

1. Call to Order/Roll Call and Announcements

The meeting was called to order at 3:05 p.m. There were 8 members present at roll call.

The following subcommittee members arrived at the times stated below:

- Marc Campbell at 3:10 p.m.
- Columba Sainz at 3:12 p.m.

Chair Torres announced that subcommittee member David Hondula was selected as Heat Officer of the new Office of Heat Response and Mitigation and offered her congratulations. She also offered the support of the subcommittee as he transitions into the new role.

Chair Torres gave an update on the Climate Action Plan stating staff is currently revising the draft which will be presented to City Council in October and posted online at the same time. She asks that the subcommittee review the final version when it is available and to provide support and comments during City Council meetings.

Chair Torres shared that the Union of Concerned Scientist has a recent study on extreme heat and outdoor workers which included a review of workers nationwide and provides great data on effects and economic impacts.

Chair Torres shared that the Streets Department will be hosting a virtual presentation that evening on the cool pavement pilot study and encourages members to attend if they are interested.

2. Review and approval of August 10, 2021 Minutes

ACTION:

Subcommittee member Esposito made a motion to approve the August 10, 2021 minutes. Subcommittee member Berisha seconded the motion. The motion carried 10:0.

3. Public Comments

No one spoke.

4. Withey Morris Cool Roof Presentation

Jason Morris from Withey Morris PLC and Todd Gosselink from Trinsic Residential Group presented on cool roofs from an industry perspective. They shared real estate and developer interest in cool roofs and their perspective on when and how cool roofs are used and the factors that determine cool roof use in development. Developers face great financial challenges when deciding to add cool roofs to projects which discouraged implementation. Developers are receptive of incentives vs regulation as it allows them the flexibility to absorb increased construction and design costs. As time progresses the incentives are no longer needed as it becomes industry standard and common practice. This has been seen with other green building code items. They shared an example of a project in Flagstaff where they were allowed to choose from a menu of sustainability options to qualify for an incentive rather than having to follow strict mandates which allowed them to ensure the right fit between sustainability measures and the specific project.

Chair Torres asked if buyers are aware of the benefits of cool roofs or other sustainable building options and would be willing to pay the higher cost. Todd Gosselink stated that commercial real estate isn't sold by the building itself but by the income stream it creates. This is often the rent produced and renters often aren't aware of the benefits and it comes down to price and location as the main determining factors. It is easier to add sustainability as a factor if the long-term savings can be quantified, which is hard to do with cool roofs as buildings differ greatly.

Vice Chair Myers asked what kinds of incentives would be needed to encourage developers to take more action. Todd Gosselink said that review times are a big issue in a post-covid world and any way to shorten them would be a big interest for developers and investors. If investing in sustainable measures would mean a dedicated review team or guarantee of a quicker review this would provide cost benefits as every day waiting for review and approval is lost money to investors.

Subcommittee member Rodriguez thanked them for coming and presenting. She appreciated their perspective and found extreme value. She would like to work with them and learn more after this meeting as she also serves on a Village Planning Committee.

Subcommittee member Hondula asked about their comments on affordability as satellite images show many industrial roofs are lighter in color already and maybe those comments were applicable to certain types of developments or there might be differing definitions of cool roofs. Todd Gosselink stated that when he speaks of cool roofs he is specifically referring to the material of the roof and the majority of their roofs are white. The specific cool roofs he is mentioning have a solar reflectance index (SRI) of 90%+ at installation. Painting a roof white is a no cost change and is industry standard. Subcommittee member Hondula clarified the difference between a traditional roof versus "cool roof" in terms of SRI. Todd Gosselink stated their materials have been in the 60-70% SRI range for typical roofs. Subcommittee member Hondula noted that 60-70% is much better than a non-white roof and if that is common practice it is a good indication of use and practicability.

Chair Torres thanked them for coming and appreciated their perspective.

5. Cool Roofs Policy Memo Update

Vice Chair Myers shared the current draft of the cool roof policy memo and asked the subcommittee for their review. Subcommittee members Berisha, Rodriguez, Hondula also helped with the draft and she thanked them. The draft contains a definition of cool roofs and benefits and they need help with more information on current city policy and areas of improvement.

Planning and Development Structural Plans Engineer John-Jozef Proczka provided more information on current building code language stating that the term "cool roof" isn't in the code, however as the developers previously mentioned the standard is based on SRI and thermal emittance. He is available for questions from the subcommittee.

Chair Torres asked if the city is checking for this standard specifically in its review and how it is incorporated in the review process. John-Jozef Proczka stated it is one part of the review process and everything in the code is enforced. It is check in the design process and in post-construction review.

Subcommittee member Berisha asked how cool roofs could assist with lowering the energy burden for low-income and vulnerable residents. John-Jozef Proczka mentioned

that the building code that requires a certain SRI is not a part of the code for single family homes. Subcommittee member Hondula noted this would be an area of improvement as it seems to be the common practice for commercial roofs to be white and that's not the case for residential homes.

Subcommittee member Chandler asked about retrofitting existing buildings and the cost to upgrade to a cool roof as this would be interesting data to have. This would help with finding funding and knowing how to best use pending grants and infrastructure funding. Subcommittee member Hondula mentioned that his understanding is that residential replacements aren't cost effective unless it is time for routine replacement otherwise it is not a cost burden. Chair Torres wondered how to encourage residents to want to replace their roofs with cool roofs when the time comes.

Subcommittee member Rodriguez asked if townhomes fall under residential code. John-Jozef Proczka confirmed that townhomes would be residential unless they were taller than three stories.

Chair Torres thanked subcommittee members for their discussion and encouraged them to share any additional thoughts with Vice Chair Myers before the next meeting.

6. Cool Corridors Response from the City

Chair Torres shared that the EQSC has received a response from city staff in the Streets Department on the cool corridors memo from UHITS earlier this year. At the next EQSC meeting city staff will be present to discuss the response and be available for additional questions. She encouraged members to review the response and attend if they were interested. If anyone has questions now for her to ask, she invites them to share and she is happy to ask for them.

Streets Department Deputy Street Transportation Director Chris Ewell thanked the subcommittee for the thorough memo and appreciated their specific input and direction. He is looking forward to the next steps as the corridors are developed over the next several months. Chief Sustainability Officer Mark Hartman added that conversations are already occurring discussing that the recommendations included in the memo are serving as minimums and will be much higher where they can be.

Chair Torres asked about how the community can be involved in determining the first sites of cool corridors in their own districts. Chris Ewell stated that list of sites has been created where corridors could more easily be implemented and are along high pedestrian areas and it is being shared with council offices for their review in final selection. Chair Torres expressed concern about residents not knowing how to be involved when they want to be.

Subcommittee member Esposito asked about the 30% tree and shade cover standard and whether that includes private property along the corridor or only right-of-way. Subcommittee member Rodriguez agreed with the concern about only planting in city right-of-way. Mark Hartman stated that at first it will only be right-of-way property that can be maintained by the Streets Department, however in future years the intention is to collaborate with Neighborhood Services and provide resources to encourage neighborhood involvement.

Chair Torres invited subcommittee members to contact their councilmember to ask how to be involved in the site selection process.

7. Review of Future Agenda Items

The next meeting is tentatively scheduled for October 12, 2021 at 3:00 p.m. Future agenda items will include continue discussions on policy recommendations and a presentation on heat equity. Subcommittee members should email Chair Torres if they have suggestions for other agenda topics or speakers.

8. Adjournment – The meeting was adjourned at 5:06 p.m.

Respectfully Submitted,

Katrina Gerster, Environmental Quality Specialist