



# CITY OF CHANDLER

## GREEN BUILDING TASK FORCE MEETING SUMMARY

Wednesday, November 28, 2007 • 6:30 p.m. • South Atrium Conference Room; Planning and Development Building; 215 E. Buffalo St.

Persons in attendance were:

### Green Building Task Force

Marian Norris	James Donley
Mike Flanders	Chris Samila
Rus Brock	Brion Boucher
Jerry Ufnal	Deborah Dupee
Pete Trowbridge	Robert Sty
Mark Eckhoff	Susen Mills
Cara Cameron	Darrell Mills
Jim Stack	Brennan Ray

### City of Chandler Staff

David de la Torre, General Plan Coordinator  
Hank Pluster, Interim Long-Range Plng Mgr  
Jason Crampton, City Planner  
Erik Swanson, City Planner  
Dave Nakagawara, Assistant Planning Director

### Guests

Lee Feliciano  
Elaine Stack  
Lana Idriss

## I. WELCOME AND INTRODUCTORY REMARKS

David de la Torre, General Plan Coordinator, welcomed Task Force members at 6:39 p.m. He thanked participants and noted that this is an excellent group comprised of residents and professionals with technical expertise to offer. Mr. de la Torre described the Task Force's role. He then introduced staff and asked Task Force members to introduce themselves to the group.

## II. STAFF PRESENTATION

Jason Crampton, City Planner, and Dave Nakagawara, Assistant Planning Director delivered the Staff Presentation. Mr. Crampton began by thanking participants and noting that this process will be valuable as Staff drafts the Green Building Program over the next few months. He continued by providing background information, including the results of a survey administered in 2006, Staff research done in 2007, and a tentative schedule of upcoming events.

Mr. Crampton continued by summarizing the results of the November 15 Energy and Green Building Public Forum. He commented on the success of the meeting and described the process utilized to obtain public comments. He summarized the results from the Priorities Voting Exercise, stating that top priorities included offering incentives for green building and establishing requirements for green City buildings. Participants were most opposed to developing a local green building rating system and minimizing tax dollars. Mr. Crampton then summarized survey results, stating that 27 surveys were completed. Results included support for LEED-Certification of municipal buildings, incentives for LEED-Certified buildings (expedited plan review and financial incentives were the top two incentives selected), and a program that addresses commercial and new residential development. He also noted that written comments were received at the forum.

Mr. Crampton proceeded by describing the Chandler Green Building Program Draft Outline (Attachment 1), stating that this document is only a draft and open for discussion tonight. He encouraged participants to comment on and criticize the draft outline. He explained that the draft outline contained three tiers: Green Development Standards, Incentives for Private Development, and City Commitments.

Mr. Nakagawara discussed building code modifications, particularly, the proposed adoption of the 2006 International Energy Conservation Code (IECC). He explained how the code would impact commercial and residential development and listed other municipalities in the state that utilize the IECC. He said that the program would go before Council for adoption in January or February of 2008. Mr. Nakagawara then answered questions, stating that the IECC is updated every three years and that the IECC is less robust than California's Title 24. He noted that the IECC is a major improvement over current code because we currently do not have an energy code.

Discussion followed questions. ASHRAE 189 Standards were discussed, including comments that these standards can easily be adopted into code. LEED is a good system, but it is not made to be used in code. Using LEED as the only rating system in the Chandler Green Building Program could be overly restrictive – like restricting Chandler residents to ‘only drinking Coca-Cola’. We need to build more flexibility into the program. The Scottsdale local program was cited, and the question was raised, ‘Can Chandler beat Scottsdale’s Gold-Level commitment’?

Mr. Crampton continued the Staff Presentation by describing the draft outline. He described green development standards as including building and zoning code modifications and the creation of a green development policy. Green building incentives could include expedited plan review, developer recognition, technical assistance, and education. One Task Force member noted that we should verify that buildings are LEED-Registered before we offer expedited plan review. Mr. Crampton concluded the presentation by describing possible City Commitments.

