



MEMORANDUM

To: City of Saint Anthony Village Parks & Environmental Commission
From: Minette Saulog, Sustainability Coordinator
Date: April 2, 2025 Parks & Environmental Commission Work Session
Request: Sustainable building policy discussion

BACKGROUND

As part of the Climate Plan, an identified action item under the Energy focus area is to "Consider adopting a sustainable building policy for all new and remodeled construction projects." This is a policy-coded Climate Plan action that will eventually require a recommendation from PEC to move forward with the City Council.

SUSTAINABLE BUILDING POLICY OVERVIEW

For the purpose of this discussion, we define sustainable building policies as those that establish minimum sustainability criteria beyond existing state code for new constructions or significant renovations, targeting pollution reduction, resource conservation, and environmental responsibility. These can also be referred to as green building policies.

The intent of the work session discussion is to begin outlining what criteria would apply to a potential sustainable building policy in Saint Anthony Village, the types of projects for which it would apply, and other possible requirements. The city has no existing policy aside from a brief section for sustainability considerations in the language for general regulations for R-4 zoning district multi-family developments:

§154.105 (C) Sustainability. The city will review multi-family residential projects with a consideration for sustainability measures included in the project development. Elements that may be included are charging stations for electric vehicles, storm water treatment and re-use for landscape irrigation, accommodations for sustainable energy provisions, such as roof-top solar or wind, and other measures. The city encourages a creative and affirmative approach to sustainability consistent with its Comprehensive Plan and related policies.

The Center for Energy and Environment and Hennepin County published a sustainable building policy guide in 2021 with recommendations for policy frameworks and best practices. There are three approaches that may be considered: a mandatory approach, scoring approach and suggestion approach. All three have been used in other Minnesota cities.

A city can activate its existing sustainable building policy due to the following triggers: funding incentives, land use incentives, process incentives, and building size. Staff is considering enforcement of the policy and how to ensure compliance as part of the development process.

THIRD-PARTY RATING SYSTEMS

To encourage standardization across the region, compliance with a third-party rating system is recommended. These rating systems are well known in the construction industry and allow for developer flexibility to meet policy requirements.

The below table provides an informational overview of the most common and recommended third-party rating systems for a sustainable building policy. These systems are comprised of sustainability criteria and prescriptive pathways for meeting the criteria. They are generally broad and cover different sustainability areas (e.g. water, energy, waste, materials). Rating systems are often similar but not identical, and each system has strengths and weaknesses relative to one another. Making different systems acceptable for various projects can help the city address priority impact areas being targeted in the sustainable building policy.

Rating System	Application(s)	General areas addressed
LEED Building Design and Construction (BD+C): New Construction and Major Renovations	Municipal, Commercial, Mixed-Use, Industrial	Energy performance, water efficiency, sustainable site development, materials selection
LEED for Residential BD+C: Single Family Homes	Single-family	Energy efficiency, water efficiency, indoor environmental quality, sustainable site development
LEED for Residential BD+C: Multifamily Homes	Multi-family	Energy efficiency, water efficiency, indoor environmental quality, sustainable site development
B3 Guidelines	Municipal, Commercial, Mixed-Use, Industrial, Multi-family	Site design, water, energy (includes the SB 2030 Energy Standard), indoor environment, materials, waste
GreenStar Homes	Multi-family, Single-family	Materials, energy, indoor environment, home equipment performance
Green Communities	Multi-family, Single-family	Integrative design, Location and neighborhood, site improvements, water, energy, materials, indoor environment, operations and maintenance
Park Smart (can be pursued in complement to a LEED BD+C project)	Parking	Garage/parking facility management, carshare/rideshare amenities, general vehicle amenities, EV amenities, bicycle amenities, access to transit, renewable energy and storage, stormwater management, water use at site, energy, materials, waste

SAINT ANTHONY VILLAGE OVERLAY

PEC has the opportunity to provide input on criteria for a Saint Anthony Village overlay. An overlay describes the criteria specific to the City, and is typically in addition to the third-party rating system. A list of recommended overlay criteria and rules (adapted from the Center for Energy and Environment's guidance document) are shown in the following table. These are the most common city overlay criteria as seen in other cities' policies, and demonstrates recommended rules that would fulfill those criteria. Cities are advised to prioritize criteria for adoption that balance needs for implementation with city goals (i.e. those in the Climate Plan) to ensure policy success.

Recommended Overlay Criteria	Recommended Rule Examples
Predicted and actual energy use	Meet SB 2030 Energy Standard through design and operation; for 1-3-unit buildings, meet DOE's Zero Energy Ready Homes standard.
Predicted greenhouse gas emissions	Calculate and report.
Predicted and actual use of potable water	Achieve 30% below the water efficiency standards of the Energy Policy Act of 1992.
Predicted use of water for landscaping	Achieve 50% reduction from consumption of traditionally irrigated site.
Utilization of renewable energy	Evaluate 2% of on-site renewables; install if cost-effective using SB 2030 guidance.
Electric vehicle charging capability (if parking is included)	Install conduit that allows charging stations to be installed at a future date.
Diversion of construction waste from landfills and incinerators	Achieve 75% diversion rate
Indoor environmental quality	Use low-VOC (volatile organic compounds) materials including paints, adhesives, sealants, flooring, carpet, as well as ASHRAE thermal and ventilation minimums.
Stormwater management	Adhere to quantity and quality requirements, including infiltration rate, suspended solid, and phosphorous reductions.
Resilient design	Document a design response to several identified potential shocks and stressors such as utility interruption, extreme rainfall and transportation interruption. Design Team shall integrate the identified strategies into the design of the project.
Ongoing monitoring of actual energy and water use	Benchmark using ENERGY STAR® Portfolio Manager annually.

DISCUSSION ITEMS FOR COMMISSION FEEDBACK

Below are the specific items for discussion and feedback:

- Which type of approach would work best for Saint Anthony? (Mandatory approach, scoring approach or suggestion approach)
- What priority impacts do we want to target in a city overlay?
- What types of projects do we want this policy to apply to? (such as zoning and/or size of building)

ATTACHMENT:

- Minnesota Municipal Sustainable Building Policies Guide and appendix of local sustainable building policies