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

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?


1:30 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
Green Roof Review Task Force
Summary – Meeting #9 – June 7, 2018

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Agreements in Italics

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