### **III. TASK FORCE DISCUSSION**

Mr. Crampton opened the Task Force Discussion. Erik Swanson, City Planner, helped field questions and recorded Task Force comments. Questions and Comments included:

#### General Questions and Comments

- Chandler needs an all-encompassing vision to tie all the efforts of various City departments together.
  - The City should have a sustainability coordinator, a ‘go-to’ person to unify City efforts.
- With Chandler approaching build-out, how much impact can this program have?
  - Staff responded that this program may be limited in its residential aspect due to residential build-out, but that there were opportunities in commercial and employment land uses.
  - A Task Force member noted that even one building makes an impact.
- Chandler should go for a commitment of Gold on all new projects – the City needs to be a leader.
- Historic buildings and other redevelopment areas represent an excellent opportunity for green building – buildings in the downtown area should be encouraged to go for LEED Certification.

#### Green Development Standards

- We should encourage stabilized D.G. in parking lots (It has been used in recent Chandler projects).
- We should also encourage shade at store entrances and in parking lots. Basha’s was cited as an example.
- The maximum parking limit needs flexibility. We also need flexibility in the zoning code regarding parking requirements. Perhaps conformance with the green building policy

becomes a reason to have less parking than required (Rather than requiring parking studies before reduced parking is permitted).

- Sky Song Development in Scottsdale was a missed opportunity – the green building conformance that it met was not sufficient. The Chandler Program needs to be careful in its wording.
- None of the standards listed here are detrimental to property value – why not just require them? We need to be more stringent with what we encourage in the Green Development Standards. These are already things that are being practiced – designing a LEED building is not hard, it is just good practice.
- Require water sensors/ irrigation controls for turf.

#### Incentives for Private Development

- Building Permit Fee Reductions can be an excellent incentive. Perhaps we could offer a 50% fee-waiver. The fee could be waived up front, or we could look at reimbursing 50% of the building permit fee after LEED Certification is obtained (through a development agreement established up front).
- Expedited Plan Review (PDQ) – other projects (Intel, the mall, etc.) will soon be built-out, and that could open the door for more PDQ opportunities for green building.
  - The project should be Silver or higher before PDQ is utilized.
- The Architectural Excellence Awards could be a big incentive – offer green awards!
- The City should publicize the program and participants on the website
- From a developer’s perspective, financial awards<sup>1</sup> are very attractive, expedited plan review would also be nice.
- Financial benefits can be tiered depending on the level of certification attained.
- The advantages of a green building go to the tenant (who is not always the owner) – will tenants be willing to pay more rent because of utility savings?
- PDQ – for Tenant Improvements – if a building is LEED Certified, tenant improvement plans should be expedited as well.
  - Only if tenant improvements also incorporate green building.
- ICSC – adopted guidelines for retail developments
- The standards set by the city should help this to become more of a norm
- The level that needs to be met in order to get incentives should start low, and then we can raise the bar over time.
- We should consider the Energy Star program.
- The program should not have LEED be the only acceptable program for residential. The NAHB and the HBACA will have residential programs coming out soon. These programs set the bar lower and target a larger number of homes, whereas LEED just targets the top 5-10% of buildings.
- Education is a valuable incentive – it can also be a great marketing tool to encourage more green building.

#### City Commitments

- The City should be above what we ask private development – if we ask private development to get LEED-Silver, the City should build to LEED-Gold standards.
- The program should also contain commitments for staff training, particularly for facilities and maintenance staff.

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<sup>1</sup> Legislation dictates that municipalities may only issue Financial awards if the award is given for something that has a direct measurable benefit for the municipality. The benefit must roughly equal the amount of the award. Although green building has many public benefits, the direct benefit to the municipality is difficult to measure, which could prevent the City from issuing financial awards for green building.

- The City should help sponsor the Green Building Expo. Also, Green Build is coming to Phoenix in 2009.

