


CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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July 13, 2009

TO: Mr. Clayton Wong, Fiscal Administrator

FROM: Councilmember Donovan M. Dela Cruz 

RE: Report and Findings – ULI Conference, Developing Green: The Future is Now,
Are You Ready?

Attached is a copy of the report and findings on the briefing and meetings attended in Los Angeles, California, May 12-13, 2009

If you have questions regarding the foregoing, please do not hesitate to call me directly.

Attachment

Developing Green: The Future is Now, Are You Ready?
July 13, 2009
Page 1

Tuesday, May 12, 2009

Registration

Welcoming Remarks

Welcome Remarks/Keynote Speaker
Mary D. Nichols, Chairman, California Air Resources Board

Highlights of Presentation:

1) Speaker focused on California's precedent-setting Global Warming Solutions Act (AB 32). This act required a 25 percent reduction in Carbon emissions from 1990 levels by 2020.

a. To achieve this goal, California is pursuing three strategies:

- i. Better cars – more fuel efficient
- ii. Better fuel – less carbon intensive fuel
- iii. Better development – more walkable and transit friendly

2) Speaker also stated that California is requiring all local governments to coordinate their transportation and land use strategies to reduce vehicle miles traveled. This process of coordinating land use and transportation strategies will shift municipalities' focus on infill development, transit-oriented development and mixed-use development.

General Session

Speakers:

Hasan Ikhata – Executive Director, Southern California Association of Governments
Craig A. Moyer – Partner and Chair, Land Environment and Energy Division, Manarr, Phelps & Phillips

Presentation: California's New Climate Change Regulations and What It Means for Real Estate Development.

Speakers discussed their experiences of implementing AB 32 and SB 375 – California's groundbreaking climate change regulations.

Developing Green: The Future is Now, Are You Ready?
July 13, 2009
Page 2

Speakers:

John J. Christmas, Senior Vice President, Hannon Armstrong
Lisa Galley, Principal, Galley Eco Capital LLC
Lance Sheperd, Manager, Design and Construction Programs, Office of the State Architect,
Department of Personnel and Administration

Presentation: Dollars and Sense of Green Retrofits

Speakers shared reasons why retrofitting existing buildings is worth the effort and how to generate cost saving measures that add value to your project while reducing greenhouse emissions.

Concurrent Session:

Speakers:

Kay Brothers, Deputy General Manager, Southern Nevada Water Authority
Jack Hoagland, Principal, Sterling Ranch, LLC
Steven R. Kellenberg, Principal and Vice President, EDAW, Inc.
James G. Moose, Partner, Remy, Thomas, Moose and Manley, LLP

Presentation: Water: The New Development Constraint?

Speakers discussed how that lack of water has a significant impact on new development.

How climate change, population growth, and the scarcity of water impacts developments in the West.

Concurrent Session:

Speakers:

Sam K. Gladstein, Vice President, Operations, Newland Communities
Sophie Lambert, Director, LEED for Neighborhood Development, U.S. Green Council
Tom J. Phillips, Senior Development Program Manager, Seattle Housing Authority
Steve Windhager, Director, Landscape Restoration, Lady Bird Johnson Wildflower Center

Presentation: Green Neighborhoods: The Costs and Benefits

- a. Speakers discussed the cost benefit analysis of new certification programs for neighborhoods.

Developing Green: The Future is Now, Are You Ready?

July 13, 2009

Page 3

- b. Speakers discussed programs such as LEED for Neighborhood Development rating system.
 - i. This program integrates the principals of smart growth, urbanism and green building into the first national system for neighborhood design.
 - ii. This program will assign ratings to master plan or other large-scale developments that are close to town and city centers, have good transit access, are urban infill sites, are previously developed sites, or adjacent to existing development
 - iii. Speakers also discussed the group - Sustainable Site Initiatives. This group is establishing voluntary national guidelines and performance benchmarks for sustainable land design and construction, especially through landscaping.

Concurrent Session:

Speakers:

Leanne Tobias, Founder and Managing Principal, Malachite LLC

Presentation: How to Capitalize on Federal Economic Recovery Investment Opportunities

Speakers discussed what federal monies through the American Recovery Act are available to help in investments in infrastructure and green technology.

Wednesday, May 13, 2009

Opening Session

Keynote Speaker:

F. Barton Harvey, III

Presentation: A Green Vision for Transforming Communities

Speaker discussed issues, challenges and opportunities for the development community when faced with climate change, population growth and global competition issues.

Concurrent Sessions:

Retrofitting Existing Buildings to be Green: A Case Study from Concept to Certification

Speakers highlighted Transwestern's development of its existing building retrofit capabilities including successes and lessons learned.

Developing Green: The Future is Now, Are You Ready?

July 13, 2009

Page 4

They made it clear that their goals are to be perceived by peers as proactive – not being a leader in going green. They were also reacting to tenant concerns in market.

- a. They are now big fans of volume certification – earn points on your existing buildings as you go instead of waiting for a building to achieve all its points before submittal for LEED certification.
- b. They chose 25 buildings to move through certification.
- c. Cost to certify: \$0.17-\$0.18/sf to get buildings certified.”
- d. They noted that their certification costs have gone down quite a bit as they’ve gained more experience with LEED-EB.
- e. They also stated that most of the buildings they certify already are within an easier range of certification – focus on low-hanging fruit.
- f. They noted a 2% savings in utility costs which include substantial utility rate increases.
- g. They found no cost difference between certified and Silver levels. However, Gold cost much more than Silver.
- h. They have noted that no increase in rents since retrofitting their buildings. Market conditions today are too unstable to look at certification as a premium bringer. Certification value comes more from being focused on operating expenses.

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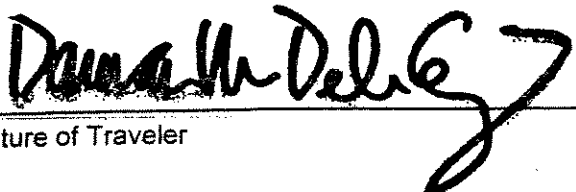
CLAIM FOR TRAVEL REIMBURSEMENT

Date: 6/4/09

Traveler: Donovan Dela Cruz
 Event: ULI Developing Green: The Future is Now, Are You Ready?
 Location: Los Angeles, CA
 Dates: From 5/12/09 8:00 am To 5/13/09 12:30 pm

Description	Amount	Notes
1. Registration Fee	195.00	Online registration attached
2. Airfare	274.70	DR: 5/11/09 9:02 pm RT: 5/13/09 7:47 pm
3. Hotel	260.03	Rate: 260.03 No. of Billable Days: 1
4. Meals	131.59	Receipts attached
5. Ground Transportation	30.00	Online registration attached
6. Tips	8.00	
7. Other	9.95	Travel delay
Other	14.99	Airflight insurance premium
Other	9.95	Baggage insurance premium
8. Adjustment		
TOTAL REIMBURSEMENT	934.21	

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRVL02 form, is accurate. Further, I am claiming reimbursement for expenses associated with a trip in which City business was conducted and personal funds were used to advance payment:



 Signature of Traveler

 Date