



COLORADO

Newsletter

December 2010

Energy + Atmosphere

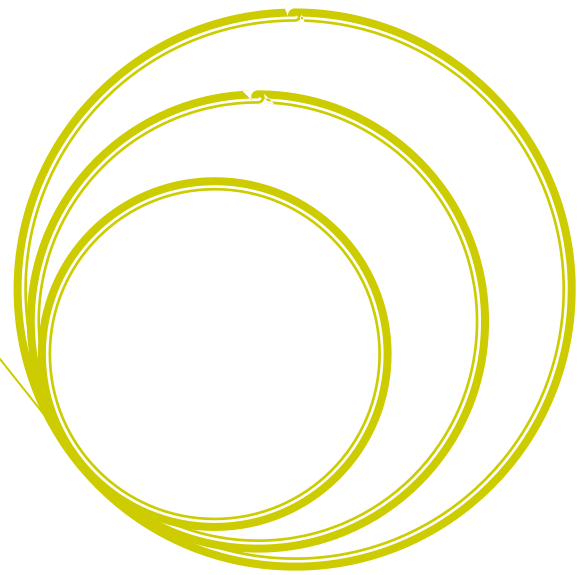


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Calling all Authors

The deadline to submit articles for the January/February 2011 Newsletter is January 10th. Please submit articles in a Microsoft Word Document to **Cyndy Snow** at csnow@wausauwindow.com

Questions, comments or suggestions? Please contact **Chris Kerlin** at ckerlin@tmcxsolutions.com

Upcoming Newsletter Themes

January/February | **Indoor Environmental Quality**

March/April | **Sustainable Sites**

May/June | **Water Efficiency**

July/August | **Materials + Resources**

September/October | **Innovation + Design**

Executive Director's Corner

Deb Kleinman, Executive Director, USGBC Colorado



COLORADO

As 2010 draws to a close, and the dark settles in, illuminated by Colorado's brilliant night sky, I find myself reflecting on the deep commitment and sense of shared purpose that connects the green building community in Colorado. USGBC Colorado has been built and strengthened by the individuals who collectively contribute their leadership and vision to further our mission to transform the built environment.

2010 has been an exciting and productive year for USGBC Colorado, thanks in large part to the generous support of our members, sponsors, and other contributors.

Our membership has contributed thousands of hours of their time to drive USGBC Colorado's education, advocacy and outreach programs around the state.

Our education programs have expanded as we work to address the education needs of an ever-diversifying green building community in an affordable and accessible way. From LEED Workshops to Rocky Mountain Green and the Green School Summit to the numerous local education programs planned by local branches, USGBC Colorado continues to serve as the go-to green building educator in Colorado.

- The Chapter's advocacy program had a number of successes this year, including its first Day at the Capital, its partnership with Habitat for Humanity to promote residential green affordable housing while providing LEED project experience to professionals seeking accreditation, and its leadership role in the greening of the MLS in Colorado.
- The Chapter's fifteen Annual Sponsors in 2010 help to ensure the long-term financial sustainability of the organization.
- A remarkable group of industry experts have made significant in-kind contributions of services and products to help USGBC Colorado achieve LEED Platinum for Commercial Interiors for its new headquarters. And,
- The community continues to foster and grow new leaders who are helping to further our mission at the state, regional, and national level.

Even in these challenging times, the intrinsic hopefulness and forward-looking nature of what we do serves as a bright light for those who are discouraged in the face of so many fundamental challenges. Whether you measure the positive impacts of green building in terms of the number of LEED certified projects, the tons of carbon removed from the atmosphere, or the number of jurisdictions implementing green building programs, the significance of green building as a critical strategy in addressing a number of environmental, economic, and social crises cannot be understated.

The limits to what we can achieve are constrained only by our collective imagination. I would invite each of you to join us in 2011 in making our state a greener, healthier, and prosperous place for all Coloradoans.

Wishing you a very happy and green new year,

Deb

Not a member of USGBC Colorado? Join today! Visit www.usgbccolorado.org.

Interested in a corporate sponsorship? We are currently recruiting sponsors for the organization's 2011 **Annual Sponsor Program** and for **Rocky Mountain Green 2011**. Email deb@usgbccolorado.org.

Include USGBC Colorado in your year-end giving and make a financial gift in support of our mission:

<http://usgbccolorado.org/donation/>.

