



City of Alexandria

Putting the Green Building Plan into Action

EPC Meeting

May 18, 2026



Agenda



1. 2026 Green Building Plan Components
2. Compliance Options
3. Implementing the Plan
4. Development Review Process
5. Next Steps



2026 Plan Components

- *As approved at the January City Council hearing*
- **Energy Use Intensity (EUI)**
 - See table ►
- **Renewable Energy**
 - 3% generated on-site or contribute to Clean Energy Fund*
- **Electrification**
 - Non-combustion equipment for heating, cooling, and appliances with some exceptions**
- **Additional Resilience Provisions**
 - EV charging, energy efficient appliances, indoor air quality, water conservation, whole bldg. meters, & adaptive reuse flexibility

Use	EUI
Single-unit res.	31
Multi-unit res.	35
Commercial/office	40
Hotel	83
Retail	40
Mixed use	Proportional by use

EUI = Energy use intensity | EV = Electric Vehicle

* Capped at \$150,000

** Certain amenities (e.g., grill), commercial kitchen/laundry, emergency generator, dedicated outdoor air system (DOAS)



Compliance Options

Option	Description
1. Standard	Meet performance standards for EUI, renewable energy, electrification, water conservation, EV charging, and indoor environmental quality
2. Green Building Certification	Achieve market-leading certification (e.g., Passive House)
3. Affordable Housing	Satisfy Virginia Housing development criteria and base level of EV charging
4. Small Project (10,000 SF or less)	Meet scaled standards appropriate to project size and scope
5. Public Project	Meet certification, treat 100% of required stormwater thru green infrastructure, achieve net zero energy (on- or off-site)

Putting the GBP into Action

EUI = Energy Use Intensity | EV = Electric Vehicle



Implementing the Plan

Update Existing Materials (target June)

- Memo to industry
- Menu of standardized development conditions

Educate Stakeholders (ongoing)

- City development review staff
- Development community
- Toolkit to improve EUI

DEVELOPMENT PRELIMINARY PLAN CHECKLIST
 Department of Planning and Zoning
 Development Division, City Hall
 301 King Street, Room 2100
 Alexandria, Virginia 22314
 Phone: (703) 746-4666

CDSP# _____ DSP/DSUP# _____

Project Name: _____
 Project Location (Address): _____
 Tax Map References: _____
 Applicant's Name: _____
 Applicant's Address: _____
 Applicant's E-mail Address: _____
 Applicant's Phone: _____

Submission Deadline: Plan submissions received before 3:00 pm will be processed and routed to reviewers the same day. Plan submissions received after 3:00 pm will be processed and routed the next business day. **Notify Planning and Zoning staff of submissions to avoid processing delays.**

The following materials are required to be uploaded to APEX for a complete development preliminary plan submission:

- _____ Completed and Signed Development Special Use Permit or Development Site Plan Application
- _____ Completed and Signed Preliminary Plan Checklist (this form)
- _____ Filing Fee (DSUP and DSP). Please see the fee schedule [here](#).
- _____ Site Plans for Completeness Review of Preliminary Plan (First Submission)
- _____ Site Plans After Completeness Review of Preliminary Plan (Second Submission)
- _____ Signature of professional certifying that the submission meets all requirements:

I, _____ (print name), hereby certify that the drawings and other materials that accompany this checklist have met the requirements of the checklist.

Signature: _____ Date: _____

General Process Information:
 Preliminary site plans will be reviewed for completeness by City staff. Completeness review comments will be returned to the applicant in approximately 3 weeks from submission listing additional information required for the application to be deemed complete.
 The applicant must revise the site plan to address all comments of the completeness review and resubmit to Planning and Zoning. This submission must include a letter responding to each of the completeness comments and the specific location of the additions or corrections made to the plan. These plans are routed and reviewed to verify completeness. If the plans are still not complete, the review of them will be suspended and the applicant will be notified of the information that is required.
 When the plan/application is deemed complete, a confirmation letter or e-mail will be sent to the applicant. Within 5 working days of receipt of the confirmation the applicant shall install a notice of the proposed development at the site. When an application is complete, it will receive technical review by City agencies. Three (3) weeks prior to the scheduled hearing date the applicant shall submit a sample materials board and/or color rendering.





Development Review Process

Stage	2019 Policy	2026 Plan
1. Concept	<ul style="list-style-type: none"> Planned certification Narratives on energy, water, and indoor air quality 	<ul style="list-style-type: none"> Narrative attesting to plan requirements (Concept 1) Conceptual energy modeling with EUI estimate (Concept 2)
2. Preliminary/Completeness	<ul style="list-style-type: none"> Draft certification scorecard More detailed narratives 	<ul style="list-style-type: none"> Refined EUI modeling Onsite renewable energy plan List of anticipated combustion uses EV parking
3. Final Site Plan	<ul style="list-style-type: none"> Updated scorecard Final design-related reports/documentation Construction indoor air quality plan 	<ul style="list-style-type: none"> Document design changes (if any) that impact EUI, onsite renewable energy estimates, or combustion uses Outdoor water conservation details
4. Building Permit	<ul style="list-style-type: none"> Updated scorecard Draft commissioning plan Documentation for priority performance points 	<ul style="list-style-type: none"> Document design changes (if any) that impact EUI, etc.
5. Occupancy/Bond Release	<ul style="list-style-type: none"> Evidence the project met priority performance points Complete commissioning activities Certification confirmation 	<ul style="list-style-type: none"> ENERGY STAR appliance schedule Plumbing fixture schedule, specs, or equivalent

Putting the GBP into Action

EUI = Energy Use Intensity
 EV = Electric Vehicle



Implementation Schedule

- **January: City Council adopted GBP**
- **February - June: Incorporate Plan into development review process**
 - Present draft process, checklists, and conditions to NAIOP on June 17 meeting
 - Share draft implementation materials with PC & CC in June
- **July: Start Green Building Plan requirements**
 - Starting July 1, 2026 – the Green Building Plan requirements are in effect for all new DSP/DSUP concept plans