	EV	s	HS	UM	IG
	Urban Design- CCG .1	Implement a Green Streets Pilot Project at a designated location that extends the open space system and addresses more than three Sustainability Indicators; by focusing on the conservation of energy and water, providing enhanced ground floor activity, transit alternatives and health, safety and recreation.				x	×			
	Urban Design- CCG .2	Upgrade the Streetscape Manual based on results from the Green Streets Pilot project, as it relates to sidewalk finishes, mid-block light fixtures, street trees and furniture				х	х			
	Urban Design- CCG.3	Incentivize and promote large-scale developments that promote (7) new green technologies at a neighborhood scale, employing smart grid or cogeneration/hoc-ell technologies that takes the development completely off the grid; and (2) promote graywater technologies at a neighborhood scale that supports adjacent public amenities, such as parks, medians and landscaping				х	x			
	Urban Design- CCG.4	Increase awareness of existing green buildings and promote top-of-class examples to the public	х	х	х	х	х	×	х	>
	Urban Design- CCG.5	Provide development incentives for projects that implement energy- and water-conserving features and other sustainability strategies through the Centre City Green program	x	×	×		x	х	x	
	Urban Design- CCG.6	Provide an integrated design review step that encourages consideration of neighborhood-scale sustainability options like cogeneration, Low Impact Development, graywater sharing, wind & solar patterns, etc.	х	×	×	х	x		x	,
	Urban Design- CCG.7	Promote the adoption of new green technologies to increase awareness and drive market adoption of green practices)
	Urban Design- CCG.8	Increase awareness of existing green buildings and promote top-of-class examples to the public								×
R	elated Downtow	n Community Plan Policies	Е	w	М	EV	s	HS	UM	IC
	CP 4.1-P-9	Improve Green Streets as an essential element of the open space system – as connections to the Waterfront Balboa Park activity centers and parks		×		×	x			

Page 48 of 92
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and plazas; as tree-lined open spaces; and as continuous recreational paths

Encourage the position of outdoor seating and/or

Promote walkability by providing amenities in proximity to every downtown worker and resident and linking Neighborhood Centers with Green Streets

CP 4.1-P-15

CP 5.2-G-2



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



Centre City 2. Private Development Incentive Program



Applicant



Approach

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





Level of Incentives

Green
High Performance Green
Signature Green





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							man	CalGreen Tier 2	45			-	
							Performance	LEED Silver	45			-	
							Ā	LEED Gold+	60			-	
								Natural ventilation	15			-	
								On-site PV: 30 kW	10	7	Complete preliminary commitment on Photovoltaic Tab	10	
								Cogeneration: 30 kW	20			-	
								Exterior shading	5	7	Complete preliminary commitment on Shading Tab	5	
								70% Energy Star equipment / appliances	15			-	
								High efficiency plumbing fixtures	10	V	Complete preliminary commitment on Plumbing Fixture Tab	10	
								Recycled Water	#N/A			-	
							Prescriptive	Chemical-free cooling tower	5			-	
							scrip	Daylighting with controls	15			-	
							Pre	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			-	

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On Site PV One Line Diagram

	CENTRE CITY GREEN SUSTAINABILITY INCENTIVE CHECKLIST												
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Project Name/Address 420 C Street Sustainability Points =										25			
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Checklist and Measure Approval

Centre City Development Corporation

Notes:

Notes:

Approval Signature:

Name, Dept.:

Date:

Date:
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Please note that the above signatures indicate that the measures have been approved by CCDC and DGD as being incorporated into the project. The applicant will be required to verify that the measures approved will be constructed as part of the project. Penalties may be incurred if approved measures are not constructed and incorporated into the project at the time of occupancy. Centre City Green Scorecard

Permit Phase XX/XX/XXX

CCG 1.0



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



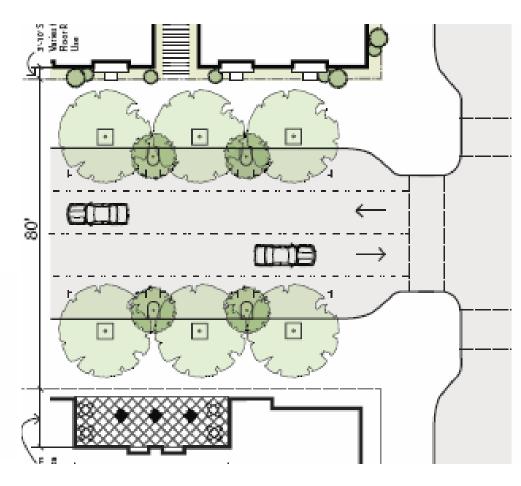


Exhibit A - Designated Green Streets per the Downtown Community Plan

Base Plan:

