



**HAMILTON COUNTY
LOCAL ALLIANCE FOR NATURE AND DEVELOPMENT (LAND)
Committee on Green Building**

Thursday August 25, 2005, 2:00 p.m. to 4:00 p.m.
138 East Court Street, Rm 807 Cincinnati, OH 45202

In attendance at the Meeting:

- Alan Warner, GBBN Architects, U.S. Green Building Council, Cincinnati Chapter
- Jennie Russell, UC, DAAP
- Jayne Gall
- Eric Russo, Hillside Trust
- Michelle Anderson, Cincinnati Park Board
- Chris Lorentz, Thomas Moore College
- Chad Edwards, KZF Design
- David Whittaker, Human Nature
- Joanne Gerson, Montgomery Planning Commission
- Indraneel Kumar, Dean Niemeyer, HCRPC

The meeting commenced with introduction of the members. Joanne Gerson, chair person of the subcommittee, gave an overview of the history and background of Community Compass, 2030 Plan, Planning Partnership, and Local Alliance for Nature and Development (LAND-HC). Staff further explained the four subcommittees of LAND-HC, which are Greenprint Protection Regulations; Greenprint Legislation and Funding; Greenprint Awareness, Consensus, and Priorities; and the Green Building subcommittees.

A general discussion followed on the focus, possible projects, and principal for this subcommittee. Chad asked about the focus of the subcommittee and if it would operate on a scale of building, neighborhood, community, or urban design. Members suggested that depending on the strengths and interests, the subcommittee can focus on one or all of the aspects. It was suggested that the subcommittee could address the whole gamut of sustainable development.

A few ideas mentioned in the following discussion were: Identify Hamilton County Administration Building as a Green Building Project and draft benchmarks, principals, and sustainable statements for this subcommittee. A few suggestions were to study the Hanover principals, new Chicago principals, and LEED guidelines. Staff agreed to study the Hanover and new Chicago principals and LEED guidelines, prepare draft principals, and present to the subcommittee in September's meeting.

David had a suggestion to use "Integration of Development and Environment" instead of "Balancing Development and Environment". Staff explained that "Balancing Development and Environment" included in the *Strategic Plan* of this subcommittee, is one of the four core goals identified by the community earlier in the planning process. It was suggested to use "Integration and Balancing Development and Environment". Another suggestion was to include quality of life issues and how can it be made better for humans as well as non-humans as issue statements for this subcommittee.

Jennie discussed the issue of communication to the 49 jurisdictions in Hamilton County and how to get those communities on board to implement the green Building ideas. It was mentioned that "Update", the Planning Partnership magazine would be a good resource

since it is distributed to many of those communities and has a wide readership. Stories and short case studies on the benefits of green Buildings could inspire these communities.

Committee members presented their ideas, projects, and possible action plans. Chris suggested for a physical model of green Building that could be used for demonstration purposes during symposia, seminars, meetings, etc. There could be physical models for different aspects of green buildings.

Michelle presented several ideas for events, projects, programs, and networking strategies. Her ideas include hosting a Green Roof Symposium on November 15th; Green Building Product Show; Expert conference with speakers; Overview conference on green policies and practices in Hamilton County compared to other places; Networking conference for local businesses providing Green Building services; and getting *The Enquirer* involved with a weekly column on Green Building. In addition to Enquirer, Business Courier was also suggested as a good media. Local and guests columnists could write weekly articles on green buildings and other issues. She suggested for one initial event to introduce the Green Building subcommittee to the community. Further actions to keep green Building fresh in the mind of participants and get the most output from subcommittee members, a continuous e-mail communication and at least one annual Green Building event were suggested. The media should be involved after the debut event to maintain the momentum.

Eric presented action plan for *Promoting Economics of Green Building Design and Conservation Construction*. The methodology comprises identifying examples of green buildings from each land use category, such as residential, commercial, etc.; collecting data on site acquisition, construction, and operating costs of the green buildings; comparing the green buildings operating costs with a no green building scenario; research and document challenges in building greener and available financial incentives; and develop an "information kit" and distribute via booklet, CD/DVD, web page, etc. The second part of the presentation focused on the methods of information dissemination. It was suggested that green building could be promoted through state legislation. An example of Indiana legislation was provided.

Jennie Russell stated that she recommended a Green Homerama, but now saw that as something to be done on a "Greenfield". She stated she would prefer a green urban renovation in the Over-the-Rhine. She envisions the project as initially an architecture studio with her students and involving the Niehoff Studio. Virginia also stated that an implementation partner might be Tim Voss, an OTR developer. She said that Tim should probably be asked to be a member of this committee.

Joanne shared experiences of the City of Montgomery in updating the existing zoning codes to better manage storm water runoffs. This included the new parking standards, which call for maximum impervious areas than a minimum impervious area used previously. Storm Water Zoning Code Project Committee, a subcommittee of Planning Partnership, is doing research and presentation on zoning code regulations that can address storm water runoff issues. A practice session of the power point presentation is scheduled for Planning Partnership Program Committee on Sept 21st at 10 am at the Wyoming Administration Building. Green Building committee members are invited to hear and give their input at this meeting. The complete presentation will be on October 31st from 1 to 3 pm at Northern Kentucky Sanitation District no.1. At 3 pm there will be a tour of the award winning facility. The target audience for the presentation includes jurisdiction administrators, planners, elected officials, and planning commissioners.

Joanne requested other members, who attended for the first time, to present their ideas and projects in the next meeting. It was also decided to discuss parameters for prioritization of these projects. The next meeting dates are September 27th, October 18th, November 22nd,

and December 20th from 1:15 to 3:15 pm. Having no other business, the meeting was adjourned.

A draft list of projects mentioned by members is included for your review.

- 1) Physical model showing aspects of green building
- 2) Green roof symposium on November 15th, 2005
- 3) Overview conference on green policies
- 4) Network conference of local businesses, green building services, etc.
- 5) A combination of the conferences mentioned above
- 6) Media- Enquirer and Business Courier, "weekly column" on green building and green practices
- 7) A demonstration project -Green Homerama- in collaboration with American Institute of Architects' (AIA) Design Green Cincinnati or Citirama.
- 8) Public Service Announcement through radio (NPR), national trade journals, corporate sponsorships, TV time slots, etc.
- 9) Office of Sustainable Development in Hamilton County
- 10) Over The Rhine project
- 11) American Institute of Architects (AIA) charettee
- 12) Storm water zoning
- 13) Community Revitalization Initiatives' resource book or toolkit- identify relevant resources for green buildings