



MEMORANDUM

To: Ordinance Revisions Committee
From: Megan A. Masson-Minock, AICP, Principal
Subject: Downtown Premium Energy Efficiency Proposal
Date: September 18, 2015

Please find attached draft ordinance amendment language reflecting the changes to the premiums that you discussed. Proposed text is in red font (**example**). Text to be deleted is shown in red, ~~strikeout text (example)~~.

Please note the background on the following decisions:

- We have changed the industry standard software from an energy modeling tool like EQUEST to a carbon calculator like Target Finder. Target Finder is recommended by Architecture 2030 as a tool to evaluate if a project is meeting the 2030 Challenge. Other software is available, such as the Athena EcoCalculator (<http://www.athenasmi.org/our-software-data/ecocalculator/>) and buildcarbonneutral (<http://buildcarbonneutral.org/>). We would like your input on what type of compliance measure should be used and if other commissions should be consulted.
- We have decreased the minimum unit size to 300 square feet to allow for micro apartments. In large cities like New York, San Francisco and Seattle, micro apartment are as small as 270 square feet. In Cleveland, micro apartments have been built in the University Circle area with a studio size of 300 square feet. However, most of the units built and rented have been one-bedroom units with an average of 800 square feet.
- The Green Building Premium section has been rewritten since our last meeting. Please review if carefully to make sure it reflects your input.

I will be in attendance at your meeting on September 21, 2015. Please let me know if you have any questions in the meanwhile. Thanks for your continued input and expertise.