

**Intergovernmental Green Building Group (IGBG) Meeting**  
Washington Metropolitan Council of Governments  
777 North Capitol Street, NE, Washington, DC

**March 10, 2011 IGBG Meeting Highlights- DRAFT**

**“Promoting cooperation on green building issues in the  
Metropolitan Washington region”**

**Attendees:**

Joan Kelsch, Chair, Arlington County  
Stella Tarnay, Vice Chair, District of Columbia  
Leah Boggs, MWCOG  
Joan Rohlf, MWCOG  
Maia Davis, MWCOG  
Jeannine Altavilla, MWCOG  
Ryan Hand, MWCOG  
John Mataya, MWCOG  
Greg Goodwin, MWCOG  
Noel Kaplan, Fairfax County  
Luisa Robles, Greenbelt  
Perrilyn Fanfulik, WMATA  
Carla Grano, WMATA  
MonaCheri Pollard, District of Columbia  
John Mitchell, Prince William County  
Maribeth DeLorenzo, District of Columbia  
William Marsh, Loudoun County  
Lisa Crawford, Capital Business Solutions, USGBC-NCR  
Lisa Orr, Frederick County

- **Call to Order, Welcome, and Introductions (Stella Tarnay)**
  - o Vice Chair Tarnay called the meeting to order
  - o Introductions
- **Approval of January 13, 2011 Meeting Summary**
  - o The minutes were approved with the following changes:
    - Change “special use permits” to “rezoning applications” under Fairfax County Roundtable updates
    - Note that the February meeting was replaced with an ICLEI greenhouse gas inventory training on February 17

- **COG Annual Survey Results: Green Building (Maia Davis)**
  - o The slides presented summarize the findings of the survey across many topics. Results of the green buildings survey will be more in-depth in the committee report.
  - o 17/21 local governments responded. Only small governments missing
  - o On the way to meeting the plan goals. Many local governments are in progress on actions.
  - o 58% of local governments have implemented or are in progress on a Green Building Policy
    - Community benchmarking is the furthest behind of green building measures
  - o 8/12 school districts responded (DC, Arlington, Frederick, Manassas schools didn't respond)
  - o School districts seem to be further ahead than local governments on many measures
  - o Small governments didn't have staff resources to complete many measures- still looking for examples to highlight
  - o (Stella) This benchmarking information will be useful at the workshop on May 5
    - It is interesting that a high percentage of jurisdictions have a green building policy, but few responded with the number of buildings. Does this represent that there is no follow through or that it is difficult to track? Are there other ways to track this?
      - Energy Star buildings would be difficult to collect information on, because not all buildings qualify for the certification
      - USGBC may be able to provide some information
      - Frederick County has a development that is being built for the Energy Star certification, communities like this could be tracked
- **Green Building Inventory Report (Ryan Hand)**
  - o Please check through the report, especially figures 20 and 21 to make sure the numbers and comments are correct
  - o The report will be finished by March 23<sup>rd</sup>
  - o This report represents trends in LEED registration and certification and covers data through 2009
    - From 2003 to 2009 there was 22.9 million square feet of LEED certified buildings in the region
      - 86% of this space was in Regional Activity Centers
      - 64% was within a half mile of a metro station (more recent trend)

- Over this time period there was significant legislation in the District, Maryland and Virginia, with substantial work by COG to promote green building
  - LEED has stronger data than Energy Star so the report tracks LEED
  - More commercial buildings received certification, but they are smaller buildings
  - A small number of buildings received LEED-EB (existing building) certification than other buildings, but they were all very large buildings
  - There was a significant jump in the number of registered and certified buildings in 2009
  - Registration is somewhat a gauge of the future building stock. Even if all buildings do not receive certification, they were built with green principles in mind
  - Most LEED buildings are in the DC Core
  - (Stella) how would a construction chart look with all buildings, not just green?
    - It would be almost the inverse with more buildings in the peripheries
  - 84% of buildings with LEED certification received silver or higher, not just the minimum LEED certified rating
  - In the Regional Activity Centers the percentage of registered buildings that become certified is very high
  - (Stella) Maybe consider changing the title to “Green Building Trends” because there is a Green Building Policy report as well
  - (Lisa) The definition of LEED on the back of the cover is confusing
- **Green Building and Climate Change Interface Workshop Update (Stella Tarnay)**
- The workshop will be May 5 from 8:30am to noon. Breakfast will be provided instead of lunch to save costs.
  - The USGBC National Capital Region will be a partner, as will the National group
  - A maximum of 90 people can register; think of areas that should be represented
  - Should develop an outreach plan to reach those the committee things should attend
  - The goal is to make the workshop free; USGBC will sponsor the breakfast
  - (Lisa) Frederick County has a Board of Commissioners that is entirely Republican. Staying away from talking about climate protection and discussing cost savings will get their attention
  - Proposed Agenda

