

Item 3a

A photograph of the Austin City Hall building, featuring a mix of materials including rusted metal, glass, and light-colored stone. The building has a modern, angular design with a large glass facade and a prominent stone wall. The entrance is visible, and the words "AUSTIN CITY HALL" are inscribed on a horizontal band above the glass doors. The foreground shows a paved plaza and some landscaping.

# Austin Community Climate Plan: Carbon Impact Statement Update

Joint Sustainability Committee | 1.24.18

# Agenda

- I. Overview
- II. Updated Carbon Impact Statement form
- III. Pilot projects
- IV. Next steps



# Overview



## Austin 2015 COMMUNITY CLIMATE PLAN



- Adopted by City Council via Resolution 20150604-048

- Recommendation #3:

“Determine the feasibility of a carbon impact statement that could be used to inform policy makers of the greenhouse gas emissions impacts of major City decisions.”



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# Overview

## Audiences

- Mayor/Council and Council staff
- Boards and Commissions
- Development community
- Public

## Outcomes

- Better inform applicants, the community, and City Council about the carbon impact of agenda items, specifically redevelopment proposals
- Council may consider relative carbon impacts when deliberating their decisions, have the option to continue to work with applicants on projects
- Over time, drive positive changes in project proposals toward lower carbon options





# Overview

## Pilot: Carbon Impacts of Development

- WHERE development happens
  - Location drives automobile dependency
- HOW the development is designed
  - Long term impacts on energy, water use
- WHAT is included in the development
  - A mix of uses enables access to goods/services



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# Overview

## 6-12 month pilot

- Work with willing developers on planned unit developments (PUDs)
  - PUDs provide opportunity to include community benefits, demonstrate “superiority”
  - Timing of what’s known at time of application
- Process
  - PUD applicants will fill out the form with available information, Office of Sustainability staff will work with the zoning case manager to verify the information as documented
  - Form will be included in backup materials as additional information for Boards and Commissions, City Council to consider



# Updated Carbon Impact Statement



## Carbon Impact Statement Project:

### Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<b><u>Transportation</u></b>		
T1: Public Transit Connectivity	<input type="checkbox"/>	<input type="checkbox"/>
T2: Bicycle Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T3: Walkability	<input type="checkbox"/>	<input type="checkbox"/>
T4: Utilize TDM Strategies	<input type="checkbox"/>	<input type="checkbox"/>
T5: Electric Vehicle Charging	<input type="checkbox"/>	<input type="checkbox"/>
T6: Maximize Parking Reductions	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Water + Energy</u></b>		
WE1: Onsite Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>
WE2: Reclaimed Water	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Land Use</u></b>		
LU1: Imagine Austin Activity Center or Corridor	<input type="checkbox"/>	<input type="checkbox"/>
LU2: Floor-to-Area Ratio	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Food</u></b>		
F1: Access to Food	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Materials</u></b>		
M1: Adaptive Reuse	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Total Score:</u></b>		

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: Brief description of project, further explanation of score and what it means

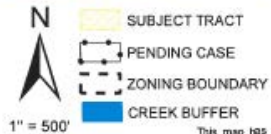
- Narrowed the scope from 14 questions to 12 questions
- Aligned questions with existing AE Green Building questions and newly developed ATD programs



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# Pilot projects: Holdsworth Center



