

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## District Department of the Environment



### Green Building Advisory Council

**Meeting Date:** 12/5/2012

**Meeting Location:** DDOE, 1200 1<sup>st</sup> Street NW

**Attendees:** Bill Updike (DDOE), Chris VanArsdale (W.C. Smith), Patty Rose (Greenspace NCR), Ethan Landis (Landis Construction), Rabbiah Sabbakhan (DCRA), R. Denise Everson (DCHA), Beatrix Fields (DHCD), Matt Orlins (Office of CM Cheh), Sandy Wiggins (BALLE, Consilience), Anica Landreneau (HOK), Marshall Duer-Balkind (DDOE), MaryLynn Wilhere (DDOE), Brendan Shane (DDOE)

### Main Points/Discussion:

- **Introductions**

- Appointments are official!
- Official appointees will need to get sworn in—details to follow on this (ACTION)

- **Green Building Fund Follow-Up**

- Memo went out to CM Cheh's office on 12/3/12—Robbie distributed final memo at GBAC meeting
- Patty asked if there was a process in place to move fund transfer forward and requested that we not move forward in a linear fashion given the time it takes to get things done
- Discussion of the relationship of GBAC with the Green Building Fund (explanation of how the GBAC is an advisory council, but the ultimate decision on the use of the fund is up to the Mayor and city agencies)

- **Green Building Report Discussion**

- Need to send out Green Building Report to new GBAC members
- Need to work on developing the green building plan for 2013-2015, and to draft the outline for Green Building Report for 2012, and start working on the document
- Discussed possibly having a meeting or retreat in January to work on the plan and report (ACTION)
- Anica asked if the plan was connected to the budget, and what the flexibility was there (answer was that the plan is really for green building in the whole District and wasn't necessarily linked to the Green Building Fund budget)
- Discussed the need for a GBAC yearly calendar (ACTION)

- **Construction & Demolition Waste Legislation**
  - Legislation would require that projects looking for C&D recycling under Green Building Act or green construction codes must take their waste to a certified facility
  - DDOE will be charged with certifying facilities, which will likely include those outside of the District. Paperwork will ultimately need to come to DDOE.
  - Compliance will only be required when at least 4 facilities have been certified
  - Was discussed that some facilities have already made investments to guarantee recycling, but there is only one facility certified by a third part that we know of.
  - Anica questioned why DPW was not charged with this responsibility.
  
- **Energy Star Target Finder Discussion**
  - Marshall gave a summary of Target Finder and its connection to Portfolio Manager, and explained how Cliff thinks there should be rulemaking on this. Discussion of whether or not there should be public disclosure of Target Finder numbers. Anica questioned that concept because Target Finder is used as a design tool, and it's difficult to control a lot of factors after design (occupancy, plug and process loads, etc.) that could make a building look bad.
  - Target Finder is listed as a required field in permit applications. Some discussion about whether this needed to be clearer on the permits, and how that information can get to DDOE to integrate with benchmarking data.
  - Discussion about collecting EUIs for multifamily instead of Target Finder
  - Marshall to follow up with Cliff on this topic (ACTION)
  
- **Exemption Request – Dance Place**
  - General concern about the justification for the exemption request—not knowing and cost have not been reasons accepted by GBAC in the past (don't want to set precedent)
  - Sandy mentioned concerns with some of the numbers in the LEED checklist.
  - Anica wants to see more details on how they would be meeting their LEED points
  - Patty asked about what paperwork they provided to DHCD, and what did the contract say, and when was the funding originally committed
  - Anica would like to see a more detailed budget for the LEED costs (seem like those were overstated)
  - Questions to ask DHCD/Dance Place (ACTION):
    - Was LEED required in the contract/letter of commitment with DHCD?
    - When did the original financing for the project start?
    - What % of the total project cost is District money? Has that percentage changed since the project first started (due to market crash/foundation grants drying up, etc.)?

- **Trump Hotel Discussion**
  - Robbie said that it meets the substantial improvement trigger of the GBA (and is on a ground lease) and so should be required to do LEED, but GSA is not on board
  - Project currently not planning on doing LEED
  - Discussed that District should have high level meeting between city staff (and maybe Mayor) and GSA to discuss.
  
- **Roundtable Updates**
  - Patty – Greenspace continues to look for physical space for green learning and resource center, a potential option has come up.
  - Brendan
    - SDC Budget Challenge Update – announcements next week
    - SDC Update – implementation plan to be out early 2013 (Patty requested that we have the SDC plan available when we meet to discuss Green Building Plan)
    - Climate Action Plan (discussed DC’s entrance into C40 and the large reductions in climate emissions for the city despite economic and population growth—23% for government operations and 12.5% for community-wide. Patty discussed need for outreach on this accomplishment with private sector—DCBIA, Chamber of Commerce, Board of Trade, AOBA, etc.)
  - Anica
    - Member of Green TAG (Anica, Michael Walton, Jeremy Sigmon) working on index to compare green code/LEED/Green Communities
    - San Francisco – new policy to attach green building characteristics to public property records (something to consider in the District)
    - 3<sup>rd</sup> phase of Constitution Square going up now—already looking like LEED Gold and may get to LEED Platinum after final
  - MaryLynn
    - Mayor’s Sustainability Awards nominations are open until 3/28 (Sustainability Award winners will have to be a part of the Sustainable Business Challenge)
  - Robbie
    - Worked to finalize the FY14 budget
    - Green Building Coordinator selected and one of the things they’ll be working on is the Green Building Program Manual
    - Construction Codes will be released 12/7 (45 day public comment period)
    - Will have formal sessions during public comment period

- Beatrix
  - DHCD hosting a Housing Expo June 1 and would like to have a zero energy home demo at Expo
  - New Director of DHCD hosting a series of monthly training for funding requestors and will focus in part on green building (1<sup>st</sup> is January 30)
- Sandy
  - BALLE – will soon announce their national fellowships
  - 1<sup>st</sup> Living Building Challenge Project in MD (Alice Ferguson Foundation) will be breaking ground soon
  - Net Zero Energy Eco Village project in PA will be starting soon as well
- Chris
  - Canal Park ribbon cutting happened recently
  - Brendan mentioned that he'd like to coordinate to bring folks from a stormwater funding meeting on a tour of Canal Park

**Outstanding Action Items:**

- DDOE/DCRA to finalize details of distribution of Green Building Fund (FY13 & FY14)
- DGS/DDOE to finalize and release the 2010/2011 public building benchmarking report
- DDOE to get info regarding swearing in for GBAC appointments
- DDOE to draft yearly GBAC calendar
- Marshall to follow up with Cliff on this topic (ACTION)
- DDOE to follow up with DHCD/Dance Place regarding exemption

**Date for next meeting:** TBD (Special Meeting for Green Building Plan & Report)

**Location for next meeting:** DDOE, 1200 1<sup>st</sup> Street NW, 5<sup>th</sup> Floor

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