Sustainable Buildings Council of Colorado: A Groundbreaking Model for Collaboration in the Built Environment

Jessica Pascoe, Director of Education, USGBC Colorado



The Sustainable Buildings Council of Colorado (SBCC) is an alliance of building industry associations that meets regularly in order to maintain productive communication between organizations working to improve Colorado's new and existing built environments. A former U.S. Green Building Council Colorado Chapter board member championed the SBCC initiative in order to help better serve a growing community of professionals in search of educational opportunities.

"Sustainability at its root is all about being efficient with our resources. This 'council of councils' is intent on bringing the industry together to work more efficiently with our own resources in pursuit of our common interest in sustainability within Colorado's built environment. The collective efforts of the SBCC will be both more efficient and more effective than what could occur independently" Mike Lowell, SBCC Chair, said.

SBCC chose to organize the collaboration around a common theme that united all of the organization's respective members, sustainability. A shared calendar is just one example of how SBCC will strive to minimize the gaps and overlaps in the available information and education throughout Colorado's building industry. For further information, go to www.sbccolorado.org.

The mission statement of the Council is:

"The Sustainable Buildings Council of Colorado (SBCC) is an alliance of industry associations that is focused upon the Colorado built environment. Its mission is to provide a conduit for resources and education that fosters cooperation and collaboration for a sustainable Colorado."

The Council membership currently includes the following partners:

- Colorado Chapter, American Council of Engineering Companies (ACEC)
- Colorado Component, American Institute of Architects (AIA)
- Colorado Chapter, American Planning Association (APA)
- Rocky Mountain Chapter, American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE)
- Colorado Chapter, American Society of Landscape Architects (ASLA)
- Colorado Chapter, Associated General Contractors (AGC)
- Denver Metro Building Owners & Managers Association (BOMA)
- Colorado Governor's Energy Office (GEO)
- Colorado Chapter, National Association of Industrial and Office Properties (NAIOP)
- Colorado Chapter, Urban Land Institute (ULI)
- Colorado Chapter, U.S. Green Building Council (USGBC)



Top Row (left to right): Kevin Eronimous (AIA CO), Chris Ernst (NAIOP CO), Mike Lowell (SBCC Chair), Conor Merrigan (GEO), Clint Conley (USGBC CO)

Bottom Row (left to right): Jessica Pascoe (USGBC CO), Marilen Reimer (ACEC CO), Pam Musso, Ara Massey (AGC CO), Sarah Spencer-Workman (ULI CO), Ian Anderson (ASLA CO)

USGBC Colorado Sets 2010 USGBC Education Record

Jessica Pascoe, Director of Education, USGBC Colorado



EDUCATION PROVIDER

Earlier this year, USGBC selected the Colorado Chapter to be one of eleven Chapter Delivery Partners (CDPs) in the United States to deliver USGBC LEED Core Curriculum workshops. The Colorado Chapter's assigned Market Territory includes eleven Collaborating Chapters in Nebraska, Wyoming, Utah, Oklahoma, Kansas, Texas, and New Mexico.

The arrangement with USGBC allowed Colorado to hire a part-time workshop coordinator, Kathryn Long. Kate is a welcome addition to the USGBC Colorado team, and is working with Jessica Pascoe and the Collaborating Chapters to schedule LEED workshops throughout our Market Territory.

Despite the current economic crisis, USGBC Colorado delivered the highest attended USGBC LEED workshop in the United States in 2010. On August 20th, 63 people attended the BD+C 251 workshop in Denver. USGBC awards a bonus to the Chapter for every ten participants over the target workshop size of forty. USGBC Colorado was the only CDP in the country to be awarded a second tier bonus! As part of U.S. General Services Administration's "moon shot" to reach a zero environmental footprint, twenty-five GSA employees attended the August 20th workshop.

USGBC Colorado owes a special debt of gratitude to local USGBC LEED Faculty Brian Dunbar, Dana Kose, and Annette Stelmack for their great work and tireless efforts to make USGBC Colorado workshops a success. Our achievements would also not be possible without the support of our 2010 workshop sponsors: the City and County of Denver, Swinerton Builders, and EPA Region 8.

USGBC Colorado plans to offer fifty-six (56) GBCI LEED Specific Continuing Education Hours in 2011, including BD+C, O+M, and ID+C. Please visit <http://www.usgbc.org/cmpeducationalopportunities.html> for more information or contact Kate Long at kathryn@usgbccolorado.org.