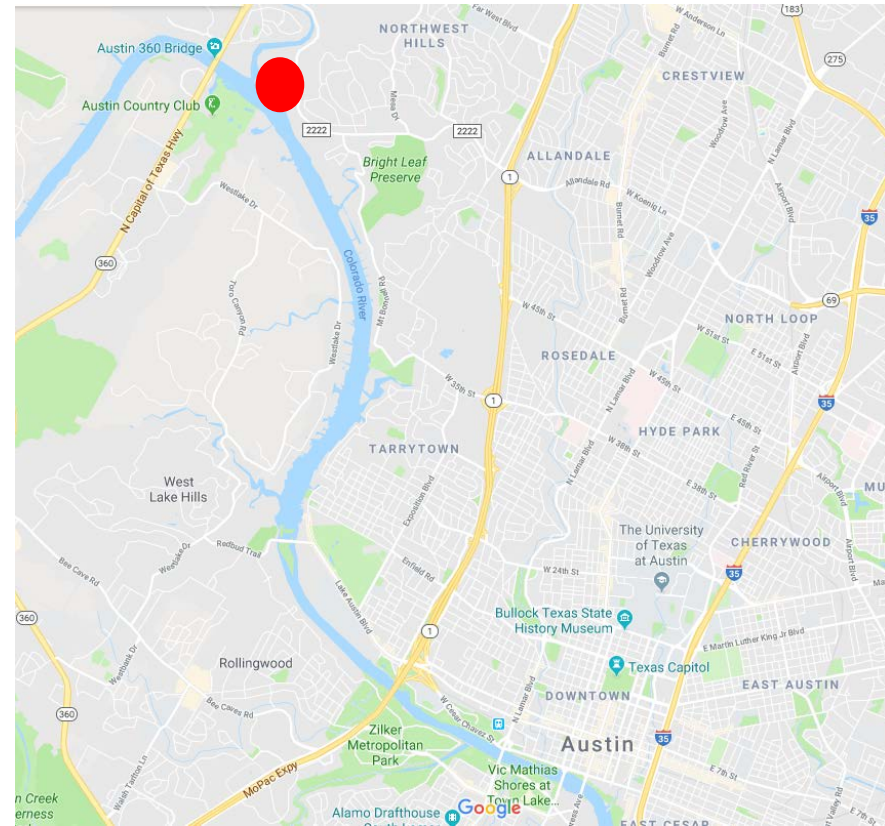
## PUD ZONING - HOLDSWORTH CENTER

ZONING CASE#: C814-2017-0024  
 LOCATION: 4907 RM 2222 RD  
 SUBJECT AREA: 44.17 ACRES  
 GRID: G29  
 MANAGER: WENDY RHOADES

*Exhibit A-2*



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by



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# Pilot projects: Holdsworth Center



## Carbon Impact Statement

**Project:** Holdsworth Center PUD

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



### Transportation

Response: Y=1, N=0

Documentation: Y/N

T1: Public Transit Connectivity

0

Y

T2: Bicycle Infrastructure

0

Y

T3: Walkability

1

Y

T4: Utilize TDM Strategies

1

Y

T5: Electric Vehicle Charging

1

Y

T6: Maximize Parking Reductions

1

Y

### Water + Energy

WE1: Onsite Renewable Energy

0

Y

WE2: Reclaimed Water

1

Y

### Land Use

LU1: Imagine Austin Activity Center  
or Corridor

0

Y

LU2: Floor-to-Area Ratio

0

Y

### Food

F1: Access to Food

1

Y

### Materials

M1: Adaptive Reuse

1

Y

**Total Score: 7**

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: Brief description of project, further explanation of score and what it means

