

Rice Creek Commons
Sustainability Design Guidelines

Last Revised: January 17, 2025

1. Purpose. The purpose of the Sustainability Design Guidelines (SDG) is to advance the TCAAP Joint Development Authority's (JDA's) mission to advance sustainable development, reduce energy use and carbon dioxide emissions, and thereby mitigate the impacts of climate change from the Rice Creek Commons development. These guidelines establish the sustainability standards for development on the site and serve to implement the Green Energy Vision and Clean Energy Policy, which has the goal of an all-electric, carbon-free development. These guidelines also support the JDA's pursuit of LEED for Communities (Leadership in Energy and Environmental Design v4.1 for Communities: Plan + Design) certification. It is the goal of the JDA that each building and parcel in Rice Creek Commons shall comply with the SDG. The JDA will apply these guidelines within the Rice Creek Commons development through Development Agreements that are subject to JDA approval

2. Guidelines
 - 2.1. Sustainability Certification. Each building and tenant improvement shall achieve LEED BD+C New Construction certification at the silver level or above using the newest version available at the time of registration. The LEED boundary for each improved parcel of land within the Development shall be the same as the boundary of that parcel. Other certification systems will be considered for one- to four-unit residential buildings, including the DOE's Zero Energy Ready Home (ZERH) program and Phius Passive House standards.

 - 2.2. Building Decarbonization.
 - 2.2.1. Energy Efficiency. All buildings and tenant improvements shall achieve: 50% better energy efficiency than the applicable Minnesota Energy Code, certification from the DOE's Zero Energy Ready Home (ZERH) program, or Phius CORE certification as a Passive House.

 - 2.2.2. Electrification. Except as otherwise expressly provided herein, all buildings shall be all-electric and shall not use any fossil fuels. Any waivers of this provision will be restricted to systems or devices for which an equivalent all-electric system or design is unavailable, impractical, or is determined to present an equity gap, as reasonably determined by JDA. In the event of a waiver, buildings the JDA allows to use any fossil fuels must offset an equivalent amount of carbon emissions each year.

 - 2.2.3. Renewable Energy. All buildings in the Development must install photovoltaic (PV) systems that either:
 - 2.2.3.1. generate, on an annual basis, enough electricity to meet one hundred twenty percent (120%) of the building's anticipated energy use; or

 - 2.2.3.2. include a rooftop array with a rated capacity of not less than 10.75 watts per gross square foot of roof area and a covered parking array for all parking lots containing twenty or more parking spaces -- including the top level of multi-level parking structures -- with a rated capacity of not less than 7.5 watts per gross square foot of parking area.

All panels used in PV systems must be rated as Tier 1 panels and, if applicable, qualify under the Inflation Reduction Act for the Investment Tax Credit. Any renewable energy credits generated from PV systems in the Development shall be credited to the Development as a whole. Projects that are not able to generate enough energy, on an annual basis, to meet one hundred percent of their energy use, based on meeting this guideline, must purchase green power for the remainder.

- 2.3. District Energy. If a District Energy System is available, all buildings shall connect to the District Energy System for heating and cooling.
- 2.4. Embodied Carbon. Except as otherwise expressly provided herein, all buildings shall conduct a whole building life-cycle assessment and achieve at least a 10% reduction in global warming potential, using the calculation methods established in LEED BD+C: New Construction. This Section does not apply to single family homes or tenant improvements within commercial buildings.
- 2.5. Electric Vehicle Infrastructure. The Development shall include infrastructure to support electric vehicles (EV) – as defined by the International Building Code – as follows:
 - 2.5.1. For non-residential parcels where four or more vehicle parking spaces are provided, not less than 4% of the total number of parking spaces or not less than 8% of designated employee-only parking spaces shall be EV ready spaces or EVSE (Electric Vehicle Supply Equipment) spaces. Not less than 30% of the total number of parking spaces shall be EV capable spaces, EV ready spaces, or EVSE spaces.
 - 2.5.2. For residential parcels, not less than 20% of the total number of parking spaces shall be EV ready spaces or EVSE spaces. Not less than 75% of the total number of parking spaces shall be EV capable spaces, EV ready spaces, or EVSE spaces.
- 2.6. Reporting. On an annual basis, all owners shall report monthly whole-building energy consumption, on-site energy generation, electrical demand, and water use to Energy Star Portfolio Manager and ensure this information is accessible to the JDA. Owners shall provide other building data upon the reasonable request of JDA.
3. Implementation and Compliance. Developers will comply with these guidelines by following the below approval and documentation processes concurrent with all other JDA review processes.
 - 3.1. Approval Process.
 - 3.1.1. Developer reviews Sustainability Design Guidelines and participates in kickoff meeting with sustainability consultant (LHB). Developer also participates in Energy Design Assistance (EDA) Program, a free energy consulting service, to understand energy efficiency options for their development and develop a whole building energy model (single-family homes exempted from EDA program).
 - 3.1.2. Following the kickoff meeting and additional meetings as necessary, sustainability consultant provides summary memo of SDG compliance measures.
 - 3.1.3. Upon agreement of the Developer and staff regarding compliance with the guidelines, or

