

Community Working Group Meeting #1 Notes
April 12, 2018

Meeting Minutes

- Global Green started the meeting by asking all participants to share their “Aha moment” or what made them interested in the environment in the first place. The following was also discussed during this time:
 - Contextual Considerations: The City should consider the green building program in the larger context of a green West Hollywood.
 - How do we promote ‘green’ citywide?
 - How can the parts (streets, parkways, etc.) that are ancillary to buildings be considered in this project?
 - Could alternative waste collection methods be explored to decrease congestion and GHG emissions? (e.g. Barcelona subterranean community collection drop-offs instead of curbside collection per property)
 - How does the homeless situation relate to this effort? Or does it?
 - Metrics: The green building program requirements should be measurable and have identifiable indicators to monitor the program’s impacts
 - There was also a suggestion that metrics could include a cost/benefit analysis presenting the increased cost, if any
- Global Green presented their comparative analysis on the current West Hollywood Green Building Code, CALGreen, and LEED, as well as green building case studies. During this presentation, the following was discussed:
 - Energy:
 - Does the biggest opportunity for innovation in the green building program update lie in water rather than energy? Is the State code aggressive enough already when it comes to energy? Do we need to do more locally? Can we technically do more locally regarding energy?
 - Is there potential for sub-metering for multifamily residential – empower tenants to make better informed decisions re. use of resources
 - Water:
 - Are there any Cities with existing greywater policies? What are the cost implications? Do we require dual pipe requirements for single family homes and have the market adjust?
 - How will this effort address the City’s high water table and need to pump for below ground development?
 - There are limitations with capturing and reusing water in West Hollywood. Treatment and testing can be expensive, depending on the end use.

- Should the zoning ordinance consider passive design features and systems, orientation, etc – “conceptual planning points” – that are easy for planners to verify and takes advantage of WeHo’s microclimate?
- Leadership in Sustainability:
 - The City should lead by example and be more sustainable in their operations – ex. water use, plant selection in medians, etc.
 - Should developments should be required to be more transparent about green components by showcasing and celebrating green measures in their projects
 - Should we require more than what LEED does for its educational requirements – (e.g. active programs, better displays on building performance, more than a simple plaque like LEED)
- Case Studies:
 - Park City, UT - Net Zero Energy Code, 2017
 - Requires all municipal buildings and facilities be net-zero energy, 100% renewable energy for city operations by 2022, 100% renewable energy for whole community by 2032
 - Verification strategy options:
 - Living Building Challenge’s Energy Petal Certification
 - zEPI score of 0
 - Passive House Certification with on-site renewables
 - Cambridge, MA
 - Green Building Zoning Ordinance, amended in 2016
 - Projects between 25,000-50,000 sq ft required to meet requirements of LEED Certified or better; Projects >50,000 sq ft required to meet requirements of LEED Silver or better
 - Formal certification not required
 - Net-Zero 25-Year Action Plan, 2013
 - City exploring incentives (e.g. green building bonds, adjusting price of permit fees or rebates, etc.)
 - Menlo Park, CA – Green Building Ordinance, 2016
 - New construction must be 100% renewable energy & designed to meet LEED Silver or Gold
 - Energy reporting via EPA Energy Star Portfolio Manager
 - Water use efficiency and recycled water
 - Zero waste management plans

- Palo Alto, CA
 - Green Municipal Code – based on CalGreen & GreenPoint Rated
 - Zero-net energy by 2026
- Mountain View, CA
 - Green Building Code – projects required to “meet the intent” of third-party rating system
 - Environmental Sustainability Action Plan, Phase 3 (2016-19)
 - 100% renewable energy for city operations
 - LEED Gold as minimum standard for new construction municipal buildings and renovations
 - Incentives: Amend zoning ordinance to exempt specific green building improvements from requiring a planning permit
- Overall Findings:
 - City of West Hollywood existing Green Building Program, policies, and plans are a substantial baseline – there’s a lot in place already
 - Other cities of similar size are focusing on energy and greenhouse gas reduction
 - New rating systems are raising the bar
- Questions asked to the group to consider for the next meeting:
 - How can the updated ordinance continue to demonstrate leadership?
 - Are there specific design strategies, technologies, or standards that should be addressed?
 - What is the potential to fold in emerging topics, including resilience and well-being?
 - What type of development should we be planning in the future?

Next Steps:

- Next meeting is April 26, 2018 @ 6:30pm
- City staff will send meeting minutes and presentation to attendees and post to the City website
- At start of Meeting #2, the team will summarize the initial working group meetings and confirm important take-aways and anything important, but not recorded.
- The team will consider the best format for Meeting #2 as well as important topic areas for discussion based on Meeting #1.
- There may be potential for members of both working groups to come together in a future meeting.