Community Working Group Meeting #1 Notes April 12, 2018

Meeting Minutes

- Global Green started the meeting by asking all participants to share their "Aha moment" or what made them interested in the environment in the first place. The following was also discussed during this time:
 - <u>Contextual Considerations</u>: The City should consider the green building program in the larger context of a green West Hollywood.
 - How do we promote 'green' citywide?
 - How can the parts (streets, parkways, etc.) that are ancillary to buildings be considered in this project?
 - Could alternative waste collection methods be explored to decrease congestion and GHG emissions? (e.g. Barcelona subterranean community collection drop-offs instead of curbside collection per property)
 - How does the homeless situation relate to this effort? Or does it?
 - <u>Metrics</u>: The green building program requirements should be measurable and have identifiable indicators to monitor the program's impacts
 - There was also a suggestion that metrics could include a cost/benefit analysis presenting the increased cost, if any
- Global Green presented their comparative analysis on the current West Hollywood Green Building Code, CALGreen, and LEED, as well as green building case studies. During this presentation, the following was discussed:
 - <u>Energy</u>:
 - Does the biggest opportunity for innovation in the green building program update lie in water rather than energy? Is the State code aggressive enough already when it comes to energy? Do we need to do more locally? Can we technically do more locally regarding energy?
 - Is there potential for sub-metering for multifamily residential empower tenants to make better informed decisions re. use of resources
 - <u>Water</u>:
 - Are there any Cities with existing greywater policies? What are the cost implications? Do we require dual pipe requirements for single family homes and have the market adjust?
 - How will this effort address the City's high water table and need to pump for below ground development?
 - There are limitations with capturing and reusing water in West Hollywood.
 Treatment and testing can be expensive, depending on the end use.

- There could be potential to look at the high water table as an opportunity for energy generation and perhaps replace rooftop condensers. We would need to consider economies of scale to pursue this and have a large enough source and place to use the energy produced (e.g. the Red Building of the Pacific Design Center). There is money that exists for these types of projects. The City would need to connect to these alternative financing options (i.e. green banks).
- Green, Vegetated Spaces:
 - The program should consider common and open spaces in new development because they are beneficial to all, not just the building occupants
 - Public spaces such as parks and medians could be used for education on green urbanism (e.g. drought-tolerant plants in medians exemplify model water strategies)
 - Do we adopt green roofs as a way to catch rain/prevent runoff? This have visible and a multitude of benefits
- Implementation & Enforcement:
 - How does City staff see the current requirements being implemented?
 - For example, the current City Green Building code requires a certain number of bike racks, but are they being used? Is this installation worth the cost to the developer? Are there better alternative requirements?
 - There is a need to think holistically about the requirements. Along with a bike rack requirement, there should be considerations about the proximity of the building to bike routes and bike lanes
 - The new requirements should be made easier for planners and/or building and safety to review and verify
 - The question of split incentives was raised and the potential of this program to make development in WeHo more expensive
 - Green building strategies should be equitable and maintain housing affordability to the diverse group of people who live in WeHo
 - The government can take on the risk of setting up alternative funding mechanisms could set up a green fund to pay for retrofits in existing older buildings by paying an inlieu fee on a new building that can't meet a requirement.
- <u>Placement of Requirements</u>:
 - Which code should the green building program be part of?
 - The original requirements were placed in the zoning ordinance because the State did not regulate on green building features at the time. Now that CALGreen (the State code) exists, an amendment to the state and local building code is required. Other local requirements desired as part of this update may need to be located in the zoning ordinance.

- Should the zoning ordinance consider passive design features and systems, orientation, etc – "conceptual planning points" – that are easy for planners to verify and takes advantage of WeHo's microclimate?
- <u>Leadership in Sustainability</u>:
 - The City should lead by example and be more sustainable in their operations ex. water use, plant selection in medians, etc.
 - Should developments should be required to be more transparent about green components by showcasing and celebrating green measures in their projects
 - Should we require more than what LEED does for its educational requirements (e.g. active programs, better displays on building performance, more than a simple plaque like LEED)
- <u>Case Studies</u>:
 - Park City, UT Net Zero Energy Code, 2017
 - Requires all municipal buildings and facilities be net-zero energy, 100% renewable energy for city operations by 2022, 100% renewable energy for whole community by 2032
 - Verification strategy options:
 - Living Building Challenge's Energy Petal Certification
 - zEPI score of 0
 - Passive House Certification with on-site renewables
 - Cambridge, MA
 - Green Building Zoning Ordinance, amended in 2016
 - Projects between 25,000-50,000 sq ft required to meet requirements of LEED Certified or better; Projects >50,000 sq ft required to meet requirements of LEED Silver or better
 - Formal certification not required
 - Net-Zero 25-Year Action Plan, 2013
 - City exploring incentives (e.g. green building bonds, adjusting price of permit fees or rebates, etc.)
 - Menlo Park, CA Green Building Ordinance, 2016
 - New construction must be 100% renewable energy & designed to meet LEED Silver or Gold
 - Energy reporting via EPA Energy Star Portfolio Manager
 - Water use efficiency and recycled water
 - Zero waste management plans

- Palo Alto, CA
 - Green Municipal Code based on CalGreen & GreenPoint Rated
 - Zero-net energy by 2026
- o Mountain View, CA
 - Green Building Code projects required to "meet the intent" of third-party rating system
 - Environmental Sustainability Action Plan, Phase 3 (2016-19)
 - 100% renewable energy for city operations
 - LEED Gold as minimum standard for new construction municipal buildings and renovations
 - Incentives: Amend zoning ordinance to exempt specific green building improvements from requiring a planning permit
- Overall Findings:
 - City of West Hollywood existing Green Building Program, policies, and plans are a substantial baseline there's a lot in place already
 - Other cities of similar size are focusing on energy and greenhouse gas reduction
 - New rating systems are raising the bar
- <u>Questions asked to the group to consider for the next meeting:</u>
 - \circ $\;$ How can the updated ordinance continue to demonstrate leadership?
 - Are there specific design strategies, technologies, or standards that should be addressed?
 - What is the potential to fold in emerging topics, including resilience and well-being?
 - What type of development should we be planning in the future?

Next Steps:

- Next meeting is April 26, 2018 @ 6:30pm
- City staff will send meeting minutes and presentation to attendees and post to the City website
- At start of Meeting #2, the team will summarize the initial working group meetings and confirm important take-aways and anything important, but not recorded.
- The team will consider the best format for Meeting #2 as well as important topic areas for discussion based on Meeting #1.
- There may be potential for members of both working groups to come together in a future meeting.