upon agreement with the JDA regarding the terms of a waiver, Staff incorporates SDG compliance measures into Development Agreement between JDA and Developer.

3.2. Waivers. If the Developer determines they cannot adhere to all items in the SDG, Developer must complete the Waiver Request Process. The measures in these guidelines may be modified for individual developments for reasons of hardship. Alternative strategies that show demonstrable and quantifiable progress towards the Green Energy Vision may be considered as alternative compliance. Developers will go through the following process to request waivers to the SDG.

3.2.1. Developer completes waiver request form, including justification for requested waivers.

3.2.2. Sustainability consultant reviews waiver request form and prepares memo for staff who will make a recommendation to the JDA. This memo includes discussion of the impacts of requested waivers on JDA sustainability goals, such as greenhouse gas emissions and LEED for Communities certification, and the reasonableness of the waiver request.

3.2.3. JDA reviews waiver request memo and approves, disapproves, or otherwise provides direction to the Developer on waivers and/or alternative acceptable SDG compliance measures. Developer may present to JDA on sustainability plans and waiver request.

3.2.4. Sustainability consultant incorporates acceptable SDG compliance measures into summary memo, for staff to incorporate into Development Agreement.

3.3. Documentation. Developers will work with consultants and staff to submit documentation of SDG compliance.

3.3.1. Sustainability Certification

3.3.1.1. Proof of registration with LEED (or other accepted certification).

3.3.1.2. Checklist of the planned certification credits to be achieved.

3.3.1.3. Within one year of building occupancy, provide documentation reporting the certification level and credits achieved.

3.3.2. Energy Efficiency

3.3.2.1. All buildings and tenant improvements: energy model report showing achievement of 50% better efficiency than the applicable Minnesota Energy Code, certification from the DOE's Zero Energy Ready Home (ZERH) program, or Phius CORE certification as a Passive House.

3.3.3. Electrification

3.3.3.1. Mechanical plans documenting that buildings are all-electric.

3.3.3.2. If granted a waiver to use gas service, documentation showing offset of an equivalent amount of carbon emissions from offsite sources.

3.3.4. Renewable Energy

- 3.3.4.1. PV system specifications showing that panels meet requirements of Section 2.2.3.
- 3.3.4.2. PV system sizing documentation indicating that system will generate enough electricity to meet requirements of Section 2.2.3.

3.3.5. District Energy

- 3.3.5.1. Mechanical plans documenting that buildings will be connected to a District Energy System for heating and cooling, if provided by Declarant, its affiliates, or other unrelated third parties.

3.3.6. Embodied Carbon

- 3.3.6.1. All buildings (except tenant improvements and detached single family residential) shall provide documentation for LEED MR Credit: Reduce Embodied Carbon indicating achievement of at least 2 points.

3.3.7. Electric Vehicle Infrastructure

- 3.3.7.1. For each parking area, provide a site plan indicating the total number of parking spaces and number achieving the EV infrastructure requirements of Section 2.5.

3.3.8. Reporting

- 3.3.8.1. Upon building occupancy, set up Energy Star Portfolio Manager to enable sharing with the Declarant.
- 3.3.8.2. Annually, report monthly whole-building energy consumption, on-site energy generation, electrical demand, and water use to Energy Star Portfolio Manager.