

# THE DADE GREEN COALITION



## GREEN ACTION AGENDA

Recommendations from the First South Florida Sustainable Building Conference

# THE DADE GREEN COALITION

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**PART SIX**  
**OPERATE BUILDINGS GREEN**  
 Establish Green Standards for the Workplace  
 Retrofit and Maintain for Health and Value

1. Lobby for the development of Indoor Air Quality Standards (IAQ) for all public buildings to include the following areas:  
 Develop and distribute procedures for cleaning air conditioning equipment and distribution systems.  
 Procedures for reporting IAQ complaints by occupants.  
 Strategies for expeditious investigation of complaints.  
 Procedures for the cleaning of buildings with safe non-toxic materials.
2. Lobby for re-commissioning of all public buildings because occupancy and remodeling impact building infrastructure and installed systems. Retrofit is often necessary to maintain indoor environmental quality (IEQ).
3. Advocate retrofit of building lighting systems for significant energy savings; consider Performance- Based contracting for energy retrofits.
4. Encourage retrofit be accomplished with non-toxic material. Materials with recycled content, those that are locally made and those with low-embodied energy.



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 Engineering-School of  
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# *Dade Green Coalition*

This Action Agenda charts an ambitious course to the future of South Florida in the next century. It is consistent with, and supportive of, many other on-going efforts to address the economic, environmental, and social sustainability of our community. The Agenda cannot be implemented successfully by any one individual, enterprise, or unit of government. Instead, there must be a confluence of public and private sector actions in pursuit of our common goal. Education to bring about changes in the marketplace supported by a long term view of the public interest is a critical component of this effort.

The Dade Green Coalition exists as a mechanism by which this Action Agenda can be translated into meaningful action. The Coalition is an open forum which meets on a monthly basis. I urge your direct involvement with the Coalition.

For additional information please call Mr. Don Youatt, with the Dade County General Services Administration, at 375-1150. "Business as usual" cannot address the challenges which confront us. The active and thoughtful participation of all sectors of our community can. Please join us on the path to a sustainable South Florida.

Sincerely,

*Douglas Yoder*  
 Douglas Yoder  
 Chair

*Promoting sustainability for a viable future*





## GREEN ACTION AGENDA

### Recommendations from the First South Florida Sustainable Building Conference April 10-12, 1997

This agenda was created by consolidating the suggestions and impediments at each of the 18 conference breakout sessions through the consensus process in the final session. "Green" and "Sustainability" are used interchangeably to mean "development without growth beyond the environmental carrying capacity, where development means qualitative improvement and growth means quantitative increase". In the design and construction practices outlined below, this includes favoring urban infill over suburban greenfield development, reusing existing buildings, planning for a mix of uses, following urban design principles that create safe streets and high quality of life. It includes choosing natural (free) processes rather than energy intensive (storm water flowing by gravity rather than pumps; solar water heating and lighting), using and recycling local, renewable, and resource-efficient materials, highly energy-efficient building systems, and non-polluting construction and operations practices (among many others). Most suggestions were rooted in participants' knowledge of successful implementation elsewhere

## PART FIVE MARKET THE CHANGES AND THE VISION

### Sell the Agenda and Vision What You Can Do In Your Town and County Starting Monday

1. Produce an annual Green Building Awards Program to promote green planning, design, operation or recycling efforts of neighborhoods, cities, architects, designer, building owners, etc.
2. Find and enlist local advocates and form a steering committee of them to augment the coalition.
3. Use local success stories for PR: show what is selling
4. Write one letter/week/month; send pictures and examples.
5. Call news outlets and be interviewed (include small weeklies as well as larger media).
6. Conduct extended multi-agenda public education efforts in concert with other groups.
7. Join builder's associations, Realtor associations, and other trade organizations.
8. Find and enlist local advocates; find hot buttons (local concerns) and make tie-ins.
9. Encourage the use of the Internet "<http://www.fc.state.fl.us/fdi/e-design/online/edo.htm>" or try FICUS: "<http://www.arch.ust.edu/ficus>" for information on green design, building commissioning, Leadership in Energy & Environmental Design (LEED) Standards and detailed product data.
10. Make future conferences more available to the public; bus kids in from schools
11. Promote a total building commissioning roundtable in South Florida to encourage adoption of a commissioning guideline for South Florida.



## Policy In Urban Design

18. Create a regional vision incorporating ecosystem preservation principles to guide comprehensive and redevelopment planning to meet future growth needs in a sustainable way.
19. Require all developers to include 15% affordable housing in any building or development above 6 units. similar to the program instituted by Montgomery County MD.
20. Mandate TND zoning ( Traditional Neighborhood Development) as the only way to build on undeveloped land. Smaller adjoining properties could be designed and approved together and developed separately.
21. Allow permitting on the size lots originally platted, e.g. 25 ft., in order to re-establish the urban neighborhood fabric and promote infill development.
22. Encourage residential development with narrow streets and rear-parking with pad or fully enclosed garage with access to living area.

