

**CAP Advisory Group Meeting – Boulder Public Library
February 25, 2008**

Present: Amy Ellsworth, Pam Milmoie, Craig Eicher, Ann Livingston, Dan Powers, Francoise Poinatte, Henry Mueller, Joe McDonald, Carol Tombari, Moe Tabrizi, Jim Wilson, Howard Geller, Adriana Raudzens Bailey, Paul Norton

Absent: Jeff Fiedler, Steve Mudd, Brian O’Neill, Jon Lindstrom, Michael Reid, Gwen Farnsworth, Blake Jones

Staff Present: Sarah Van Pelt, Kevin Afflerbaugh, Drew Bascue, Beth Powell, Yael Gichon, Danielle Koffler (CU Intern)

The group decided to break out by topic for the breakout session. One group will focus on renewables and one on buildings.

Adriana asked about Smart-Grid and Sarah and Craig answered that decisions around that and municipalization would be made by Council by March 18th. The discussion today should still consider all options for renewable energy. Joe asked about SmartGrid and Craig gave a great description of the benefits to Xcel and the city that is chosen. CAP staff updated the CAP-AG on some scheduled meetings of the Muni task force and the issues around these decisions.

Henry wonders if we can measure the impacts of a Community EcoPass. Moe suggests we focus on two EE (energy efficiency) items and one renewable. Howard says it’s hard to give inputs without a preliminary analysis of what things will cost, and other details.

Paul comments that #1 and #2 could be discussed together (solar and wind). Dan suggests we do that, and then focus on commercial code.

Francoise believes a Community EcoPass is a great idea but one maybe best addressed elsewhere. Drew added that GO Boulder is analyzing the continuation of this program and funding issues. This topic will be included in the April 8 study session. Howard suggests the program include all neighborhoods be included if they wish, if it doesn’t become a city-wide program. Sarah mentioned that the Ecopass is not at the top of GO Boulder’s list of funding priorities, but that they do want it to continue. Growth of the program has been continuing, but that means the department is soon going to run out of money. Howard suggests CAP could supplement funding to this program. Sarah points out also that GB hasn’t been able to track how many people are currently using them out. And RTD can’t measure ridership as they don’t track which kinds of passes are used. Joe made a motion to stop talking about the EcoPass! Agreed by all (with laughter).

Notes from the building group:

Commercial code – short-term, 100-day “upgrade in meantime” recommendations:

Paul asks where we're at with planning on commercial. Ann capped it – ESTF sponsoring a stakeholder process to develop a model code for commercial green building. City of Boulder may adopt it. First meeting in March – draft model code by the fall. Policies may be as aggressive in commercial as residential.

City council would like staff to investigate interim changes that can be put on the books right away while we work on a more comprehensive code. 30% above ASHRAE is what's being talked out.

Howard points out that a model code could be adopted by the city – should have been done years ago. An energy code is ideal, not LEED. Howard thinks 30% is the right number. These models already exist and we should just copy one that's already successful – he'll check with Steve Dunn on what he can refer us to.

Henry: latest technology includes lighting controls that are easy to implement. This may exist in the 30% model. Occupancy sensors – cheaper also. If the city gets aggressive with commercial sector, we have to be careful about driving businesses out of Boulder – tenants may not be able to afford a higher cost building. If landlords are forced into EE, they will raise their lease rates.

Francoise – with regard to new construction, it doesn't push up the price enough. Since we're focused on new, the fear factor shouldn't worry us. Rents are based on market rates. The codes have performance items that can be traded off, to save landlords money.

Henry: how much new construction is really coming? I think most of the issue is with existing buildings.

Dan: Re: new construction, what he hears from developers, with regard to new office space, they're savvy to the market forces demanding green features and the marketability of the building? He doesn't sense resistance. Is 30% above ASHRAE reasonable/possible? Howard says payback usually is 3-5 years.

Should we research recommending another percentage other than 30? Boulder Tomorrow is meeting about commercial development, and other groups can provide input to our research. Sarah will contact Jeff Lyng at GEO and asks the group to do their own research on ASHRAE standards.