Housing Resources of Western Colorado Achieves LEED Certification

Glen Girard, Communications Chair, USGBC Colorado

Housing Resources of Western Colorado (HRWC) was awarded LEED® for Existing Buildings: Operations & Maintenance™ certification for its office building in the Plaza del Sol complex in Grand Junction, Colorado. The building is the first existing structure in Mesa County to receive the internationally recognized green building certification. The LEED criteria adopted in Housing Resources' Plaza del Sol office building include:

- . Establishment of recycling centers
- . Implementation of a waste management system
- . Exterior light pollution reduction
- . Installation of water efficient plumbing and landscaping
- . Utilization of non-toxic cleaning products and materials
- . Installation of low mercury, energy efficient interior lighting
- . Heat recovery ventilation system.

Housing Resources met the mandatory requirements for the LEED certification in five categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. The fluorescent Lighting was replaced with more efficient lighting that also removed several Electrical and magnetic fields within the building. A heat recovery ventilation System was installed to introduce fresh air into the building and recover some Heat energy in the exhausted air. At least 60% of the building's energy usage is offset by purchases of renewable energy sources. Alternative transportation is encouraged with new bicycle racks, carpooling practices and energy efficient hybrid vehicles. Additionally, Housing Resources is recycling more of its waste after completing a waste stream audit during the certification process.

Housing Resources of Western Colorado is a 501(c)(3) private non-profit corporation with a mission to provide affordable housing and to promote sustainable use of resources. Housing Resources offers pre-purchase and post purchase educational services, weatherization, opportunities for community revitalization and quality, safe, affordable housing for low and moderate income families.

Colorado Convention Center Awarded LEED® for Existing Buildings: Operations & Maintenance™ Certification

Lindsay Smith, Sustainable Programs Manager, Colorado Convention Center
Glen Girard, Communications Chair, USGBC Colorado

Lindsay Smith

The Colorado Convention Center recently received LEED® for Existing Buildings: Operations & Maintenance™ certification. With 2.2 million-square feet, the achievement makes the Colorado Convention Center the largest LEED certified building in the state and one of the three largest US convention facilities to earn this designation.

As part of the LEED certification process, the Colorado Convention Center made significant reductions in energy usage, as well as gains in the area of sustainable purchasing, green cleaning, building occupant comfort, improved air quality and waste diversion. We spoke with Lindsay Smith, Sustainable Programs Manager at the Convention Center about the achievement.

What was the motivation to pursue LEED Certification?

Lindsay: We decided to pursue LEED certification for numerous reasons. The top three were to: better structure our current sustainability efforts; to experience greater efficiencies of our resources; and to market ourselves to meeting and event planners.

Who were the responsible parties involved in the project?

Myself, as the Project Administrator; Darren Johnston from UHG Consulting; and our Operations team: Chief Engineer Tom Barnes, Chief Electrician Larry Kimsey, and Housekeeping Supervisor Wallace Leary.

Describe the certification process from your experience?

The process was extensive and very time intensive. We really had to examine all areas of our operations and evaluate what worked and what needed to be revised. From our experience, some of the credits seemed to have conflicting logic or an impact that wasn't relative to the action. However, WE looked at each credit as an opportunity for improvement that we could either implement or not.

How long did you take to complete the certification project?

We made the very aggressive goal to achieve certification in one year. We achieved this goal. Our project started in May of 2009, we submitted January of 2010, and received certification in May 2010. We were able to achieve this because many of our systems were already in place. Much of the work was more focused on documentation and improvement of our systems. I think if we had to implement a lot of new processes it would have been a lot longer.

What are the benefits you have associated to the certification?

We achieved tremendous energy savings. However, I think the most unexpected benefit was the actual organization of policies. In the certification process there were several written policies we realized were extremely outdated, irrelevant, or nonexistent. It was an exercise in organization and documentation of our operation resulting in increased efficiency overall.

Are you measuring the building's performance based on the certification?

Yes, we anticipate recertifying, therefore we continue to monitor and record all systems.

Describe the project budget and actual cost to achieve the certification?

Our overall project budget was \$100,000. This included the cost for any improvements, consulting fees, and submittal fees. With this limited budget, our approach was to look at only improvements or change that made sense for our operation. For example, our entry mats are 9.5 ft long. However, it did not make sense to tear out these and replace them with 10ft entry mats as prescribed by the LEED standard. By approaching the project in this manner, we were able to pull additional expenses from the departments operating budget. The end result was a project that achieved under budget.

Are you providing specific LEED building information for visitor education?

We have a booth located in our concourse educating visitors about renewable energy. The exhibit was designed by NREL in conjunction with the Governor's Energy Office. We are in the process of designing outreach efforts to help explain our programs to all stakeholders.