## Policy In Water Resources

23. Offer incentives to encourage solar water heating and exploit its economic development.
24. Develop a program to build hydric parks to create large water storage areas for aquifer recharge using funds that would otherwise be needed for construction of future water production (e.g. desalinization plants).
25. Set policy committed to research and consider expansion of greywater usage and allow and encourage rainwater harvesting (cisterns).
26. Reconnect clean sewage treatment outflow to the everglades rather than Biscayne Bay.

## Policy In Transportation

27. Petition State and County Public Works to create and train specialized "Main Street" design teams with urban designers to plan the reconstruction of county and state roads through cities and towns to enhance rather than destroy the quality of life for adjoining property, pedestrian safety and economic vitality.
28. Lobby for one percent of the cost of all Florida Department of Transportation and County transportation projects for mass transit, expressways or busways be used to hire urban planners for community-based urban design and neighborhood planning that would guide the project engineering (e.g. location of stops and crossings; connection with neighborhood streets; bike/pedestrian facilities and connections and coordinated planning with adjacent projects).
29. Encourage local governments to take back their policy-making from FDOT, to even out the balance of pedestrian vs. driver accommodations.
30. Allow site-specific street design flexibility.
31. Include current best practice tree standards in roadway design.
32. Develop policy to establish fees for parking anywhere to expose the true cost of auto use.

## THE DADE GREEN COALITION.

### THE MISSION STATEMENT

**The mission of the Dade Green Coalition is to increase the sustainability of Dade County by incorporating land planning, design, building products and operation that will reduce resource consumption and maintain healthy urban environments and productive agriculture while protecting the natural systems for future generations.**



## THE AGENDA IN 6 PARTS

### **\*Demonstrate The Principles**

### **\*Educate & Empower**

### **\*Finance The Change**

### **\*Modify Policy**

### **\*Market the Change**

### **\*Operate the Change**

## **PART FOUR MODIFY POLICY**

### **Think Big! Think Fresh! Some Modestly Radical Proposals**

#### **Policy Makes it Easier, Quicker, Cheaper to Build Green**

1. Set up special benefits and rapid review and inspection process for green projects that meet or exceed specified energy and environmental design criteria.
2. Set up and train a separate interdisciplinary review team to follow the project through inspection and Certificate of Occupancy with an attitude of "how can we make this happen?"
3. Waive excessively restrictive or conflicting codes if the intent of the codes and all safety requirements are met for green demo projects. Waive, defer or reduce impact and permit processing fees and expedite permits for demo projects.

#### **Policy in Construction, Zoning Codes, Ordinances, Practices and Procedures**

4. Encourage the use of incentive based policies over those that are prescriptive or punitive.
5. Mandate appropriate urban design principles for infill development.
6. Amend codes to encourage mixed use and mixed income projects.
7. Propose to the County that they give some kind of preference to sustainable products in the product approval process. Check codes to be sure they prohibit products because of unsatisfactory performance and not recycled content.
8. Allow credit on energy calculations for strategic plantings in residential and commercial landscape..
9. Offer incentives to design buildings to be solar ready.
10. Create more flexible storm water codes to allow demonstration with alternative designs.
11. Institute a standard for measuring individual home's energy and environmental compliance, like Austin's Green Builder Program.
12. Maximize use of existing infrastructure for infill development.
13. Encourage use of traditional materials and design principles from other cultures with similar climates.
14. Lobby manufacturers to except responsibility and cooperate with a reverse distribution of waste. When its worn out and not repairable, return it!
15. Lobby for higher tipping fees for construction waste to encourage job site source separation and recycling.
16. Lobby for greater controls on Construction & Demolition landfills to reduce damage to land and water sources.
17. Lobby for code changes that presently restrict the use of salvaged materials providing environmental and safety standards are met.



**PART THREE**  
**FINANCE THE CHANGE**  
**Finance Incentives and Penalize Negatives**

1. Define sprawl and require development that meets that definition to pay true total costs (capital and operating) of land use. Provide incentives for infill development. "Attach truth in labeling" to project costs.
2. Propose the requirement for application of Green design principles to all publicly financed housing development. Change point systems for awarding affordable housing financing to favor green infill projects that are mixed income.
3. Encourage public utilities to finance home improvements that reduce the need to increase capacity.
4. Encourage removal of any incentives to holding lots empty & undeveloped. Research possible tax on vacant lots; strictly enforce cleanup & property maintenance codes.
5. Push for reduction or deferment of impact fees for infill/green development that follows approved standards.
6. Propose the reinstatement tax credits for solar products.
7. Encourage location efficient mortgages (near transit so first or second car not needed)..
8. Allow for reduced life cycle costs in funding ratios (lower operating & maintenance costs).
9. Create lender pool to finance green systems (that may exceed standard initial cost ratios) with add-on green mortgages based upon projected savings (e.g. Barnett in Sarasota)
10. Explore the way to expose the true costs of autos to the environment. Everyone should pay to park anywhere.
11. Encourage property insurance rate's to give rate reduction to commissioned buildings that meet the Leadership in Energy & Environmental Design (LEED) standards by including the building envelope in commissioning.
12. Locate a concise resource guide that documents value appreciation and savings.

