



**Working Group Name: Built Environment**

**Meeting #7: IDENTIFY INDICATORS AND RESOURCES**

**Meeting Date: Wednesday, March 14, 2012**

**Meeting Location: District Department of the Environment, 1200 First St NE, Room 718, Washington, DC 20002**

**Questions? Email [sustainable.builtenvironment@dc.gov](mailto:sustainable.builtenvironment@dc.gov)**

**Attendees: ~18 attendees**

**Main Points/Discussion:**

The Built Environment Working Group reviewed the prioritized list of goals and actions from the last meeting, which had been re-sorted to combine the votes from the working group and the votes of all the working groups. The group went through each Recommendation and assigned the resources needed to implement each recommendation, and the indicators needed to know if the goal was being met. Government agencies and community groups applicable to each action were identified. Potential metrics and indicators were identified. Finally, the types of actions (policy, legislative, funding, organizing, etc) that were needed were suggested, as were more detailed sub-actions. The final list assembled at the meeting is below. Finally, we discussed the next steps in the process, which are laid out at the end of these notes, following the chart of recommendations.

Sub-Group	WG #	Combined rank	Recommendation	Responsible Agencies or Partners	Potential Indicators & Metrics	Types of Actions Needed (policy change, legislation, funding, community, etc.)
Bldgs	3.1	1	<b>ACTION: Rehab all low-income housing to be green and healthy</b>	DHCD, DCHA*, HFA, DMPED, OP, zoning, DCRA, DDOE, DGS, DDOT, enterprise community partners, LISC, DCSEU, DC Water	establishing baseline benchmarks for all the existing properties (mapping affordable housing is sub-task). End product must remain affordable as well as reducing energy & water use and improving air and material health--improvements to efficiency can make it <i>more</i> affordable	policy to authorize this baseline study or other mechanism
Bldgs	2	2	<b>GOAL: Improve energy efficiency (especially in existing buildings), for overall net energy use reduction of [x%] by [2020?]?</b>	DDOE, DCRA, BIDS, DCBIA, AOBA, IMT, utilities, DCSEU, USGBC, OP, DMPED, universities, hospitals, feds, DHCD, ACEEE	Better building challenge (20% by 2020 Better Buildings Challenge?, % participation), % energy reduction total or per unit [sq ft, employees, inhabitants], also looking at energy generation with larger goal of net generation	regulatory changes, incentives for multiple approaches, aggressive building codes
Bldgs	6	3	<b>GOAL: All roof surfaces to be green, cool, solar, or otherwise use-optimized by 2035</b>	DDOE, DC WATER, OP, Utilities, consultants with expertise, solar city, private enterprises	3 million feet of green roofs by 2020, heat island metrics, % of all roofs that are green/cool/solar, attention to new ways of optimizing roof usage	roof mapping, make green & cool roofs aesthetically pleasing, bringing in technical expertise, demonstration/exhibitions to drive leading edge, training of existing roofing workers, building local capacity
Bldgs	1	4	<b>GOAL: Make building performance data transparent and accessible for all buildings</b>	DDOE, OCTO, PSC, Institute for Market Transformation, Utility companies, DC SEU	explaining context is critically important, regular evaluation, labeling posted in building, real-time monitoring, make presentation consistent; metrics for waste management, water use, air quality also must be incorporated	legislation, IT innovation
Land Use	20	5	<b>GOAL: Achieve a 40% tree canopy by 2035</b>	casey trees, DDOT, urban forestry admin, National parks, dgs, ddoe, dc water, cooperative extension services,	8600 trees/yr, w mortality rate of 6%, tree report card, iTree eco, geolocating of all trees with community participation for updating	enforcement and updating of urban forest preservation act, MS4, maintenance and broader professional support for tree care, build local capacity, need tree farm and sedum, tree and slope overlay protection area, identification of where trees should be planted for ideal shading for energy/water conservation, LID
Bldgs	3.3	6	<b>ACTIONS: Remove split incentives between landlords and tenants in both residential &amp; commercial sectors that block investment in energy efficiency, such as allowing submetering in residential sector without undermining rent control</b>	DC Council	demonstrating clearly who is paying and who is accruing the benefits,	Legislative change for residential submetering, green leases (esp. in commercial), education (esp. champions from both landlord and tenant sides), PACE?, many other mechanisms need to be identified and invented
Bldgs	7	7	<b>GOAL: Achieve reduced construction/deconstruction waste and increase diversion of waste [reuse is priority; then recycling]: minimum of 35% of all construction and demolition waste by 2015; 50% by 2020 and 90% by 2030</b>	DCRA, community forklift	report % deconstruction and waste diversion--tie to Cert of occupancy;	Public announcement for buildings that need to be demolished, and incentivizing deconstruction as process and market sector; incentivizing deconstruction in tax structure; increase market for these goods; action plan that targets art industry to reuse waste as art; increase cost of disposal; new codes