Some of the LEED EB Certification highlights include:

- 32% of employees use alternative commuting options such as public transportation, carpooling and biking
- Plumbing fixtures and fittings reduce water consumption by 27%
- 26% in carbon reduction
- 50% of waste is diverted (reused, recycled or composted)
- 100% of durable goods are recycled
- 30% of purchases for ongoing consumables (paper goods, printer cartridges, batteries, Office supplies) are sustainable
- 75% of electrical durable goods are Energy Star rated
- Use of sustainable cleaning products (60% are Green Seal certified)

Greening the MLS

Glen Girard, Communications Chair, USGBC Colorado

How can you measure the value of 'green' when appraising a home? Thanks to Sean Smith, the Colorado Chapter's Residential Green Building Advocate, Colorado appraisers will soon have the tools to help answer this longstanding question.

A multidisciplinary team including Contractors, Energy Efficiency professionals, Realtors, Appraisers, Lenders, and two of Colorado's largest multi-list services have launched an initiative with the Governor's Energy Office (GEO). The effort has resulted in a recommended list of green building and energy efficiency identifiers for the residential market. The list of searchable fields was provided to the state's 18 independently owned and operated MLS providers, who are encouraged to incorporate the fields into their systems.



The fields are divided into two categories, 'Certifications' and 'Features'. Certifications are third party verified programs such as LEED for Homes, HERS Rating, ENERGY STAR, and NAHB/NGBS-ICC 700. Features will focus on renewable energy such as Solar PV and Solar Thermal. Additionally, homeowners and realtors will also have the ability to showcase other green attributes in an addendum field. This allows for a catch-all of information that homeowners and Realtors can utilize to showcase a home's unique features such as no-VOC paint or recycled content cabinets.

As the Chair of the Residential Energy Efficiency Working Group's Appraisal subcommittee and a homebuilder of high-quality green homes, with cutting-edge, eco-friendly amenities, Smith understands the solution to proper home valuation is data.

"Providing the Real Estate industry with data specific to a home's green attributes will assist in building industry awareness and a verifiable system to quantify the impact of green home attributes. We believe Colorado has found a viable, long term solution to the problem of valuing green construction, and the model is most certainly repeatable. The goal is to make it as easy to find a LEED certified home as it is to find a three bedroom home. This not only means appraisers can find them easily, it also allows sellers to showcase their homes and buyers to be more selective. With the available fields, a buyer can move to a new city and only look at homes that are ENERGY STAR certified. If the MLS does not include this information, there is no efficient way to perform this type of search," Smith said.

The initiative is another example of how collaboration is working in the green building industry. Having searchable fields will make it easy for buyers, appraisers, and lenders to review a home's green building attributes, as well as providing sellers the ability to differentiate the property by listing the green investments they have made in the home. As an example, appraisers will no longer need to sort through multiple documents detailing all the green aspects of a home. Now they can look at these designations on the MLS. An appraiser doesn't need to figure out what increased insulation means to the bottom line when they have a LEED for Homes Gold designation and a HERS rating in front of them as a justification. It is understood this will not be an overnight solution, but as the database grows with the sale of each green home, more tangible data will be available for the appraisers and lenders.

Implementation of the green searchable fields has started at IRES, the MLS which covers Boulder, Fort Collins, and Greeley, Longmont, and Loveland/Berthoud. Other MLS services in the state, such as Metro List, are also starting to integrate the fields in their systems as well.

News from the USGBC Colorado Southern Branch

Frank Kinder, Southern Branch Volunteer, USGBC Colorado

The USGBC Colorado Southern Branch has been very busy! Our active members, committees, and regular events are generating buzz and providing value to our community. One of our strengths is the partnerships drawing on a diverse membership. We are promoting LEED certification program through the support of community initiatives. We have been nationally recognized for our members' work on the U.S. Army's largest concentration of LEED facilities in the country. Fort Carson Army Post, south of Colorado Springs, has its first LEED Gold.

Fort Carson has experienced significant construction to support additional troops. New barracks, offices, heavy equipment facilities, roads, houses, schools and food services will support close to 15,000 soldiers and their families. Recent Executive Orders directed all new government construction to be LEED certifiable. The U.S. Army Corps of Engineers oversees major military construction had the opportunity to ensure high performance through LEED certification.

Integrated design partnerships consisting of contractors and Post personnel were guided by Fort Carson's sustainability goals, resulting in the Mountain Post to anticipate 78 LEED Silver or better buildings. This is truly exceptional and influencing other military construction.

