



Best Practices Report | green building codes and standards

Denver Regional Council of Governments

Denver, CO

2011 Regional Planning

<https://drcog.org/planning-great-region/metro-vision>

Denver Housing Authority Recognized at Awards Ceremony

6/7/2012

Denver Housing Authority Recognized at Downtown Denver Partnership's Awards Ceremony for the completion of the 1099 Osage building senior housing project. The building is LEED-Platinum certified and was one of the initiatives of the Regional Partnership on Sustainable Communities. The project is contributing to the vitality and sustainability of Denver's core city by utilizing the existing assets in the community. For the video about the project click here.

<http://www.youtube.com/watch?v=YBmfwfGOfyI&list=UUivm7KpGXWZkR7wGyjXXVqg&index=5&feature=plcp>

Tags

green building codes/standards, implementation strategies, infill strategy

Capitol Region Council of Governments

Hartford, CT

2010 Regional Planning

<http://www.sustainableknowledgecorridor.org/site/>

Hartford's Main Street Building to be Largest Apartment Complex in Downtown

11/24/2014

777 Main Street is being redeveloped into the largest downtown Hartford, CT apartment complex and one of the greenest and most innovative HUD 221(d)(4) financed projects in the Northeast. "The glass-covered office building, listed on the National Register of Historic Places, was designed by Welton Becket, a mid-20th century Los Angeles architect whose

portfolio also includes the Los Angeles Performing Arts Center, Capital Records building in Hollywood and the Beverly Hilton Hotel."

The planned 285-unit high-rise will contain a mix of market and affordable apartments, including 20% of units affordable to households at 50% of Area Median Income (AMI). The 26th floor is designed for a multi-function common use including a club room, large flat screen TV, billiards table, conference table and 24-hour fitness center. The building will include a 250-

car parking garage and six ground floor retail shops.

The complex will be powered and heated by a 400kw fuel cell providing grid-independent operations. The fuel cell installed will increase efficiency in heating/cooling, hot water and electricity usage. This is one of the first FHA-insured projects in the nation to be underwritten with renewable energy credits, specifically, a 15-year Low-Emission Renewal Energy Credit

contract for fuel cell electric output, as well as one of the first Net Zero Energy multifamily housing financed by HUD.

It is also the largest project financed by the Capital Region Development Authority (CRDA), a new agency established by Governor Malloy to revitalize downtown Hartford. In addition to financing from CRDA and the Connecticut Department of Housing, the project's financing includes state and federal historic tax credits and a \$37 million FHA-insured 40-year first

mortgage. Completion is targeted for July 2015.

Tags

affordable housing creation, federal and state alignment, green building codes/standards, mixed income housing, mixed-use development

Mid-America Regional Council (CCP)

Kansas City, MO

2011 Community Challenge

<http://www.marc.org/Regional-Planning/Creating-Sustainable-Places>

MARC develops Sustainable Code Framework tool for local governments

1/29/2014

The Sustainable Code Framework is an initiative of the First Suburbs Coalition, Mid-America Regional Council (MARC), and eight inner-ring cities (Gladstone, Grandview, Independence, and Raytown in Missouri and Mission, Fairway, Prairie Village, and Roeland Park in Kansas).

Local governments, particularly first suburban communities, are interested in encouraging development and redevelopment that will help create long-term thriving communities and be responsive to new markets. This is sustainable development. However, local government development codes are

often outdated and not responsive to new development patterns and markets, or to the communities' visions. In response, the First Suburbs Coalition, MARC and the participating cities have created the Sustainable Code Framework as a resource for communities to match code strategies with development principles and projects reflective of their visions. The Sustainable Code Framework is based on seven principles identified by MARC's Creating Sustainable Places Coordinating Committee. These are principles that are the hallmark of sustainable development. Using these principles as the starting point the Framework then focused on 22 strategies to implement the principles. The Framework then identifies projects that represent the strategies and codes that can help implement the strategies.

The online Sustainable Code Framework is accessible to people of different interests and levels of expertise from the public or local elected officials that may want to start from the basic principles, to a developer that may want to review sustainable projects, to the code official that is most comfortable starting at the code level. The Framework contains close to 100 Kansas City metro projects that demonstrate these principles and codes from around the country that represent best practices for aligning codes with sustainable development goals.

This project represents not only the work of the participating cities, First Suburbs Coalition, and MARC, but also the consultant on the project Gould Evans architects and planners and several subcontractors. The web development was done by Trozzolo Communications Group.

Tags

capacity building, green building codes/standards, zoning

Centralina Council of Governments

Charlotte, NC; SC

2011 Regional Planning

<http://www.connectourfuture.org/>

Centralina is tracking energy efficiency practices among homeowners and neighborhoods

1/31/2014

Work is underway to solicit homeowners to allow the tracking of energy efficiency in different home types, winter and summer. This will help create energy profiles for different neighborhood and help potential homebuyers.

