



**HAMILTON COUNTY  
LOCAL ALLIANCE FOR NATURE AND DEVELOPMENT (LAND)**

**Committee on Green Building**

**Draft Meeting Summary**

August 15, 2006, 1:15 p.m. to 3:15 p.m.  
Room 807, County Administration Building

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Attendance at the Meeting:

- Jennie Russell, DAAP
- Alan J. Warner, GBBN, USGBC
- Carl Sterner, U.C. Architecture Student, Students for Ecological Design
- Phil Friedman, HCDBI
- Joanne Gerson, City of Montgomery Planning Commission
- Alan Weiner, C.O.R.R.E.
- Dean E. Niemeyer, HCRPC

Joanne opened the meeting and asked Carl Sterner to introduce himself and the other members introduce themselves to Carl. Carl stated that Dean had invited him to be a member of the Committee a few months ago and he was only now able to attend the meeting. Carl stated that he is the leader of the U.C. student group Students for Ecological Design. Jennie informed the Committee that Carl is a student of hers and was instrumental in the successful U.C. application for the Solar Decathlon 2007.

After the introductions by the members, Jennie gave an update on the U.C. student work of the Green Roof Primer and the Sustainable Housing project. For the Green Roof Primer, Jennie stated that her summer class concentrated on developing further research especially on the LEED point system and ways to gain points. She stated she needed to pull the research together and include it in the final draft of the Green Roofs Primer.

For the Sustainable Housing Project (in the Over-the-Rhine), Jennie said the students were concentrating on two houses on Mulberry Street and the Don's Crankshaft site on Main Street, which includes five to six buildings. She said we had an earlier critique which Dean attended. She advised the Committee that there would be a final review of the Students' work on Tuesday August 29<sup>th</sup> from 11:00 a.m. to 2:00 p.m. The Committee is invited and lunch will be provided. She said she would send a pdf and e-mail announcement about the Final Review.

Joanne asked Jennie about Luke, who was involved in the Community Garden at the OTR sites from the first studio in the Spring. Jennie stated that the class was not looking at that site any longer. Dean stated that he would still like to get the work from the spring studio to include on our WEB page. Jennie stated that he should be able to get it from Frank Russell in digital format, but that Frank was out the country at the present time.

Alan Warner next gave an update on his efforts at the state level for the AIA Ohio Committee on the Environment (COTE). The two bills that he was in support of are the HB 251 on the adoption of energy efficiency and conservation standards

[http://www.legislature.state.oh.us/bills.cfm?ID=126\\_HB\\_251](http://www.legislature.state.oh.us/bills.cfm?ID=126_HB_251) and HB 467 which would require state buildings and school buildings to be designed and maintained in accordance with LEED standards  
[http://www.legislature.state.oh.us/bills.cfm?ID=126\\_HB\\_467](http://www.legislature.state.oh.us/bills.cfm?ID=126_HB_467) .

Alan stated he had talked with State Senator Tom Niehaus who said that HB 251 had a good chance to be passed by the Senate. Alan also said he had a chance to talk with Governor Taft at the Melink ceremony for LEED Certification in Clermont County. Taft advised him to talk with his Chief Policy Advisor who Alan found very knowledgeable about sustainability issues. However, Alan questioned what could be done before the end of Taft's term.

Alan said that both Governor candidates have something in the platforms about addressing greenhouse gases, but both have not been very specific about policy recommendations. Blackwell has said that we need further study on the issue. Alan exclaimed that it can't be ignored anymore. Alan informed that HB 467 is being opposed by the forestry lobby. HB 467 adopts LEED standards which utilizes the Forestry Stewardship Council's (FSC) standards  
[http://www.fscus.org/green\\_building/](http://www.fscus.org/green_building/) . The forestry lobby wants to use Sustainable Forestry Initiative's standards (SFI), developed by the forestry industry  
<http://www.aboutsfi.org/core.asp>.

Alan stated that Alex Watson ?? was writing a White Paper that would propose a compromise position where the SFI standards would gain one point while the FSC standards would gain 2 points for developers. He said the White Paper will be put before the USGBC this fall. If it is approved this should encourage the forest lobby to step away from its opposition to HB 467.

Alan informed the Committee that politicians are getting pressed by voters about the problems with the increase costs of gasoline and heating their homes. Joanne questioned whether members had seen her e-mail about the proposed legislation about drilling for oil on public lands. She passed around a WATCH newsletter from the Ohio Environmental Council.

Dean distributed copies of the letter plus motion/questions to Eric Stuckey/Banks Working Group. He said he had delivered this to Jeff Aluotto, but he didn't know the outcome and whether it finally got to the Banks Working Group. He said he would call Jeff to see what the status was of the letter. Dean also distributed copies of the Planning Partnership Executive Committee Meeting Summary for August 7<sup>th</sup>. He highlighted the section where Chris Bortz agreed to meet with Steve Leeper of 3CDC to assure that LEED certification and green technology are included in the next RFPs for The Banks.

Dean next distributed a copy of the "one-pager" he developed for Jeff Aluotto on Green Building Incentives and Programs, and also, a print-out of an e-mail from Tonia Edwards Building Commissioner stating that Jeff Aluotto had asked her to setup a meeting to discuss green building concepts and LEED certification. On the "one pager" Dean admitted he put as much information as he could get to fit.

He advised the Committee that he had met with the Director of the HIP program to discuss changing the brochure to promote green rehabilitation, and also, developing a PR campaign to promote the change. Dean informed the Committee that the Board of County Commissioners had recently changed the HIP program to expand the property value to \$350,000 from \$300,000 and to include commercial properties.

Dean also discussed the proposed program that the County adopt LEED- Existing Building (LEED-EB) and choose the County Administration Building as the pilot building. He said this was “low-hanging fruit” that’s easily picked through internal committee work and implementation. Dean also said the more difficult recommendation would be to offer expedited green building permits because this would require that Plans Reviewers and Building Inspectors would need to become LEED accredited professionals. Dean also spoke about the green BMPs for storm water management as already being promoted by the October 2005 Planning Partnership Workshop at NK Sanitation District No. 1 Offices and will be available through the LAND-HC WEB resources.

Phil informed the Committee that some of his employees are not supportive of becoming LEED accredited. Phil also said we need these incentives to help with revitalizing all the abandoned buildings in downtown Cincinnati. Dean said if the City’s tax abatements for LEED certification are approved combined with HIP could be a worthwhile motivation. Alan added that Historical Tax Credits could also be added to that mix. Joanne informed the committee that she will be presenting with Todd Kinskey, Terrance Vanderman, and Brian Bohl Managing Stormwater Through Improved Zoning Codes at the Ohio Kentucky Indiana 2006 Regional Planning Conference on Friday October 6th This is the link to the Conference’s Brochure <http://www.kapa.org/doc/OKI-ReqConf.pdf#search=%22OKI%20Ohio%20Planning%20Conference%20Workshop%202006%22>.

Dean then presented a real-time review of the LAND-HC Committee on Green Building WEB page and distributed print-outs of the same. The Committee recommended that other area Green organizations be included such as Imago, Grailville, new PNC LEED bank, Earth Connection, new Melink LEED building in Clermont County, the “Environmental Forum”, HIP, and Duke Energy. Dean told Carl that he would like to include a section on the WEB page about the Students for Ecological Design. For the meeting with Jeff Aluotto, Jennie suggested that a LEED-AP be included. Alan Warner recommended Greg Hutzel, an architect at BHDP. The next meeting was set for September 19<sup>th</sup> and the meeting was adjourned.