



# Potential Revised Fresno Green Development Framework

March 2018

The Local Government Commission



## **Abstract**

Fresno Green, an existing City incentive program, consists of criteria that a project must meet in order to get expedited or low-cost review, including project siting in infill areas and meeting energy retrofit and technology integration thresholds. The City of Fresno is revising the Fresno Green draft to make it consistent with current building codes and also weighing energy and water savings more heavily to foster the development of Advanced Energy Community technologies throughout Fresno. Fresno Green recipients will meet a minimum point threshold in each category, and will be awarded one out of four possible “tiers” based on the number of points obtained.

## **Project Specifics**

<b>Contractor:</b>	Local Government Commission
<b>Partners:</b>	Tierra Resource Consultants, City of Fresno, CalSTART, Fresno Metro Ministry
<b>Amount:</b>	\$1,500,000
<b>Co-funding:</b>	\$12,445 in-kind support
<b>Term:</b>	May 2016 - March 2018

## Fresno Green

Fresno Green, an existing City incentive program, consists of criteria that a project must meet in order to get expedited or low-cost review, including project siting in infill areas and meeting energy retrofit and technology integration thresholds. The City of Fresno is revising the Fresno Green draft to make it consistent with current building codes and also weighing energy and water savings more heavily to foster the development of Advanced Energy Community technologies throughout Fresno. Fresno Green recipients will meet a minimum point threshold in each category, and will be awarded one out of four possible “tiers” based on the number of points obtained.

### Potential Revised Fresno Green Development Framework

Threshold Points	Designation	Points	Benefit
Tier 4	Bronze	40%	TBD
Tier 3	Silver	55%	TBD
Tier 2	Gold	65%	TBD
Tier 1	Platinum	80%	TBD

A revamped Fresno Green logic structure could be designed to make the program a self-sustaining source of funds. With varying degrees of fee remittances, development fees that are not remitted could go into a revolving fund to support future Fresno Green awards. This feed-in mechanism would ensure that Fresno can support sustainability efforts without having to tap into its General Fund to do so (after initial investments).

Below are the criteria that residential and non-residential projects must meet in order to achieve a Fresno Green designation. A supplementary Fresno Green handbook (under development) will provide an in-depth description of each measure and the requirements necessary to obtain credits.

These materials will be updated as this policy framework is improved upon and modified through its processes with the City of Fresno.



# FRESNO GREEN RESIDENTIAL CHECKLIST

Project Name/Applicant: \_\_\_\_\_

## **I. Location, Community, and Conservation** **18%**

### ***A. Site Selection:***

1. Site has not been used for commercial agriculture in the past 5 years
2. Use of contaminated site
3. Site is located within an area identified in the Fresno General Plan for priority development
4. Site is located in a disadvantaged neighborhood
5. Site is located within the Energize Fresno Energy Opportunity Zone

### ***B. Historic Preservation:***

1. Renovation or adaptive reuse of an existing building
2. Retention of existing historic landscape features

### ***C. Development Type:***

1. Project is a Residential/Commercial Mixed-Use Development

### ***D. Community Resources:***

1. Located within ¼ mile of public transportation

### ***E. Subdivision and Multifamily Credits:***

1. Increases number of affordable housing units
2. Rehabilitates existing affordable housing units
3. Provides a bike and pedestrian path for residents where it is not required by the City's General Plan
4. Provide open space that exceeds the City's requirement by 5%

### ***F. Compact Development:***

1. 90% or greater of the maximum density permitted by planned use designation

## **II. Sustainable Sites** **32%**

### ***A. Landscaping (non-potable water):***

1. Install drought-resistant/water-efficient landscaping
2. Restoration of natural habitat on site, or design 100% of on-site landscaping with native species
3. Locate and plant trees to shade hardscapes to achieve 50% shade in 5 years
4. Locate and plant trees to shade buildings to achieve 50% shade in 5 years
5. Retention of mature trees on site (that are not historic landscapes)
6. Development of on-site bioswales
7. Install a micro-irrigation system or non-irrigation landscaping
8. Install a greywater reuse system
9. Install a rainwater harvesting system

### ***B. Parking and Alternative Transportation:***

1. Use pervious hardscape materials for a minimum of 75% of the site's parking, driveway, and access roads
2. Install cool pavements
3. Provide parking, charger(s), and facilities for electric vehicles

4. Comply with CalGreen standards for bicycle facilities (*Multifamily complexes*)

### **III. Energy and (Potable) Water Efficiency 36%**

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#### **A. Energy:**

1. Install Energy Star appliances (with valid receipt)
2. Install photovoltaic (PV) system with pts allocated per 10% offset of energy consumption
3. Install non-solar renewable energy generation
4. Achieve Zero Net Energy status, including excess generation/net producer on whole facility (*Existing facilities*)
5. Exceed energy use reduction for currently adopted Title 24 for HVAC
6. Exceed energy use reduction for currently adopted Title 24 for Fenestration
7. Exceed energy use reduction for currently adopted Title 24 for Envelope Performance
8. Install a low-carbon water heating system (e.g. solar or grid-interactive electric)
9. Install a whole house fan
10. Install a smart thermostat or grid-interactive energy management system (e.g. web-enabled, learning tstat)
11. Install an energy storage system (e.g battery)