#### **IV. AROUND THE TASK FORCE**

Task Force members were given one final opportunity to provide parting comments to Staff. Comments included:

- Think big - This is one component of the big picture. The General Plan is another method that can help encourage sustainability – look at the Transportation element, for something that can be done without raising Prop. 207 concerns.
- Require water conservation standards (ex: Low-flow plumbing fixtures, waterless urinals). Water-saving fixtures are becoming more mainstream and do not represent a significant added cost.
- Promote Chandler-based companies that manufacture or market green products. Attract these types of companies to locate here.
- Get economic development involved in the green building program.

#### **V. ADJOURNMENT**

Mr. Crampton and Mr. de la Torre thanked participants for their time and for all the outstanding feedback on the Green Building Program. Mr. de la Torre stated that Staff would bring the draft program before other City departments for review before the next Task Force meeting. The meeting adjourned at approximately 8:25 P.M.

## Attachment 1

# GREEN BUILDING PROGRAM DRAFT OUTLINE

November 15, 2007

## **1. Green Development Standards**

- a. Building Code
  - i. Look into adopting the 2006 International Energy Conservation Code
- b. Site Development Standards
  - i. Consider developing a new City Policy that would establish green building criteria applicable to all new rezoning requests:
    1. Establish a maximum parking regulation
    2. Encourage some amount of bicycle parking
    3. Encourage carpool/ alternative fuel/ electric parking spaces
    4. Encourage more shade/ xeriscape landscaping along pedestrian corridors, and possibly in parking areas
    5. Encourage energy efficient site design
      - a. Shaded/ recessed windows and building entrances
      - b. East-West Axis building orientation
      - c. Reduce the amount of East-West facing windows
    6. Discourage dark, heat-absorbing roof materials
    7. Encourage building design that would enable buildings to be able to aesthetically accommodate solar panels in the future
  - ii. Modify Zoning Code to remove obstacles to solar panels
    1. Exempt solar panels from mechanical screening requirement

## **2. Incentives for Private Development**

- a. Offer incentive package for residential and non-residential projects. Incentives **may** be offered to projects that obtain certification under:
  - i. LEED – New Construction
  - ii. LEED - Neighborhood Development
  - iii. LEED - Existing Buildings
  - iv. LEED - Commercial Interiors
  - v. LEED - Homes
- b. Incentives **may** include one or more of the following:
  - i. Expedited Plan Review<sup>1</sup>
  - ii. Developer Recognition
  - iii. Technical Assistance/ Application Assistance
  - iv. Educational Opportunities/ Outreach

### **3. City Commitments**

- a. City buildings should attain LEED-Silver Certification or higher when feasible
- b. Provide Green Building Coordination/ Technical Assistance for Private Developers
- c. Maintain USGBC Membership
- d. Offer Educational Programs (Partner SRP/ APS/ Other Agencies)
- e. Conduct energy audit on existing City facilities, and improve energy efficiency where feasible (Partner with APS)

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<sup>i</sup> **Requirements to Obtain Expedited Plan Review**

1. Developer enters into agreement with City that they will achieve LEED-Silver in exchange for expedited plan review (10-day review in place of 20-day review; A project with 3 reviews will save 30 days)
2. Must submit a LEED Checklist with an explanation of how each point will be obtained. Development must be LEED-registered.
3. At P&Z/ Council, A stipulation will be added, requiring the building to obtain LEED-Silver within 9 months of issuance of C of O
4. Plans must show the incorporation of the LEED points that are being sought (reviewed by Green Building Coordinator).
5. During construction, the green building coordinator may perform occasional inspections to verify compliance
6. Prior to C of O, developer must submit documentation verifying compliance with each of the points that they pursued.
7. Buildings that are not in compliance will be subject to one or more of the following penalties:
  - a. Delay in issuance of C of O (the amount of time that they saved by using expedited plan review)
  - b. Penalty fee
  - c. Banned from future participation in green building program