Two leaders of the effort were instrumental in facilitating the LEED process for many of these projects. USACE Project Engineer and Southern Branch adjutant, Cambrey Torres led her team internally. Mortenson Construction and Southern Branch Education co-chair Christy Vider lead the LEED process. Learn more at <http://www.nwo.usace.armymill/NewsBriefFall2010.pdf>

Such concentrated LEED growth provided exceptional opportunities for industry education and experience for contractors in Southern Colorado. Southern Branch continues to facilitate this transition through its involvement in the Southern Colorado Sustainable Conference held November 18th and 19th. This is the Pikes Peak region's premier event on green building, renewable energy, water conservation, transportation, local food, state policy, and affordable housing. Cambrey Torres and Christy Vider were recognized for their leadership at this year's event.

This year branch members plan, coordinate and run sessions on Greening Housing, Water Conservation, and Sustainable building that are leading the change through education, advocacy, and community dialogue. Learn more about the conference at www.ppsbn.org.

Our success is truly people driven:

- Vice-Chair Ann Fetsch received a Women of Influence award
- Advocacy co-chair and state board member Meghan Riesterer is a candidate for USGBC's national board. Learn more at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1919>
- Advocacy is running an appreciation campaign thanking builders and owners for completing LEED projects. They are inviting regional organizations to understand the USGBC and the value of high performance building provides
- Education hosted a well attended energy modeling session and toured Stresscon's facility
- The branch held a volunteer appreciation gathering, recognizing their efforts and inviting new members

Future endeavors include partnerships with our Pikes Peak Association of Realtors, Home Builders Association, and other organizations to Green our MLS. We look forward to participating in a Sustainable Design Assessment Team with the AIA, are planning our annual WinterGreen socializing event, and supporting the Pikes Peak Sustainable Indicators project which measures our green building achievements.

Look for more at Rocky Mountain Green 2011.

News from the Northern Colorado Branch

Nate Weigel, Northern Branch Volunteer, USGBC Colorado

Habitat for Humanity

The Northern Branch partnered with Fort Collins Habitat for Humanity to help the Affiliate construct its first LEED for Homes project. The home, built for the Kowal family, will be the first affordable housing project to receive LEED certification in Larimer County.

Between the two sponsored build days, over forty volunteers participated in various aspects of construction. "We climbed ladders, hammered nails, and laughed with, and at, each other all day," said Patti Mason, USGBC Colorado Director of Advocacy. The Northern Branch Steering Committee would like to thank all the great volunteers who came out for two days of hard work.

Networking Event

The Northern Branch just completed its most successful year end event to date. On November 10th, USGBC Colorado members and guests enjoyed drinks, music and a chance to network with other green-minded individuals at The Agave Room above the Rio in Fort Collins. Attendees enjoyed drinks while listening to great music from The Honey Gitters.

Tara Steckly, the USGBC Colorado Northern Branch intern said, "I think it was important to allow our members to interact with one another, reconnect with old colleagues and see that Northern Branch can provide them integral opportunities to drum up new business."

The Steering Committee's goal for this year's event was to drive membership. The overall response was positive. Brianne Smith, Executive Co-Chair, explained, "It was a great evening. USGBC Colorado is in a unique position to allow a wide diversity of people and professionals to network about green buildings. One of our branch goals is to support our members in gaining these networking opportunities...and have a good time!"

Many guests expressed interest in new memberships. Kelly Nunez, the Northern Branch co-chair said, "This year's event differed from previous ones in that we went from a traditional informational presentation to a celebration with music and more networking opportunities."



USGBC Colorado Advocacy Committee

Karen Altmann, Advocacy Volunteer, USGBC Colorado



The **Chapter's Advocacy Committee** is busy planning a "Day at the Capitol" set to take place on **February 16, 2011**. Board, committee and chapter members will be meeting with their senators and representatives to build relationships by providing information and becoming a resource on high performance buildings and communities in Colorado. Training will be available prior to the event. Please contact Karen Altmann for further details: karen@karenaltmandesignstudio.com

The Advocacy Committee's Speakers Bureau continues to do regular outreach to businesses, organizations, and concerned citizens about sustainable building practices.

Committee Chair: Christian Overbey, cdo@speakeasy.net

In 2010/2011 the **Metropolitan Branch Advocacy Committee** is expanding its effort in four key areas:

- . The City Advocacy Project, which will include building relationships with local municipalities in an effort to advance green building in the metro area
- . Cataloging detailed narratives of Colorado LEED certified projects through the LEED Archive Project
- . Presenting on LEED and green building to local businesses and organizations through the Speakers Bureau
- . Advocating on behalf of the Chapter's Residential Green Initiative, Regional Green Building Standards and other focused efforts with our Special Projects Group.