LEED should be worked in to the process, sooner rather than later. If we recommend LEED now or later, maybe we should offer to provide project management implementation assistance and/or funding to pay for the paperwork and

Barriers:

- Split incentive
- Costs

- Getting approval for development – the paperwork/permits.
- Contradictory regulations like Solar PV not possible per height limits

People will need incentives and recognition. Xcel has a program to provide incentives on a sliding scale to developers. If Boulder adopted a new code, are those buildings still eligible for the technical assistance. AEC is the primary contractor for that program.

Density and parking requirement modifications can be incentives. Trade parking for bike spaces with lockers and showers – ends up being cheaper than parking structures.

Our recommendations / incentives:

- Reduced parking requirements
- Density bonuses for efficiency standards
- Expediting/fast-tracking of the permit approval process (include using local vendors or contractors as an added incentive)

Parking lot for longer term code recommendations: incentive for using local contractors and purchase of materials from within a 500 mile radius.

Discussion of existing buildings:

RECO:

Paul would like to see us step it up with ALL existing buildings; others point out that the triggers that accompany rentals make it easier to make a RECO work and be enforceable. We have lots of models to look at (like Berkeley) – there's no way to measure impact of the RECO, so to compare old and new utility bills. The only way to measure is over long term use. Let's research what other cities have achieved over years, normalized for number of housing units. SWEEP is researching implementation data – how it's enforced, what problems they've had, how rigorous are requirements, do they have software they can share. Howard will provide a review of their research.

Commercial existing buildings:

Is there a rationale to require an Xcel energy audit?

Requirement to study energy use per square foot. It would be a disclosure requirement. This is problematic because prior energy bills only reflect the prior tenant's behavior. Or, if it's a 24/7 operation vs. 9 to 5.

EnergyStar Portfolio Manager could be used on a voluntary basis. If you get 75 points you fall into the top 25%.

Howard: requirement of EE lighting – simplest measure. Adopt a reasonable standard (maybe from ASHRAE) – their “watt per square foot” standards. Give them two years to reach those standards, and take advantage of Xcel rebates.

Francoise: operational issues. Egregious things she's seen are heat lamps, open doors on air conditioned buildings, and in wintertime. Also, drive-throughs (banks, etc.). It's a land use issue but promotes non-essential GHG emissions.

Jim W.: it is important to award innovation retroactively and give credit to businesses that have made a lot of improvements before the requirements went into effect.

Sarah summarized the Buildings Group's recommendations:

Moe points out that 30% above ASHRAE gets only 3 of 17 LEED points, so is that good enough?

Renewable Energy Summary

Solar: Many regulatory barriers exist. City council has an ongoing meeting with City Attorney, so a working group can be formed to remove barriers or identify major ones. With small systems, is the city doing all it can to facilitate under 10k projects? If we can incentivize low interest loans through prop taxes that's good. With large projects, the 75th Street project worked, low bid, got funded, but a barrier is land. Open space solar projects are a possibility down the line. BCH property? Conservation easement exists there. Could city donate land? Find venture capitalists?

Germany law – transmission has to come to households that invest in PV. If city invested in wind farm we could require that transmission be built. Could PV be placed on parking structure roofs?

Comments from group: Would a solar source program substitute for WindSource? Customers could contribute extra \$\$ on their bill for additional solar capacity beyond what Xcel's requiring per their RPS. Boulder could pilot the program. Would be the solar equivalent of WindSource.

Floodplain land that can't be developed – could solar farms be placed there? We need to find investors/venture capitalists to invest.

Wind: Existing WindSource farms will be folded into the entire pot of wind. As people subscribe it pushes the RPS up. It might be 25% by 2020 due to WindSource subscription. Subsequent idea to later in 2008 go to PUC with proposal that allows large bulk purchase agreements for wind power to municipal customers, and maybe to large industrial customers. That buys naming rights to certain # of wind turbines. This is just an idea at this point. This concept would be city organization, not entire city's use.

Start a donation program for PV on schools? Companies could donate. Claudia van Wee at BHS is working on this. Francoise also mentioned this idea to school board and city council. They would need technical assistance. Third party venture capitalist needs to be on board so as not to lose 40% tax credit. Let's not underestimate the philanthropy in this city. Many foundations are showing up to donate solar for projects like BMM.