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Bldgs	8	8	<b>GOAL: Create leading examples of sustainability in residential sector (both single and multi-family), overall impact is small but aim is to lead by example</b>		Achieve [250] Certified Passive Homes in the District by 2016, and [500] by 2020 (through new construction or retrofit) & Achieve [100] Homes built to meet the standards of the Living Building Challenge by 2016, and [200] by 2020 [numbers unrealistic?]	need to integrate pilot approach into standard practice (this often gets forgotten) --> these mechanisms are critical; education of inspectors/dcra; remove regulatory barriers;
Bldgs	10	9	<b>GOAL: Where appropriate, Achieve higher densities and reduce parking requirements and incentivize alt transportation</b>		density measures, max heights, FAR, % of zoning envelope occupied + increase envelope	revise zoning codes, remove minimum parking requirements (or max?), zoning for solar access so density doesn't block sun; greater building heights are one option
Bldgs	2.2	10	<b>ACTION: Implement performance-based energy codes for new construction and major renovations</b>			
Bldgs	1.3	11	<b>ACTION: Mandate energy audits of all buildings, including residential single-family, with transactional disclosure (sale/lease), and public reporting (online and onsite) of audit results for buildings over 25,000 sq ft</b>	DC Council, DDOE, OCTO, PSC, Institute for Market Transformation, Utility companies, DC SEU		legislation!
Finance	17	12	<b>GOAL: Create financial products that align public and private sectors to incentivize private capital and developers to enter underserved markets and raise the sustainability bar</b>	OCFO, Council, DC Bank (if created)		identify private & public sources of capital, identify existing programs and current resources; developing new programs; give banks who are financing attractive projects credit for their investment in city as a whole; explore ways to minimize risk
Finance	16.3	13	<b>ACTION: Transform property tax into a value capture user fee (or "split-rate" tax) by reducing tax on buildings and increasing tax on land</b>		reductions in vacant lots and boarded up buildings, increase in bldg permit activity,	legislation!
Bldgs	2.3	14	<b>ACTION: Incentivize and eventually mandate retrofits of poorest performing buildings</b>	DCRA, DDOE	# or retrofits done; level of retrofit	retrofits on neighborhood scale
Land Use	29	15	<b>GOAL: Create neighborhoods with a balance of uses within walkable distances</b>	costar; office of economic partnership; Popularize	walkscore; multi modal transit; incorporate into mapping tools; evaluation of diversity and quality of amenities incl. sidewalks;	Wayfinding/wayfarer signage, lighting audit for walkability (w/o light pollution); make corner stores easier; sidewalk audit;
Bldgs	4	16	<b>GOAL: Reduce water use and increase on-site energy production with long-term goal of water and energy neutrality or net positive</b>		reduction in energy/water use and increase in output	legislation/regulation/incentives for greywater; education; feed-in tariffs [guaranteed return on input to grid], same with water?; smart lighting controls (photosensitive); onsite solar/wind/geothermal energy production
Bldgs	4.3	17	<b>ACTION: Make solar thermal use widespread -&gt; most buildings can meet all their hot water needs with solar thermal</b>	solar coops	market penetration for solar thermal;	incentivize with tax breaks, rebates, codes; supporting solar coops; regulatory change to allow sharing (and storage) of excess heat production with neighbors;