## Score: 7

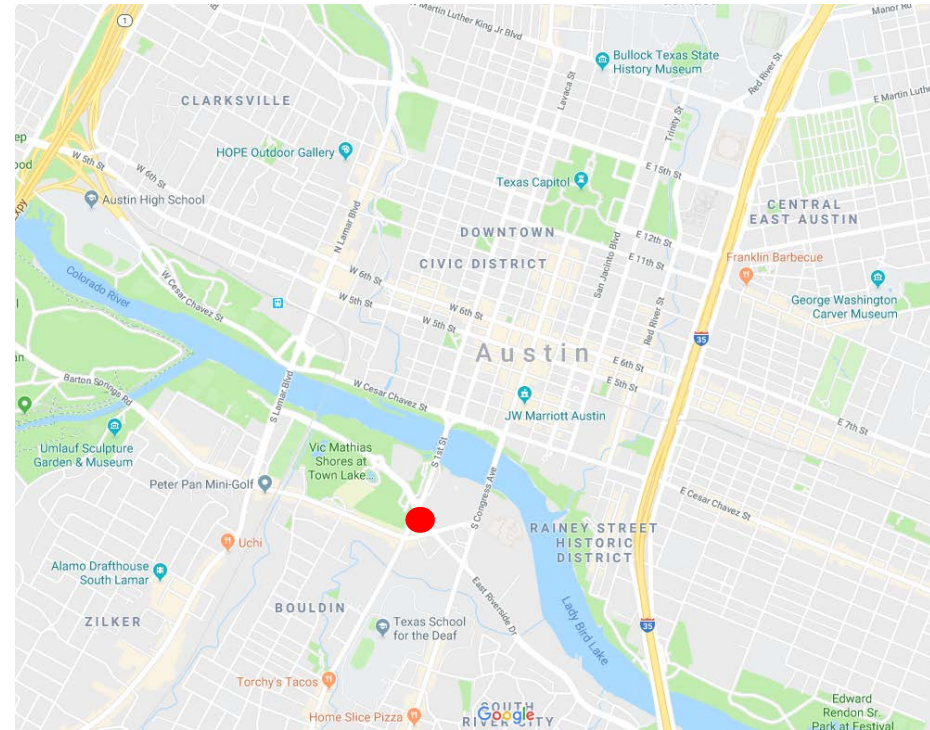
- Positive actions include vanpooling for retreat visitors, at least one DC fast charging EV charging station, all meals provided onsite, reusing existing buildings, reclaimed water strategies
- Missed points for being near bus/transit routes, limited bike connectivity, located outside of Imagine Austin center or corridor, no onsite renewables



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# Pilot projects: 425 W. Riverside Dr.



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# Pilot projects: 425 W. Riverside Dr.



## Carbon Impact Statement Project: 425 W. Riverside Drive PUD

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<b>Transportation</b>		
T1: Public Transit Connectivity	1	Y
T2: Bicycle Infrastructure	1	Y
T3: Walkability	1	Y
T4: Utilize TDM Strategies	1	Y
T5: Electric Vehicle Charging	1	Y
T6: Maximize Parking Reductions	0	N
<b>Water + Energy</b>		
WE1: Onsite Renewable Energy	0	N
WE2: Reclaimed Water	1	Y
<b>Land Use</b>		
LU1: Imagine Austin Activity Center or Corridor	1	Y
LU2: Floor-to-Area Ratio	1	Y
<b>Food</b>		
F1: Access to Food	1	Y
<b>Materials</b>		
M1: Adaptive Reuse	0	N
<b>Total Score:</b>	<b>9</b>	

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: The site is 1.45 acres, and the project would be a mixed use building to include approximately 270,525 square feet of office, 21,045 square feet of retail and ten residential units with a maximum height of 195 feet. A score of 9 demonstrates leadership by including many carbon-reducing or carbon-limiting factors in the project's plans.

## Score: 9

- Positive actions include two bus stops and buffered bike lanes, six DC fast charging EV charging station, very walkable location to amenities/services, significant efforts around reclaimed water/onsite water quality
- Missed points for no onsite renewables, large number of parking spaces provided, not reusing existing building onsite



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# Pilot projects: Mid-point Review

## Variation of project types/uses

- We had envisioned large residential or mixed use projects; these two had different uses and at different scales of acreage
- Thinking to future – hard to imagine one scoring mechanism for all types of development

## Scoring

- We were lenient on a couple of items as it is hard to have a fully objective scoring system – sticking to intent

## Location a key determinant, but opportunities left on the table

- Neither chose to use onsite renewables
- Project decisions are a balancing act with other factors





# Next Steps

1. Apply this version on any other new PUD applicants through April, gather feedback and learn from the process
2. Assess whether to apply the form to other Council decisions, pause on use of the form, or decide another avenue forward.