- 2 vehicular lanes
- Widened sidewalks
- Striped bicycle lane

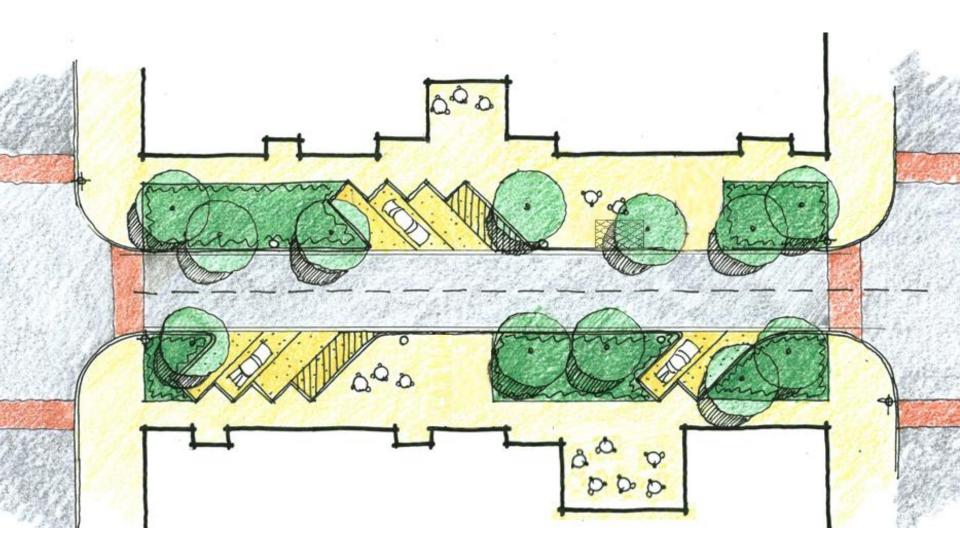




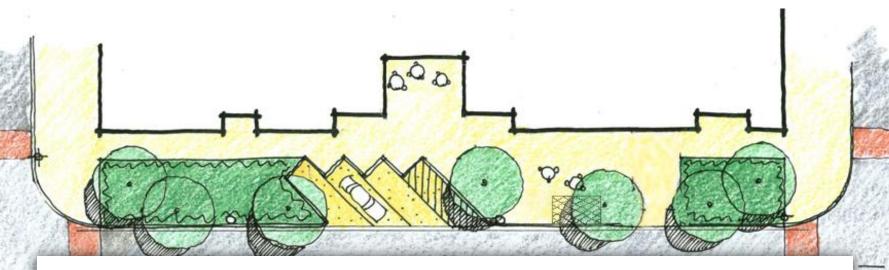








Centre City
Development
Corporation



SUSTAINABILITY INDICATOR IMPACTS

Corporation

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

Minim	en Street Elements um points for entitlement benefit = 20 ignated Green Streets only		Enerav	Water	Waterials	Streetscape	=conomic	Healthy Space	Mobility	Green IQ
	Measure	Points	En	Ma	Ma	Str	Ë	He	Mo	Gre
lug	Open space greater than 250 SF or 5% of lot, whichever is larger	15				x				
Building	Incorporate transit shelters into development	20				Х		: · · · · · · · · · · · · · · · · · · ·	Х	
Infra- structure	An additional 10 feet of sidewalk area provided on private property	20				X				
	Efficient Exterior Lighting (LED or Induction)	10	Х					: · · · · · · · · · · · · · · · · · · ·		
	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	×	х				
Far	Native landscaping at additional ROW landscaped area	5		Х	:	:		X	:	
	Sidewalk enterprises, such as exterior sales kiosks, cafes, and retail sales	10			:	X	Х		:	
Furnishings	Benches and or movable seating maintained by the building owner	10				х	х			
	Street recycling that will be managed by the building owner	5			X					
	On-street bicycle corrals	10			:				X	
፲	Public art that is located at the focal point of the development	5			х			Х		
	Sustainability educational display that is accessible to the public	1			:	:		: · · · · · · · · · · · · · · · · · · ·	:	х

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



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				V			V
Supports local long range community planning documents and General Plans	V		V	~	~	~	~
Provides incentives for new construction	V	~	V		~	V	V
Works with the US Green Building Council's rating program (LEED)	~	~	~	~	~	~	~
Works with the State Green Building Codes (CalGreen)				V			~
Contains incentive options based on building type	V						~
Point system awarded for optional measures	V					~	~
Multiple incentive levels based on performance	V					~	~
Provides tools to calculate savings and determine incentives						~	~
Identifies incentives for existing buildings		~				~	~
Addresses streetscapes and the spaces between				V		V	V

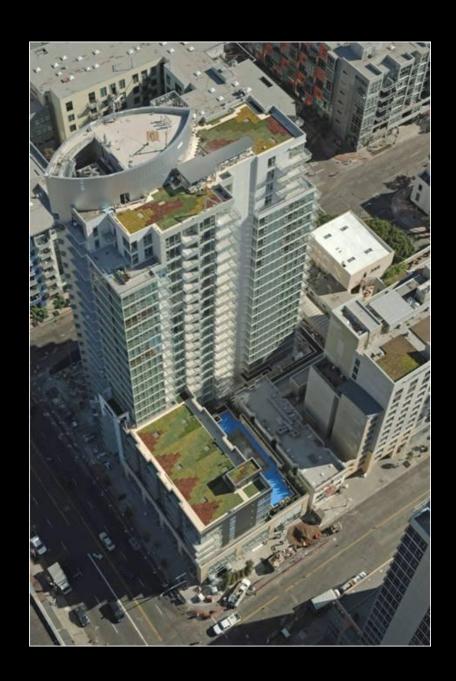
The spaces in-between buildings







Green Buildings





Green Living





Green Living





Green Living







url: ftp.ccdc.com

login: centrecitygreen

password: Green2010!

(Note: password IS case sensitive)

Notes:

1.