



# CITY OF CHANDLER



## GREEN BUILDING TASK FORCE MEETING SUMMARY

**Tuesday, June 3, 2008 • 6:30 p.m. • South Atrium Conference Room; Planning and Development Building; 215 E. Buffalo St.**

Persons in attendance were:

### **Green Building Task Force**

Mike Flanders	James Donley
Jerry Ufnal	Brion Boucher
Mark Eckhoff	Robert Sty
Sheree Sepulveda	Brennan Ray
Jim Stack	Darrell Mills
Susen Mills	Pete Trowbridge
Denise van den Bossche	

### **City of Chandler Staff**

Hank Pluster, Interim Long Range Plng Mgr  
Jason Crampton, City Planner  
Erik Swanson, City Planner

### **Guests**

Elaine Stack  
Ted Donley

## **I. WELCOME AND INTRODUCTORY REMARKS**

Jason Crampton, City Planner, welcomed Task Force members at 6:39 p.m. He thanked participants and noted that Staff is very appreciative of the Task Force’s efforts in developing the Chandler Green Building Program.

## **II. STAFF PRESENTATION**

Jason Crampton delivered the Staff Presentation. Mr. Crampton first discussed green buildings either completed or underway in the City of Chandler. Among these are two City projects, a Chandler School District project, a Chandler Gilbert Community College project, and several private buildings.

Mr. Crampton then discussed the Green Building Program progress that had been made since the last Task Force meeting. He discussed several groups with which Staff had met during the revision of the Green Building Program. These groups include the Architectural Excellence Awards Committee, the “Green Team”, a Council Subcommittee, Mayor and Council, and the Planning and Zoning Commission. These groups, particularly Mayor and Council, provided Staff with valuable feedback and guidance as Staff continues to develop the Green Building Program.

He continued by presenting the next steps for the program. After incorporating Task Force comments from tonight’s meeting, Staff plans to bring the program to Council for adoption on June 26.

Mr. Crampton next recapped the draft Green Building Program and highlighted some of the changes that had been made to the program since the last Task Force meeting. The key changes include transitioning to a completely voluntary green development program, adding implementation measures, including Green Globes and LEED for Homes in the program, expanding the green building education efforts, and encouraging the use of partnerships to promote opportunities for green residential retrofits.

### III. TASK FORCE DISCUSSION

Mr. Crampton opened the Task Force Discussion. Questions and Comments included:

- There was a question regarding the Council's concern over the IECC. Staff responded, stating that Council wanted to make sure the requirements were not overly burdensome on Chandler businesses and/or homebuyers.
- Many Task Force members were unfamiliar with Green Globes. Staff briefly discussed Green Globes, comparing and contrasting the green building rating system with LEED. Task Force members that were more familiar with Green Globes added to the discussion, stating that Green Globes is easier but provides less verification and therefore may be a less credible system. Additionally, Green Globes is not a consensus based program like LEED. Green Globes also lacks the historical proven track record that LEED has. Due to all these reasons, the Task Force concluded that it was not a good idea to include Green Globes in the Green Building Program at this time. Once Green Globes has established a history of being a valid green building rating system, Staff should look at amending the program to incorporate Green Globes.
- A suggestion was made to bring in the local expert on Green Globes – Harvey Brian of Arizona State University – to provide a lecture and educate Staff and Chandler residents on Green Globes. Staff should also consult the expertise of Scottsdale's Green Building Program Manager, Anthony Floyd.
- The Task Force had concerns that Staff may not be able to handle expedited plan review, particularly if extra review time is required in order to verify that a building is green. A Task Force member suggested that Staff should encourage a dialogue with developers before plans are submitted so that Staff can verify that a project is green before the developer applies for a building permit. It was also suggested that projects requesting expedited plan review be required to submit a narrative describing the green building techniques being applied to the project.
- HOAs were seen as an obstacle to residential retrofits. Despite state legislation, many HOAs continue to discourage solar panels in certain situations. Staff should work with HOAs at the Congress of Neighborhoods and other events to educate them on green building and legislation regarding solar panels. The Congress of Neighborhoods can be used to educate property management companies as well. Education should be pursued throughout the year, not just at the Congress of Neighborhoods.
- Home improvement workshops and promotional literature for home improvements were encouraged. It was noted that the City of Scottsdale had a very successful education program with a lecture series. This program, however, has been 8 – 10 years in the making and did not happen overnight.
- The City should get involved with GreenBuild, coming to Phoenix in 2009, and the annual Green Building Expo.
- The City can promote its Green Building Program, including incentives and educational opportunities on the Arizona Solar Center Website.
- The Department of Commerce/ Chambers of Commerce should be involved in the incentive program. Partnerships with this group should be explored.
- Education needs to get to contractors as well as just developers.
- Pursue partnerships with habitat for humanity. This can provide affordable green housing and provide education on how to build green.
- Promote on-demand hot water systems that result in significant water savings. Use the water rebate program for these types of devices.

- Initiate and maintain a dialogue with the utilities.
- The City should reexamine the Zoning Code's parking requirements. Chandler requires more parking than most other municipalities.
- Regarding the Green Development Program, is one year long enough to monitor the success of the voluntary approach? Most developments will take that long just to get through the zoning process. Also, has any thought been given to what would be considered successful? Perhaps this should be more clearly defined.
- Regarding the transition to a more aggressive Green Development Policy, a completely voluntary program will probably result in most people not complying – the City should find a good balance of optional versus mandatory strategies to incorporate into the policy. Before any type of policy is adopted, the City should form another group or reconvene the Green Building Task Force to review the proposed policy.
- It is important to continually evaluate the Green Building Program and amend the program as needed.

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

No final comments were given.

#### **V. ADJOURNMENT**

Mr. Crampton thanked the Task Force for their time and effort on the Green Building Program over the past several months. He noted that the Task Force would be kept up to date as far as the progress of the Green Building Program. The meeting adjourned at approximately 7:48 P.M.