The **Southern Branch Advocacy Committee** was very busy this year. One of our strengths is partnerships, as many members are involved in multiple community projects, professional organizations, and other non-profit groups. We are promoting LEED high performance building through support of community initiatives and gaining national recognition by our members' work in the US Army's largest concentration of LEED facilities, and its first LEED Gold facility in the country at Fort Carson Army Post, just south of Colorado Springs.

Future endeavors include partnerships with our Pikes Peak Association of Realtors, Colorado Springs Housing and Building Association, and other organizations to help bring "above code" education programs to builders, subcontractors, and realtors.

Committee Chair: Frank Kinder, frankkinder@gmail.com

2010 was a busy year for the **Northern Branch Advocacy Committee**. They built relationships with regional staff members from various congressional offices, sent Committee Chair Bill Hofmann to USGBC's Congressional Advocacy Day in Washington D.C., and added two new members to the team, Brad Smith from Azur Ground, and Mitch Peters from Alden. Colorado's newest green schools champion, Representative Randy Fischer, visited with members of the Northern Branch community at the annual Fall event.

Watch out for the Northern Branch Advocates in 2011 as they continue to support exciting efforts like the Living City Block's Water Group and the now forming Sustainable Lending Task Force.

Committee Chair: Bill Hofmann, bill@hcsappraisals.com

Project Highlight: Denver Housing Authority's Block 3

Conor Merrigan, Governor's Energy Office
Drew Dutcher, Studio Completiva Inc.

USGBC Colorado's Chapter Education Neighborhood Development Subcommittee hosted their first event on November 4th, in partnership with Congress for the New Urbanism Colorado Chapter. The event included a tour of Park Avenue Block 3 (305 Park Avenue West), a LEED® for Neighborhood Development™ Gold certified project. Presentations represented perspectives from the Developer (Denver Housing Authority), Designer (Studio Completiva), and LEED Consultant (Conor Merrigan) and we decided to share two of those perspectives below.

Conor Merrigan (LEED Consultant's Perspective)

The Denver Housing Authority's Block 3 project, located at Court and Park Avenue, is a clear example of how a high quality design for a well-served urban location can result in the prototypical LEED for Neighborhood Development project. While the individual buildings on this block were not built to LEED standards, as a block, the urban characteristics allow residents and visitors to minimize their environmental impact by instituting such green features as a bicycle sharing program, subsidized resident bus passes, and a layout that encourages walking. These perks allow this block to offer residents the opportunity to minimize car use and take advantage of their location. Proximity to services, parks, and schools helped the Block to earn LEED for Neighborhood Development points. While touring the block couldn't illustrate it, zooming out on Google Earth or calculating the walkscore (88) for the area shows this is a site with access. Additionally, the mixed-income, mixed-housing typologies embedded in the project along with the density and inclusive development process allowed for a relatively easy sweep of the points that LEED for Neighborhood Development offers in the first two categories, Smart Location and Linkage (SLL) and Neighborhood Pattern and Design (NPD).

The lack of individual LEED buildings may have some in the green building movement crying foul. The simple fact is that the energy and environmental impacts of a building and community are much more affected by location and accessibility than building systems because they influence the largest impact of all, the residents. The final version of LEED for Neighborhood Development does include a stipulation that at least one LEED building must be included in a LEED for Neighborhood Development project.

Block 3 participated in the pilot LEED for Neighborhood Development program along with seven other projects in Colorado. The block achieved LEED Gold status at the Approved Plan stage. DHA continued to verify that all went according to plan upon completion of construction in order to receive final certification and the coveted plaque. Since a portion of the project is yet to be built, the tour focused on the four completed rental and mixed-use buildings. The Block 3 project is part of a larger effort being completed by DHA of five blocks being created out of a superblock of deteriorated public housing. As the third of the five blocks, it created the opportunity to push for sustainability options. The remaining blocks are, in many ways, going even further. It is anticipated that the development will ultimately achieve LEED for Neighborhood Development certification. Some of the design options included reintroduction of the street grid, the diversity of the housing, and the development of a cohesive urban landscape.

Drew Dutcher (Designer's Perspective)

This discussion does not attempt to speak directly to LEED for Neighborhood Development strategies, as this is better addressed by others, but rather to step back a moment and talk about design philosophy and some of the approaches employed for the Park Avenue Block 3B project for Denver Housing Authority. These attitudes and approaches are used in other similar projects designed by Studio Completiva, but are nevertheless, we feel, very much harmonious with LEED for Neighborhood Development intentions.