- EPA's Sustainable Design and Green Building toolkit piloted in Roswell, Georgia that helps assess a community's readiness for codes and policies. They are looking for 7 to 10 new communities.
  - (Joan Rohlf) It would help if the workshop were all day
    - Attendees could be asked to pay for their lunch, or do lunch on their own
    - (Lisa) It would be nice to repeat the breakout sessions in the afternoon
  - (William) Is it possible to do a webcast or record the breakout sessions?
  - The workshop work group is looking for recommendations for speakers in each of the breakout sessions
- Who should attend?
  - Code officials, Fairfax Energy Interagency Committee, housing authorities, facilities managers, environmental, planners
    - If there are five attendees for each jurisdiction that will leave a few spots for the private sector
      - Shannon at USGBC offered to do a person invite to active members
        - Maybe the private audience should be those who aren't active
        - MAIOP or MIBBA regional representatives could help spread information
      - Private sector representatives can be invited after public sector representatives have been given time to register
- The work group will meet on March 18<sup>th</sup> and finalize the description, as well as a save the date flier
- Speakers will be contacted ASAP- Possible speakers or sources of information
  - Green Building Toolbox: EPA, local experts, private industry representatives, those doing LEED-EB
  - Policy, Regulatory, Legislative Tools: IGBC or ICC representative could make it non-state specific, maybe IMT could help
  - Financing Tools (nervous if PACE is headlining): ESCO service provider, local government experience, DOE
  - Research and Innovation: Speak to Jeff King, COG
- (John) LEED-EB establishes a framework for continuously thinking about green policies and continuously making changes. It is not just a certification that is complete and permanent

- Are local governments using even basic tools? DOE could explain basic grants and tax incentives
- Allocate savings achieved to invest in additional energy efficiency projects
- Should narrow the workshop to just commercial- there is too much here
- **Jurisdiction Roundtable Updates**
  - Prince William County
    - ESCO agreement with Schneider Electric- \$3 million in upgrades and renewable energy in 3 buildings with an agreement after the initial work. County is hoping to save \$200,000 annually. If successful the County may retrofit more buildings.
    - Committed to LEED Silver for new buildings. None under construction yet. There will be at least one library soon.
    - Comprehensive Plan Amendments- Environmental Chapter. Less pushback now. Developers are viewing the amendments positively. A developer is now building a planned multi-use community as a direct result
  - District of Columbia
    - Housing- Green Communities criteria for 2011 have been released and include a 3<sup>rd</sup> party certification. Hopefully the process will be easier on the government side
    - Planning
      - Mt. Pleasant temporary site for artist retail. The H St NE building was successful.
      - 1<sup>st</sup> deliverables for NY Ave low-impact development site
      - Green Area Ratio zoning regulations have been preliminarily approved
    - Environment
      - Almost done with private sector benchmark regulations. Aiming for an easy and painless process. There were 6 public meetings. Expect within 2 weeks.
      - Draft Climate Action Plan took a sector approach. Starting with the Universities there is an opportunity to become partners on a whole range of environmental issues.
      - Greening DDOE Headquarters- Moved into a gray building and staff is working with the owners to make it LEED-EB. Working on: green roof; low impact development demo on the street; power purchase agreement; benchmarking; have bike racks, hoping for showers

- IGBG- There is a USGBC LEED-ND exhibit. The IGBG meeting will hopefully be there next month to get a tour and use their conference room. The location is at a metro stop.
- Frederick County
  - Brunswick Library has approval for LEED Silver
  - The Nature building is green and looking at retroactive certification
  - The Green Homes Challenge launched on January 18 with its first of three parts
  - Clean Currents solar division was bought by Solar City. They are offering photovoltaic leases with no upfront costs to residents
- WMATA
  - There will be a new sustainability Advisor announced this month, hopefully we will see changes
  - Finalizing design for a new bus garage in Southeast that will qualify for LEED.
    - The garage in Fairfax is also hoping for LEED Silver
- Fairfax County
  - GMU is completing a community greenhouse gas inventory for the county with a draft expected soon, hopefully in April
  - There is discussion of coordination with Tyson zoning applications to incorporate energy efficiency concepts
  - Chairman Bulova established a private sector energy efficiency taskforce that will likely focus on redevelopment
  - The Planning Commission is reviewing a green building policy
  - Results from MITRE agreement- technical support on sustainability, guidelines to apply in Tysons. Designs for cheap retrofits will be provided later. They are working on a draft for electric vehicle charging infrastructure
- MWCOG
  - CEEPC is meeting March 23<sup>rd</sup> at 9:45am
  - EAC is meeting March 17 at 10am
- Loudoun- the Rt. 28 corridor project- the Board is looking to revise the plan which would address energy issues overtly if the amendment is passed
- Greenbelt
  - No updates
- Leah Boggs
  - WE CAN is finishing at the end of the month. The team is hoping to present benefits to CEEPC

- There will be a workshop in Brookland on the 22<sup>nd</sup>
  - COG is hosting an Electric Vehicle workshop. It is tentatively scheduled for April 29<sup>th</sup> and will hopefully be facilitated by Councilwoman Mary Cheh of DC and Mayor J. Davis of Greenbelt.
  - There will be a draft of the Green Building Report in April.
- Lisa Crawford
  - DC Environmental Education Consortium is working on an environmental literacy plan to submit to DC public schools in the next 2 months
  - Solar decathlon is planning a series of workshops that will begin in April
- **Meeting Adjournment and Next Meeting Date**
  - Next meeting is on April 14, 2011