A U S T I N C I T Y H A L L

## Discussion



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Old slides for  
reference to follow



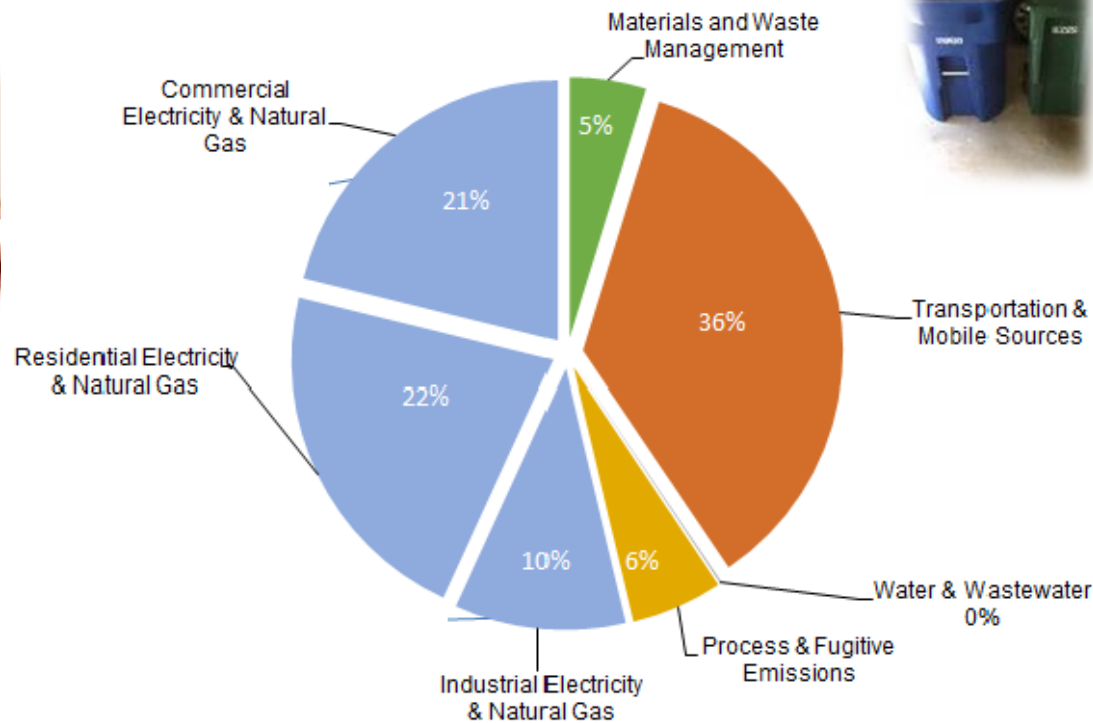
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# Review from November

What activities in the city have major carbon impacts?

## 2013 Austin Community Carbon Footprint





# Review from November

## Review other City impact statements

- Affordability Impact Statement – impact of a project on production of affordable housing, the cost of development and housing
- Education Impact Statement – how attendance at nearby schools would be impacted by a project
- Traffic Impact Analysis – how many additional vehicle trips would result from a project's approval (possibly changing w/CodeNEXT)

## Carbon Impact Statement

- accompany other backup materials to inform Council how decisions relate to carbon impacts and the city's adopted long-term goals
- ties back to an adopted policy of net-zero emissions – like the Imagine Austin review of some zoning cases



# Review from November

## Examples

- California Environmental Quality Act (CEQA): Evaluating GHG emissions as part of California's Environmental Review Process
- City of San Francisco Greenhouse Gas Environmental Impact Statement – all rezoning requests
- Arizona State University - Hestia Project
- Fort Collins Sustainability Assessment Tool

## Lessons Learned

- Has to be considered early in the process to have impact
- Must involve project sponsors, people who can influence the project's choices