LEED for Neighborhood Development was not pursued on this project until late in construction; so it was fortuitous that this project fit so naturally into the goals of LEED for Neighborhood Development. This project is the first in this region to achieve LEED for Neighborhood Development Gold certification, and one of only a handful in the nation.

Affordable housing IS sustainability

At the outset it begs re-emphasizing the importance of affordable housing; how important it is that working people live in the city; that urban dwelling should not just be for the wealthy. The cost of commuting is a tax put on workers in their necessary travels by unsustainable means. The resultant sprawl is part of the post-WWII model of cities and suburbs emphasizing segregation and centralization. All of this makes it necessary that the vision of the city of the future include affordable housing for working people.

Parallel development

Our approach to design in an urban context begins at the master plan level. Instead of the "instantaneous" method used in many developments, an effort we refer to as "parallel development" is undertaken. This is, from a design point of view, a path or process, rather than an end arrived at too soon. developments which clearly separate insiders and outsiders. Great effort is also made to achieve a richness in design, and eschew a simplistic treatment or solution.

Continued on next page

Denver Housing Authority's Block 3 *continued*

Drew Dutcher, Studio Completiva

We've all seen "instant developments": basically, the architect takes a developer's program and standard design formulas, adds hot water and stirs.

Instead, parallel development introduces a diversity and hierarchy within the project, so that the elements look as though they grew on their own, in parallel with their neighbors. This must proceed through a deep understanding of the site, program and context.

The master plan is also an open, inviting plan, as opposed to closed developments which clearly separate insiders and outsiders. Great effort is also made to achieve a richness in design, and eschew a simplistic treatment or solution.

There is, typically, a hierarchy within the project, at many levels and scales. This hierarchy is thought to be more representative of the city, and more appropriate to an urban context than the common homogeneity, or boring repetition of elements so often seen in affordable housing developments.

Diversity

A corollary of parallel development is broad and deep levels of diversity within the master plan. This is meant in a physical sense: diversity of scales, forms, building types, circulation, application of building and zoning codes, details. Most of our projects are also diverse demographically: this new model is also being driven by owners and developers, as a way of integrating a diverse population, and avoiding the stigma of public housing.

Studio Completiva likes to inter-weave and inter-connect elements into a beautiful fabric, in much the same way that the city is often thought of as a fabric. This inter-weaving and inter-connecting occurs on many scales, and extends inside and outside, from interiors into the landscape. In inter-weaving architectural and landscape elements, spaces and voids are as important as solids and masses. We use space as a connector, not as what's left over outside the building.

The Park Avenue Block 3B project for DHA illustrates, we feel, how one block can be a single but interesting project. Setbacks and building heights relate to the neighborhood and greater city. The Park Avenue side, with its street-level commercial spaces, has an urban scale and edge, while Court Street breaks down this scale with Building Two, a unique combination of first level flats with two-story townhome-type units above. Building Three turns the corner with two stacked two-story units, and provides a transition to a more neighborhood feel along 24th Street. Interior to the site along a private drive, Building Four creates an intimate, pedestrian feel.

Community

It is Studio Completiva's firm belief that architecture is capable of nurturing and developing a sense of identity and sense of place. Even in public housing – especially in public housing – a sense of ownership and belonging can and should be cultivated, allowing for the possibility of self-definition among resident, neighbors, and community. Architecturally, there is the opportunity to assemble individual and group elements; the composition of the groups allows for the physical definition and integration into the community's overall composition. This relates strongly to the breadth and depth of a diversity of elements.

Building and enhancing communities demands responsibility: to our neighbors, the greater city, our environment, future generations, and the earth.

Sustainability and "green design" are not just vogue fashions, but a change in attitudes, not just among designers and builders, but from society as a whole.

Herein the design community can lead society, and strategies such as LEED can go a long way. Sustainability and social responsibility provide a connection to our with the world around us.

The richness of details

Finally, details in architecture have the ability to connect and relate small and large. Even on the proverbial small budget, details can help overcome the stigma of public housing. They can help provide a dialogue with abstract concepts and concrete, built elements. All of this takes a great deal of work from all parties involved: the owner must be enlightened, active and committed throughout the process; the design team must be very creative, dedicated, and persistent throughout, and the contractor must be willing to try uncommon approaches and methods in construction. City planners must have a vision of what makes a great city, and the will to see it through. But the final product is well worth it: the enrichment of residents' and neighbors' lives in the creation of a new home; the building, establishing, and strengthening of communities; and the general enhancement of urban life in a new mode of living that points positively and sustainably well into the future.



