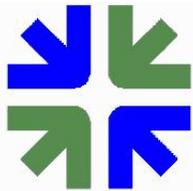


BEACON  
SPOTLIGHT  
AWARD  
WINNER  
BEST PRACTICE  
ACTIVITIES



# City of Emeryville

Sustainability Best Practice Activities



**ILG** INSTITUTE FOR  
LOCAL GOVERNMENT<sup>SM</sup>  
*Promoting Good Government at the Local Level*



# City of Emeryville

California communities are leading the fight against climate change. From small projects to large-scale programs, cities and counties are making great strides to create healthy, sustainable and economically prosperous communities. Participants in ILG's Beacon Program serve as leaders in this effort, making measureable contributions to reducing energy and greenhouse gas emissions, and sharing their sustainability best practices.

This document represents a collection of activities your agency has completed in 10 areas of sustainability. While local governments have a wide range of choices available to address climate change, these activities represent the unique opportunities and values in your community. These voluntary actions are essential to achieving California's goals to save energy, reduce greenhouse gas (GHG) emissions and create more sustainable communities.

## SPOTLIGHT AWARD

Areas of Accomplishment		SILVER LEVEL	GOLD LEVEL	PLATINUM LEVEL
	Agency GHG Reductions	2016 (7%)		
	Community GHG Reductions	2016 (7%)		
	Agency Energy Savings		2016 (11%)	
	Natural Gas Savings	2016 (8%)		
	Sustainability Best Practice Activities		2016	
	Beacon Award	2016		

Cities and counties throughout the Golden State should be proud of the accomplishments made through the hard work, innovation and collective community action. The Institute for Local Government applauds your achievements and thanks you for your continued participation in the Beacon Program.

The Beacon Program is sponsored by the Institute for Local Government and the Statewide Energy Efficiency Collaborative (SEEC). SEEC is an alliance between three statewide non-profit organizations and California's four Investor-Owned Utilities. The Beacon Program is funded by California utility ratepayers and administered by Pacific Gas and Electric Company, San Diego Gas and Electric Company, Southern California Edison and Southern California Gas Company under the auspices of the California Public Utilities Commission.





# Energy Efficiency and Conservation Activities

## Silver

1. Through the Powell Street Electrical Energy Conservation project (PSEECP), the city replaced its streetlights with LED luminaires starting in 2011. The project aimed to reduce the city's carbon footprint, conserve energy, and reduce expenditures. So far 442 cobrahead streetlights have been converted to LED and there are plans to convert the majority of the Lumec lamps to LED.

## Gold

2. The city converted all desktop computers in 2011 to a centralized data center to reduce energy from computer towers. The estimated annual savings are 168,790.56 kWh or \$9931.58.
3. The city upgraded all its traffic signal lights with more efficient LED lighting.

## Platinum

4. Between 2010 and 2012, the city partnered with Rising Sun Energy Center to offer free energy conservation services and hardware to residents and small business owners through California Youth Energy Services (CYES).
5. The City of Emeryville, along with Berkeley and Oakland, approved \$400,000 in grant funding to participate in a PG&E Innovator Pilot studying energy efficiency in multi-family housing. The goal of the project was to eliminate barriers to implementing energy efficiency retrofits. The project led to a draft building energy ordinance policy for commercial and multifamily buildings.
6. The city participated in the School and Municipal Advanced Retro-commissioning and Tune-up (S.M.A.R.T) program building analysis for Civic Center building during the summer of 2015. The program offered no-cost professional services in two phases: (1) optimizing an economizer control and rescheduling lighting, and (2) reducing zone level airflows. The completed projects resulted in over 100,000 kWh in annual energy savings.





# Water & Wastewater Systems Activities

## Silver

1. The city adopted a vegetated stormwater management ordinance in 2007 that would amend Chapter 13 of Title 6 of the Emeryville Municipal Code. The revisions would achieve compliance with the city's 2003 National Pollution Discharge Elimination System permit, reference the Stormwater Guidelines for Green, Dense Redevelopment, and require vegetative treatment measures where feasible.

## Gold

2. In 2011, the city adopted a water-efficient landscape ordinance (WELO) based on the California Department of Water Resources model ordinance. The ordinance requires sustainable landscapes through Bay-friendly landscaping and gardening, and applies to new construction and rehabilitated landscapes with areas greater than or equal to 1000 square feet.
3. The city participated in East Bay Municipal Utility District's East Bayshore Recycled Water Project, which supplied recycled water for irrigation in parts of Emeryville and Oakland. The recycled water pipeline is currently being constructed in Emeryville and is funded through California State Department of Water Resources via EBMUD.