#### **B. Water:**

1. Install low water use appliances

### **IV. Materials and Resources 14%**

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#### **A. For projects that trigger CalGreen compliance:**

1. Install CalGreen Tier 1 or Tier 2 measures for Enhanced Durability and Reduced Maintenance
2. Install CalGreen Tier 1 or Tier 2 measures for Construction Waste Management Plan
3. Install CalGreen Tier 1 or Tier 2 measures for Building Maintenance and Operation

#### **B. For projects that do not require CalGreen compliance:**

1. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Enhanced Durability and Reduced Maintenance
2. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Construction Waste Management Plan
3. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Building Maintenance and Operation
4. Meet CalGreen's VOC limit for Adhesives
5. Meet CalGreen's VOC limit for Sealants
6. Meet CalGreen's VOC limit for Coatings
7. Meet CalGreen standards for carpeting

# FRESNO GREEN NON-RESIDENTIAL CHECKLIST

Project Name/Applicant: \_\_\_\_\_

## **I. Location, Community and Conservation** **24%**

### **A. Site Selection:**

1. Site has not been used for commercial agriculture in past 5 years
2. Use of contaminated site
3. Site is located within an area identified in the Fresno General Plan for priority development
4. Site is located within a disadvantaged neighborhood
5. Site is located within the Energize Fresno Energy Opportunity Zone

### **B. Historic Preservation:**

1. Renovation or adaptive reuse of an existing building
2. Retention of existing historic landscape features

### **C. Community Resources:**

1. Project approved as a Residential/Commercial Mixed-Use Development
2. Located within ¼ miles of public transportation
3. Provide informational plaque/kiosk about green building and sustainability
4. Project carries long-term job creation potential

### **D. Subdivision and Multifamily Credits:**

1. Increases number of affordable housing units
2. Rehabilitates existing affordable housing units
3. Provide a bike/pedestrian path for residents where it is not required by the City's General Plan
4. Provide open space that exceeds the City's requirement by 5%

### **E. Compact Development:**

1. 90% or greater of the maximum density permitted by planned use designation

## **II. Sustainable Sites** **39%**

### **A. Landscaping:**

1. Install drought resistant/water efficient landscaping
2. Locate and plant trees to shade hardscapes to achieve 50% shade in 5 years
3. Locate and plant trees to shade buildings to achieve 50% shade in 5 years
4. Retention of mature trees on site (that are not historic landscapes)
5. Development of on-site bioswales
6. Provide open, landscaped area that exceeds City requirements by 5%
7. Restoration of natural habitat on site, or design 100% of onsite landscaping with native species
8. Install a micro-irrigation system or a non-irrigation landscape
9. Install a greywater reuse system
10. Install a rainwater harvesting system

### **B. Parking and Alternative Transportation:**

1. Use pervious hardscape materials for a minimum of 75% of the site's parking, driveway, and access roads
2. Install cool pavements
3. Provide preferred parking and charging infrastructure for electric vehicles and/or for car/vanpools in excess of CalGreen requirements (*minimum of 1*)

4. Use of underground or vertical parking on-site
5. Exceed CalGreen requirements for bicycle facilities
6. Provide showers for employees who bike to work

### **III. Energy and Atmosphere**

**24%**

#### **A. Energy:**

1. Install photovoltaic (PV) system that offsets Title 24 energy survey usage forecast, with pts allocated per 10% of usage offset
2. Exceed currently adopted Title 24 standards for HVAC
3. Exceed currently adopted Title 24 standards for Fenestration
4. Exceed currently adopted Title 24 standards for Envelope Performance
5. Install a low carbon water heating system (e.g. solar or grid interactive electric)
6. Install an energy storage system (e.g. electric storage battery)
7. Install Energy Star appliances or office equipment (with valid receipt)
8. Install non-solar renewable energy generation
9. Achieve Zero Net Energy status, including excess generation/net producer on whole facility (*Existing facilities*)
10. Install a web-enabled or grid-interactive energy management system

#### **B. Atmosphere:**

1. Provide daylight for 75% of interior work spaces

#### **C. Interior Water Use:**

1. Demonstrate that interior water use will be reduced by at least 20% as described in LEED NC 2.2 WR Credit 3.2
2. Demonstrate that interior water use will be reduced by at least 30% as described in LEED NC 2.2 WR Credit 3.2

### **IV. Materials and Resources**

**13%**

#### **A. Waste:**

1. Install a waste compactor

#### **B. For projects that trigger CalGreen compliance:**

1. Install CalGreen Tier 1 or Tier 2 CalGreen criteria for Enhanced Durability and Reduced Maintenance
2. Install Tier 1 or Tier 2 CalGreen criteria for Construction Waste Management Plan
3. Install CalGreen Tier 1 or Tier 2 CalGreen criteria for Building Maintenance and Operation

#### **C. For projects that do not require CalGreen compliance:**

1. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Enhanced Durability and Reduced Maintenance
2. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Construction Waste Management Plan
3. Comply with Mandatory, Tier 1, or Tier 2 CalGreen criteria for Building Maintenance and Operation
4. Meet CalGreen's VOC limit for Adhesives
5. Meet CalGreen's VOC limit for Sealants
6. Meet CalGreen's VOC limit for Coatings
7. Meet CalGreen standards for carpeting