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EDINA

Edina Sustainable Buildings Policy Proposal

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Policy Purpose

- Building energy use contributes 56% of greenhouse gas emissions in Edina
- Edina buildings built in last five years are not reporting more efficient energy use than those built 10-40 years ago, despite advancing energy codes
- Edina Efficient Building Benchmarking affects building operations, Edina needs a tool to inform building construction

Policy Summary



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“New Construction or Major Renovations to which this policy applies are required to be certified under an eligible Sustainable Building Rating System at the listed rating level and must meet the standards set forth in the Edina Overlay.”



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Policy Impact

- Roughly 2/3 of large development projects in Edina seek a PUD or financial incentive
- Limited staff work load increase thanks to process integration into 30/60/90% meetings, and Hennepin County Efficient Buildings Collaborator
- Opportunity to reduce new construction buildings by up to 80% from a 2005 baseline.



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Policy Triggers

- Land use incentives
 - Planned unit development (PUD)
- Financial incentive
 - Tax Increment Financing (TIF)
 - HRA Funds
 - Metropolitan Council Livable Communities Grant
 - Housing Improvement Area
 - Affordable Housing Trust Fund
 - Conduit Bonds
 - Land write-downs below market value
 - Other funds that are available to the City of Edina and Edina HRA



Rating Systems

- LEED; Certified Silver, Gold or Platinum
US Green Building Council SITES Certification can be used in tandem with LEED for suitable municipal projects
- State of Minnesota B3 Guidelines; Certified Compliant
- Green Communities; Certified
- Parksmart; Certified Silver or Gold

*Equivalent substitute standards may be utilized at the discretion of Sustainability Division.

Overlay



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- Greenhouse gas emissions – calculated & reported
- EV chargers
 - i. 5% installed and 10% parking stalls EV-ready
- Energy efficiency standard
 - i. For 1-4 unit residential New Construction and Major Renovation projects:
 - US Department of Energy Zero Energy Ready Homes
 - ii. For all other residential and commercial New Construction and Major Renovation projects:
 - Sustainable Buildings 2030
- Bird safe glazing – Follow LEED or B3



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Implementation

- Use existing processes to drive accountability and maintain transparency
- Compliance is a condition of receipt of City benefit
- Effective April 1, 2022



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Thank you!
Questions & Comments?

