

# Policy Tools and Requirements

## EXISTING

The federal government and the District have a range of existing legislative tools and regulations that can be used to effectively implement the SW Ecodistrict Plan's recommendations. Development on private land in the District is guided by policies in the Comprehensive Plan's District Elements and regulations in the zoning code. The federal government is guided by Comprehensive Plan's Federal Elements, a number of executive orders, existing laws, and policies that encourage the federal government to advance livable and sustainable communities. These policies encourage federal land and facilities to contribute to the civic life of local communities.

Policies and regulations that guide GSA to promote the use of federal space to strengthen cities, encourage a mix of uses within federal buildings, and encourage programming and landscaping of public spaces include:

- › Federal Space Management, Executive Order 12072
- › The Public Buildings Cooperative Use Act of 1976
- › The Good Neighbor Program
- › The First Impressions Program
- › The Public Buildings Act

Policies and regulations applicable to all federal agencies for sustainability improvements with regard to greenhouse gas reductions, energy, waste, and water efficiencies, and public transportation include:

- › The Energy Independence and Security Act of 2007
- › Strengthening Federal Environmental, Energy, and Transportation Management, Executive Order 13423
- › Federal Leadership in Environmental, Economic, and Energy Performance, Executive Order 13514

Policies and regulations that promote the protection and use of historic buildings for federal occupancy and permits (with consultation) the long-term leases and adaptive reuse for places listed on the National Register Historic Places include:

- › Federal Facilities on Historic Properties, Executive Order 13006
- › Section 106, National Historic Preservation Act of 1966, as amended by 36 CFR, Part 800, Protection of Historic Properties
- › Section 110, National Historic Preservation Act of 1966
- › Section 111, National Historic Preservation Act of 1966
- › Preserve America Executive Order 13287 and the White House's Preserve America Initiative

District policies and regulations that promote sustainability on District-owned and privately-owned sites include:

- › The Green Building Act of 2006
- › Clean and Affordable Energy Act of 2008
- › Distributed Generation Amendment Act of 2011

The Mayor's 2012 Sustainability Vision to become the greenest and most livable city in the nation is resulting in the development of new policies and regulations to promote sustainability on District-owned and privately-owned sites. These include:

- › Energy Efficiency Financing Act of 2010
- › Community Renewables Energy Act of 2012
- › Renewable Energy Incentive Program Amendment Act of 2012
- › 2012 District of Columbia Construction Code
- › District of Columbia Stormwater Regulations related to Municipal Separate Storm Sewer System (MS4) Permit
- › The Green Area Ratio and other sustainability measures in the District of Columbia Zoning Code update