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Infra.	31	18	<b>GOAL: Relieve pressure on water infrastructure and natural waterways by improving stormwater management</b>	DDOT	reduction in stormwater runoff and surge w/o impairment of groundwater; # of LID projects (900 possible identified by DDOE); calculate amount of permeable surface <i>needed</i> to reduce stormwater runoff/surge and identify hotspot to priority target (total surface management)	permeable sidewalks, alleys, streets, parking lots; incorporate in redevelopment plans by DDOT; build in capacity to maintain (pervious services need dif. Maintenance)
Land Use	26.2	19	<b>ACTION: Simplify license agreements and district regulations to promote use of vacant lots on a temporary or permanent basis for urban agriculture and community gardens, as well as temporary uses, such as art installations and short term retail businesses</b>		# and sq ft of vacant lots being used as gardens and other uses	legislative action; improve quick claim deed system;
Bldgs	5	20	<b>GOAL: Make all new buildings carbon neutral by 2030</b>	partner w/ arch 2030	# and % of carbon neutral buildings	
Comm.	13	21	<b>Develop free Wi-Fi infrastructure as a public equity amenity</b>		% of district covered by it; # of access points; bandwidth	
Bldgs	1.2	22	<b>ACTION: Require active public disclosure of energy performance for all buildings &gt;10,000 sq ft by 2016</b>	DC Council, DDOE, OCTO, PSC, Institute for Market Transformation, Utility companies, DC SEU		legislation!
Land Use	25.2	23	<b>ACTION: Draw on the UDC as educational center for sustainability, including agricultural program and establish a nursery for sedum and green roof plantings at Oak Hill, Poplar Point or other open land, and include training programs for train residents in growing plants for green roofs</b>			
Infra.	39	24	<b>GOAL: Require utilities at all levels to demonstrate the adoption of sustainable practices, designs and systems</b>	PSC, utilities	yearly reporting of utility progress and projections of what they will do (1, 3, 5yr) incl money invested; utilities make available what their practices etc are;	
Bldgs	4.1	25	<b>ACTION: Allow in regulations and incentivize use of gray water systems, waterless urinals, and living machines</b>	cf above		



#### Next Steps:

- We want to sincerely thank you for all of the time, energy, and thought that you have put into the Sustainable DC Working Group process this winter. Since the kick off in November, we've held seven rounds of meetings to develop vision statements, goals, actions, key partners, resources, and performance indicators for our nine topic areas. Now we are ready to shift from the intensive working group phase of the process into plan drafting, where working group outputs will guide the content of the plan.
- From now until the end of April, the planning team—with the help of working group co-chairs—will be compiling outputs from the working groups and drafting a recommended vision for sustainability in the District for Mayor Gray. When Mayor Gray has finalized his vision plan, we anticipate him sharing it with the work groups, as well as the entire community, at a public meeting around Earth Day (April 22<sup>nd</sup>). We will certainly have more details for you as plans for this meeting solidify.
- There will not be any more Built Environment-specific working group meetings. There will be a larger meeting for all working groups in April to celebrate all the hard work that has been done and release the draft vision plan.
- Using Mayor Gray's vision plan as our guide, we will expand our outreach to the community to make sure the District is on the right track in our sustainability planning efforts. As part of this outreach, we will conduct a series of conversations on overarching issues identified in the working group process that went beyond the scope of any one group. These conversations will focus on topics such as equity, health, education, jobs and training, and will take place beginning in May.
- Then, over the summer, the planning and consultant teams will be calling on working group members periodically to touch base about the implementation plan drafting. We anticipate the release of a draft implementation plan in late summer, when we will hold more joint working group meetings to gather your input on that document.
- We hope that as the process continues you'll all continue to remain active and engaged in the process and help us to spread the word to the larger community. Like the Mayor said at our kickoff meeting, we will have succeeded in our outreach efforts when everyone in the city knows about the important work you all have been doing for the past several months to make the District the most sustainable city in the country.
- Please view the overall vision on the website and comment online, only 1 comment posted to date: <https://sustainabledc.uservoice.com/forums/149521-envision-it>
- Please visit <http://sustainable.dc.gov> and the Google Groups site to post messages and correspond in between meetings.