**PART ONE**  
**DEMONSTRATE THE PRINCIPLES**  
**Support Green Demonstration Projects With Existing Resources**

**Build A Project - a Green Neighborhood**

1. Identify available public or private land and/or buildings for recycling. Raise funds or donations to contribute land for mixed income mini-neighborhood 6-12 units to demonstrate urban infill.
2. Recruit/encourage production builders, developers and interior designers to build one or more model homes in competition. Include a Community Development Corporation and/or Habitat for Humanity home in the mix.
3. Hold design competition for the units in the project. Designs will incorporate green design principles for residential use including energy efficient envelope, recycled content materials, waste minimization, life cycle costing and solar hot water heating.
4. Set up a separate packaged building & zoning process for plan review and inspection. Obtain waiver or deferral of impact and permitting fees.
5. Obtain waiver for code restrictions as a demonstration project if the intent of codes and safety requirements are followed. Use demonstration projects to discover code changes that will be necessary for sustainability.
6. Create project lending pool from funding sources to spread risk and educate loan committees.
7. Market the project as a Green Home Show. Hold open house for 60 days on weekends. Builders sell units at the end of the open house show.

**Incorporate *Green* into Planned Public Building Projects.**

8. Select prominent public project in the planning stage to demonstrate some of the green principles. Require application of the LEED Check List (Leadership in Energy and Environmental Design from the US Green Building Council) Strive to qualify as a LEED Pioneer by requiring that the project follow urban infill design principles, and be commissioned (performance based energy efficient design and systems testing).
9. Require all new public buildings to at least run the LEED checklist and consider appropriate urban design principles and commissioning beginning in the planning stages.
10. Require all public buildings meet minimum LEED standards on a phase-in period of 10 years (beginning with 10% in the first year, 20% second year ect.)
11. Require life cycle costing as part of the budget guidelines and design program for all new public buildings.
12. Hold pre-design workshop for all new buildings and major whole building renovations to establish a project specific green program and attach to the architects contract.
13. Prepare a Green Program with established energy standards for each public building to be attached to the architect's design contract.
14. Design buildings to be solar ready.
15. Specify building materials with recycled content when safety and durability is not compromised. Use materials that are non-toxic. Local materials and materials with low embodied energy should always be given priority.
16. Reduce quantity of materials from overdesign. All safety criteria must be fully met but shall not be redundant
17. Eliminate use of paint that contains VOC's (volatile organic compounds).
18. Require that public buildings and their components be designed for recycling.



## Include Public Works and Infrastructure Projects

19. Build a demonstration solar/aquatic sewage treatment plant.
20. Propose to the County to institute the "Adopt-a-bus-stop Program " which would encourage private developments and existing businesses to design and build comfortable bus stops in good locations (there is often not enough room in public rights-of-way on arterial roads. Require this on all new buildings.
21. Discourage resealing asphalt drives and parking lots and let them age to lighten color and reduce heat gain.
22. Propose modification of the Florida Department of Transportation public participation process to include up front citizen input into roadway design.
23. Coordinate public investment by planning infrastructure projects together with urban designers.

## Implement Specific Projects That Already Designed To Demonstrate *GREEN* Such as:

24. Push for implementation of the "Arch Creek Community Action Master Plan" (North Miami).
25. Push the completion of the Jordan Commons project in South Dade - Habitat For Humanity's model for affordable housing neighborhood.
26. Push for implementation of the Urban Forest Master Plan modified to meet current standards.
27. Support the construction of the Marjory Stoneman Douglas Everglades Center.

## Specify Separation and Reduction in Construction and Demolition Waste

28. Promote job site source separation and reduction through incentives and specifications.
29. Establish incentives in a program that will encourage a project specific Waste Management Plan for all new buildings and residential projects over 6 units from the contractor, sub-contractor and suppliers.

## PART TWO EDUCATE & EMPOWER The Public, Decision Makers, and Designers

1. Use existing locally available training programs such as Citizen Planner, Green by Design, Cool Communities, Florida Yard Program to conduct specific training.
2. Conduct training for the County Development Impact Committee. Continue training for relevant City & County departments such as Planning, Development and Regulation, Public Works, Transit, Community Development and Housing Agency, etc.
3. Establish workshops to educate new Community Council members, Citizen Review Committees, and School Board.
4. Underwrite training and planning sessions for neighborhoods impacted by public projects, to insure informed public participation in project design.
5. Encourage and educate Building Code Officials to be proactive toward promoting GREEN projects.
6. Sponsor local training sessions for the US Green Building Council's Designer certification (Leadership in Energy and Environmental Design).
7. Educate facility planners to understand the need to look at the long term life cycle costs (including environmental costs and include appropriate language in design proposals and building programs).
8. Create GREEN Curriculum for public schools, include take-home sustainability checklist.
9. Work with Building Owner's & Manager's Association to educate building owners and managers on the benefits of total building commissioning for all new buildings include the energy efficient building envelope and building re-commissioning and energy retrofits for existing buildings.