Park Avenue Block 3 Project, Denver Housing Authority. Site includes private town home development by New Town Builders.

Greenbuild 2010: Three Perspectives

Renee Sherman, Oglesby Sherman Design

My Greenbuild experience began by arriving in Chicago and maneuvering to the 'L' train to get to my hotel. I was a bit nervous as I was traveling by myself in the big city, which I have never done before. I was pleased I figured it out and was proud to ride the wonderful system Chicago has for transportation.

Arriving for the Opening Plenary, you could feel the excitement from all the attendees exploring "Generation Green", taking Green building and LEED to the next level. The session that stood out for me was on Building envelopes which focused on the opportunity to develop Greenhouses on the top of buildings to grow our produce. The first slide was of a typical gabled glass greenhouse perched on top of a building. The presentation was on an integrated approach resulting in a beautiful solution; a curved glass roof encompassing the greenhouse and flowing down the front of the building. I met a local Green building consultant from Fort Collins who was fortunate to interview Bill McDonough. I cannot wait to read his blog.

Finally, the closing plenary was so memorable, from Mayor Daley speaking of the progress made in Chicago to Ray Anderson introducing Paul Hawkins. I was touched by the emotional speeches by Ray Anderson and Paul Hawkins, I absorbed their energy and missed the bus to my tour.

As the event closed, I thought I might take a shuttle to the airport until I came to my senses and determined that I would travel again on the 'L'. I again maneuvered through the streets to find my station, with the assistance of many locals (who prevented me from boarding the wrong train). I also want to thank the Architects from New York who shared their boarding ticket with me. As we traveled to the airport we sped past the evening traffic jam, deadlocked on the highway. I knew I had made the correct choice.

Whitney Calhoun, Southern Branch Volunteer, USGBC Colorado

It was a quickly and quietly muttered response, in a monotone amidst the hustle of a busy airport. I entered the maze of airport security in Colorado Springs, reroute to Greenbuild in Chicago. I greeted the TS Agent with a friendly "Hi, how are you?" He sarcastically responded "Living the dream". We laughed at the comment which was followed by "Nightmares can be dreams too." We would encounter one another during our week in Chicago and respond to each other's greetings with "Living the Dream" and laugh.

I attended the Chapter leadership day and the regular sessions of Greenbuild 2010. I began to realize that we were 'Living the Dream'. Colin Powell, our opening plenary speaker, is living the dream. He has a long and celebrated career in the military. He is a venture capitalist and supporter of green building and the new energy economy. 'Living the Dream' means making the world a better place for everyone for this former Secretary of State. David Gottfried is 'living the dream' practicing what he has been preaching for the last two decades, a sustainable, well-balanced life respects his personal wellbeing, along with the physical, emotional and spiritual realms of those around him. As for me, 'living the dream' meant the chance to look to the future, to learn about the next stages of sustainability. It meant the next opportunities to build a better community, to limit our impact with net-zero designs and to give more than we take. Thankfully, for a few days in Chicago, we were able to work towards realizing, and living our dreams of making our world a better place for our children.

Meghan Riesterer, Board of Directors, USGBC Colorado

Sustainability is a cornerstone of Greenbuild's mission. It is no surprise that the majority of those who attended Greenbuild 2010 in Chicago live their lives in sustainable ways. I am no different, as sustainability is the foundation of my choices whether I am at home or work. However, what if I am traveling? Traveling presents many challenges to our efforts to reduce our carbon footprint.

It is easy to recycle at home but while traveling it can be difficult to determine if recycling is practiced. Greenbuild is a three time recipient of the prestigious IMEX Green Meetings Award, meaning the conference made it easy to make sustainable decisions while attending the conference. It still was not easy to travel at the same 'green' level as if I were at home. The nature of traveling, especially by airplane, often results in a heavier impact on the environment. Therefore, I was more committed than ever to traveling in the most sustainable way possible. I often walked or played with public transportation. It was wonderful to be at a conference with like-minded friends of sustainability where carpooling by cab, or limo one case, was the norm.

I used the temporary recycle bin I found at the Greenbuild Exhibitor Hall in my hotel room, which did not offer recycling. Like USGBC I did my best to make choices that reduced the environmental impact of my Greenbuild program. The Greenbuild model is helping to transform the global meetings industry.

This conference certainly got me to think about traveling in a more green way. It was well worth the effort.