Tags

energy, green building codes/standards, renewable energy

Niagara Frontier Transportation Authority

Buffalo & Niagara Falls, NY

2011 Regional Planning

<http://www.oneregionforward.org/>

People United for Sustainable Housing (PUSH) Buffalo

The Green Development Zone (GDZ)

6/2/2014

People United for Sustainable Housing (PUSH) Buffalo

As a key participant on the One Region Forward Housing and Neighborhoods Working Team,

People United for Sustainable Housing (PUSH Buffalo) is a local membership-based community organization in Buffalo, NY working to mobilize residents to create strong neighborhoods with quality, affordable housing, expand local hiring opportunities and to advance economic justice in Buffalo. Founded in 2005, PUSH strives to:

Decrease the rate of housing abandonment by reclaiming empty houses from neglectful public and private owners and redeveloping them for occupancy by low-income residents; and

Develop neighborhood leaders capable of gaining community control over the development process and planning for the future of the neighborhood.

PUSH's Green Development Zone (GDZ)

After undertaking several green construction projects along the Massachusetts Avenue Corridor in the City of Buffalo, PUSH and its members decided to designate the district as a Green Development Zone in 2008. The Green Development Zone (GDZ) is PUSH Buffalo's internationally recognized effort to grow a new community economy in a 25-square block area on Buffalo's West Side. The GDZ initiative creates a national model of urban revitalization by concentrating strategic investments in green-design housing rehabilitation, environmental sustainable projects on vacant land, community gardens, and other urban agriculture projects. In April 2011, PUSH Buffalo's Green Development Zone won the Changemaker's International Sustainable Urban Housing Competition. The "Changemaker's" competition was sponsored by the U.S. Department of Housing and Urban Development, the U.S. Department of State and the American Planning Association. To date, there are more than 30 parcels of property in the zone that have gone from vacant spaces to vital parts of PUSH's growing sustainable movement.

Key strategies to achieve a sustainable neighborhood with opportunities for all that live in the Green Development Zone include:

Significant new investment in high quality, affordable housing through rehabilitation of vacant, abandoned buildings, as well as new constructions on long, vacant lots on an increased scale from previous efforts;

New commercial development, support for small business and improvements to business districts within PUSH's Green Development Zone

Advocating for strategic investment in public infrastructure

Continued acquisition of vacant and abandoned property through the Buffalo Neighborhood Stabilization Corporation Land Bank;

Continued redevelopment of vacant lots for urban agriculture, open space and green infrastructure to address combined sewer overflows;
Use of innovative green building techniques, weatherization of occupied units and developing new energy systems; and
Creating a community jobs pipeline

For more information, please visit <http://greendevlopmentzone.org/>

Tags

affordable housing creation, green building codes/standards, neighborhood/downtown plan, workforce development and training

New River Valley Planning District Commission

Radford, VA

2010 Regional Planning

<http://nrvlivability.org/>

NRV raised \$1 m in private investment (equal to the value of the grant) within 4 months of the grant.

8/6/2014

Within four months of closing their grant, New River Valley was able to document \$1.0 million in private investment, matching the original total of the SCI grant.

Case example is through the Solarize Blacksburg project that evolved from our regional energy working group. The Solarize program procured contractors who could install residential solar as well as solar panels made in the USA and worked with the utility provider to pre-negotiate metering rates for solar units. The Solarize program offered free solar assessments to anyone located in the Town of Blacksburg. Approximately 500 households signed up for the assessment and 50 households are currently under contract. Those 50 contracts represent the private investment through labor and materials. About 1/3 of the \$1.0 million in solar installations is direct to the New River Valley region with the balance being in the US since all panels and materials were restricted to Made in USA. At last count 11 other localities in Virginia are working to start a Solarize program ranging from the state capital in Richmond to Abingdon in southwest, Virginia.

Tags

energy, green building codes/standards, implementation funding, quantitative results

Puget Sound Regional Council

Seattle, WA

2010 Regional Planning

<http://www.psrc.org/growth/growing-transit-communities/>

PSRC develops Smart Building study using EDA and DOE-funded i6 Green Challenge Grant

6/24/2015

In 2011, Puget Sound Regional Council - Economic Development received a i6 Green Challenge Grant to support smart building technology which align with the goals of PSRC's SCI funded long-term plan. Now complete, the following innovative programs were funded out of this grant:

The Smart Building Center, which is the old Amazon.com headquarters building. SBC:

Works with companies and government agencies (may HUD!) to help them learn about energy efficiency options for their buildings

Has a free tool lending library (which would be great for low income housing!)

The Seattle High Performance Building Pilot, which took the Microsoft Cloud, "threw" it over the Sheraton Hotel, two UW labs and a Boeing manufacturing plant, connected all the building systems to it, "translated" the information the building systems were putting out and displayed it on dashboards that tell building operators which systems are wasting energy and money. Some of these organizations liked the system so much, they used it in their other buildings!

South Seattle College's new Bachelor of Sustainable Building Science, which is training students to operate the smart buildings of the future. Each student needs an internship to graduate, so they are always looking for real buildings to work in (like, maybe, affordable housing?)

The Cleantech Open's mentorship program for inventors.

<https://www.youtube.com/watch?v=cOZSRb0XQ5A>

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