## Platinum

4. The city requires design and operation measures to protect stormwater quality, including through the use of low impact design (e.g. bioretention basins, biofiltration swales).
5. The city has a bay-friendly landscaping program for commercial landscapes.
6. As part of the 2015-2016 REV Sustainability Circle, the city proposed to audit water irrigation equipment to find inefficiencies. Scoping out the feasibility of the equipment was undertaken as part of the 2016 EBEW Municipal Implementation Team Program.





# Green Building Activities

## Silver

1. In 2013, the city adopted planning regulations that provides bonuses for private projects eligible for LEED platinum, gold, or silver certification.

## Gold

2. The city adopted a policy that new municipal buildings be LEED silver-certified and Stopwaste.org Bay Friendly Landscape Guidelines verified.
3. The city participated in the SmartLights program at city hall and replaced all the lights with more efficient LED lighting in fall 2015. PG&E is currently helping staff monitor the energy savings.

## Platinum

4. The city's planning and building department continues to require that developers submit a scorecard summary from either Stopwaste.org's "Green Points" rating system or the U.S. Green Building Council's LEED checklists prior to the issuance of a building permit for new residential and commercial development.
5. In 2016, the city proposed to install EV chargers at the city hall as part of the city sustainability action plan through the REV Sustainability Circle.
6. The Public Market Emeryville secured a preliminary development plan/EIR approval in 2008 from the city for an addition one million square feet of new development added to the existing 260,000 square foot existing office/retail mixed use project on 14 acres over 20 years. The project objective was to create a high-density transit-oriented development adjacent to the Emeryville AMTRAK station. In 2008, the project was designated as a LEED ND Platinum Plan and recognized by the Greenbelt Alliance and the Bay Area Council as an exemplary infill project.





# Waste Reduction and Recycling Activities

## Silver

1. The city implements multi-stream recycling throughout the city. It conducted outreach and education efforts to residents and businesses.

## Gold

2. In 2008, the city adopted an eco-foodware ordinance, which requires all food vendors who use disposable food service ware to switch to compostable or recyclable service ware. The ordinance covers all food prepared within the city for eventual sale either inside or outside of the city limits.
3. In 2013, the city adopted a reusable bag ordinance. It prohibits the distribution of single-use carryout plastic bags at the cash register at retail stores, and charges a minimum of 10 cents for every paper or plastic reusable carryout bag provided at the cash register.

## Platinum

4. A construction and demolition ordinance requires that contractors of all demolition and construction projects with valuation of over \$50,000 or over 1,000 square feet recycle or reuse at least 50% of all debris generated by a project.
5. In 2014, the city adopted Alameda County's mandatory recycling ordinance, which requires that all businesses and multi-family properties of five or more units implement recycling. Collection services, distribution of information, and limited contamination are required.
6. The Free Commercial Container program provides free or subsidized containers for recycling, compostables, or trash, depending on the size of the business and the amount of waste generated per week.





# Climate-friendly Purchasing Activities

## Silver

1. The city purchased hybrid vehicles for its fleet. Currently there are two hybrids and one electric vehicle in use with the fleet.

## Gold

2. In 2016, the city formed a Green Team to talk about environmental preferable purchasing.
3. In 2015, the city staff started an administrative instruction program for staff regarding environmentally preferable purchasing.

## Platinum





# Renewable Energy and Low-Carbon Fuels Activities

## Silver

1. The city installed solar photovoltaic systems at four facilities from 2005: the civic center, the police station, and fire station 34. The solar panels at the civic center give an average monthly energy savings of 14% from 2006-2012.

## Gold

2. The city eliminated design review requirements and reduced building permit fees for solar PV installations on single-family homes.
3. The city adopted planning regulations in 2013 that offer bonus rewards for electric vehicle charging stations.

## Platinum

4. Planning regulations provide density, floor area ratio and height bonuses for projects integrating zero net energy.
5. In 2016, the city proposed to install solar panels and improve efficiency on the heating furnace at the child development center as part of the city sustainability action plan through the REV Sustainability Circle. Scoping out the feasibility of the child development center upgrades was undertaken as part of the 2016 EBEW Municipal Implementation Team Program.





