

**Green Roof Review Task Force  
Meeting #9 – June 7, 2018 – 1:00-4:00**

**History Colorado  
Agenda**

Meeting Objectives:

- Review the full package of proposed action for new buildings, major renovations and existing buildings
  - Reach a consensus agreement on a package that everyone can live with
  - Clarify any next steps – presenting a final document to City Council
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1:00 Opening  
- Welcome – Opening – Introductions – Preliminary Matters – Agenda Preview and Operating Protocol Reminder

1:05 Input – Public Meetings and More  
- Quick Summary  
- High-Level Reaction and Observations – What Does this Tell Us?

1:20 Latest Version – Recap – Sub-Group’s Revision for Existing Buildings + New Buildings

1:30 Consensus-Seeking Discussion – With Proposed Changes

What Stands in the Way of an Agreement? If There is Something – What Is It and What Do We Do About It?

Fundamental Questions:

- Is this something that serves the interests of the other members of the task force and the constituencies they represent while taking care of what I care about?
- Can I live with this, stand behind this, recommend this to City Council?
- Have we accomplished the benefits of the vote but in a way that can gain more willing compliance?
- Is it better than the ordinance the voters passed – more balanced, fairer, less expensive...?

Topics:

- New Buildings
- Existing Buildings
- Does Every Building Have At Least One Realistic Path to Compliance?

2:50 Small Groups if Needed

3:00 Final Recommendation

3:15 Next Steps  
- Is There Need for a Public Information Sessions to Explain the Recommendation?  
- Drafting a Transmittal Message  
- Finalizing the Document  
- Council Committee-of-the-Whole – June 25

4:00 Adjourn

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Summary – Meeting #9 – June 7, 2018**

Meeting Objectives:

- Review the full package of proposed action for new buildings, major renovations and existing buildings
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*Agreements in Italics*

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**I. Public Input**

Survey

- 26 more responses since the last survey
- In response to the question ‘is this proposal and improvement’ with 1 a ‘no’ and 10 a ‘yes’, the average of all survey responses is 5.8 out of 10
- In explaining those responses, some said, ‘respect the vote’ and others would have City Council repeal all of the ordinance, many of the responses were positive
- When asked if the new proposal won’t prevent density, the opinions are divided
- LEED review was about half and half
- One respondent suggested providing more incentives
- Another said that paying a fee doesn’t seem an appropriate way to avoid compliance
- Respondents are concerns about cool roofs deteriorating more quickly

Letters

- Several letters were supportive
- 10 letters each said that a different national green building standard should be included
- One letter requests that historic buildings be exempt
- One letter supports a stronger energy program
- Concerns about the ability of thin, tall buildings to comply with the coverage requirements
- Comments indicating that cool roofs are not appropriate for every building

**II. Questions and Changes in Response to the Presentation of the June 1 Version of the Proposal**

*Agreements:*

- *Coverage Requirements: Expand the number of examples and correct the pictures so that roofs of equal size are illustrated with images of equal size*
- *Green-Solar Combination: Allow applicant to propose a ratio different from 70% solar/30% green*
- *Remove LEED from the graphic box at the top of the certification option and add ‘or equivalent certification’ to the description below the title box*

Q: Do electric vehicles belong here?

Q: If certification is in the energy efficiency option, should the certification also be a stand-alone option?

Q: In the energy efficiency option, does the owner get 15% improvements once or is there more after the five years?

A: One and done – associated with roof replacement

Q: Does the city have to complete an objective rate study for the fee-in-lieu, no matter what we recommend?

A: Yes

### III. Discussion and Agreements – Based on June 1 Draft and the Errata Sheet

#### Agreements:

- *Fee-in-lieu of Green Space – Existing Buildings – \$17/sqft as long as the rate study yields a result higher than \$17 – New Buildings – \$ 25/sqft as long as the rate study yields a result higher than \$25*
- *Cool Roof Details – Katrina will convene a cool roof working group to ensure that the ordinance cool roof elements are correct*
- *Energy Efficiency – Existing Buildings – 10% improvement – New Buildings – 15% improvement (no change from the proposal from Friday’s small group meeting)*
- *Off-Site Solar – Leave the linked option of both off-site solar and energy efficiency; Create a separate option for off-site solar for 100% of the buildings energy requirement*
- *Acceptable to remove the cool roof requirement for the area under a green roof; the cool roof working group will finalize this*
- *Additions between 25,000 and 49,999 sqft would follow the same set of options for existing buildings; additions of 50,000 sqft and larger would follow the options for new buildings*
- *No single-family home would have to comply with the ordinance, even if that home is 25,000 sqft or larger*
- *For the cash-in-lieu program, an accountability committee should be created that includes those who pay into the fund to review how the funds are expended and to promote transparency*

### IV. Final Task Force Poll

All task force members present at the meeting agreed to support the final version.

### V. Next Steps

- ✓ Revised recommendation with all of these changes – tomorrow – 6-8-2018
- ✓ 1 week to review to ensure that all of the changes are there
- ✓ Convene cool roof group
- ✓ Update City Council Committee-of-the-Whole – 6-25-2018 – 1:00
- ✓ Begin drafting ordinance and rules and regulation
- ✓ Stantec will begin their final cost analysis
- ✓ Public process for ordinance adoption, including public hearing and the opportunity to speak to Council

### VI. Observer Comments

- Expect these small energy efficiency gains to be overwhelmed by the level of energy efficiency needed for the climate action plan. There is a possibility that these numbers will be eclipsed by the sustainability goals. We are going to need more green space for the stormwater.
- Insurance companies are not yet writing new policies and likely will not until there is certainty about the final ordinance