# Efficient Transportation Activities

## Silver

1. In 2014, the city was voted the “Most Walkable City” in the East Bay by the East Bay Economic Development Alliance, based on proximity to amenities, block length, etc.

## Gold

2. In 2015, the city completed a safer routes to transit project including the city’s first bicycle activated turn signal, new crosswalks, and median refuge, curb extensions and striping and signage assisting pedestrians and cyclists accessing the 40<sup>th</sup> St. transit hub and the Macarthur BART station.
3. Starting in 2007, the city has offered the free Emery-Go-Round shuttle service. More than 1.6 million passengers used the free service in 2014. The service won an EPA award.

## Platinum

4. The city adopted planning regulations in 2013 that included a bonus for transportation demand management. Transportation demand management involved shifting to modes of transport such as bicycling and walking. The city installed bike racks, lockers, and fix-it stations.
5. In November 2008, the city adopted an ordinance to require bike-parking in new developments.
6. In 2016, the city started a clipper card check out system for employees to use for work trip commutes so that they can use public transit during work.





# Land Use and Community Design Activities

## Silver

1. The Emeryville Pedestrian and Bicycle Plan is set between 2012 and 2020. A committee guided development of the plan with public input. The plan aims to provide community members a diversity of transportation choices through safe pedestrian and bicycle linkages, which support an active and healthy lifestyle.

## Gold

2. The city increased stewardship of trees 18.5% between 2004 and 2015, for a total of 4000 street trees.
3. The city created a climate resilient street tree list including species with high carbon sequestration capacity and drought tolerance for developers and architects to reference for new development sites.

## Platinum

4. The city passed a tree preservation and sidewalk repair ordinance in 2003.
5. The city is currently constructing the Amtrak Transit Center, an integrated transit center with connections to different transit modes. This is the first of several transit hubs planned.
6. In 2015 Emeryville remediated an affordable housing site at 3706 San Pablo with support from the US EPA and former redevelopment agency. The site, which will be developed as 100% affordable housing, was awarded one of the state's first Affordable Housing And Sustainable Communities awards, including transit passes and streetscape improvements on 40<sup>th</sup> street. This site is adjacent to the safe routes to transit improvements. 3706 San Pablo will be LEED certified, some of the green features include solar panels, car sharing, and electric vehicle charging stations.





# Open Space and Offsetting Carbon Emission Activities

## Silver

1. The city has a Bay Friendly Gardening program for residential gardens.

## Gold

2. Planning regulations require that multi-family projects provide 60 square feet of open space per dwelling or live/work unit. There are three types of open space: private space, common space, and publicly accessible space.
3. The city runs brownfields programs, funded through an US EPA grant, which has cleaned up 240 acres of land with substantial soil and groundwater contamination. These measures have provided regulatory relief, greater cost certainty for stakeholders, and have protected the ecological resources of San Francisco Bay.

## Platinum

4. The city has developed the Emeryville Greenway, which is a series of pedestrian and bike paths intended to provide more connectivity within the city. The north/south Greenway links northeastern residential neighborhoods and new residential developments throughout the city with open spaces and activity centers.
5. Planning regulations gives density, floor area ratio and height bonuses for public open space.





# Promoting Community and Individual Action Activities

## Silver

1. Bike to Work Day is a recurring annual event to raise awareness of transportation alternatives while sparing the air. Energizer stations are set up at four locations throughout Emeryville. Between 2004 and 2014, there was 1677% increase in Bike to Work Day participants

## Gold

2. On April 23, 2016, the city held their annual Emeryville Shoreline Cleanup at Shorebird Park. Forty-two volunteers participated in the cleanup.
3. Twenty-five businesses are green business-certified through the ongoing Bay Area Green Business Program.

## Platinum

4. Since 2009, Emeryville has commissioned local artists to install temporary art at four bus shelters that feature local flora and fauna with implicit conservation message associated with the beautiful expression of locally found species. Some works include found materials and recycled products in the imagery.
5. The city is participating in the launch of Bay Area BikeShare, a regional bike sharing program for the community. Approximately 100 bikes and three stations will be installed within the city by the end of 2016, with more to come in the phase 2 and 3 of the program. Individuals can rent bikes for 30 min intervals as a way to reduce their transportation carbon footprint.
6. In 2016, the city launched its sustainability website, which has resources for the community on water, climate change, energy, transportation, waste, food, green buildings, businesses, money saving measures, and various city plans.







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