

Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Follow-Up to Questions from the May 1, 2023 Environment & Sustainability Committee Meeting**

This memo is a follow-up to the questions received from the Environment and Sustainability (ENVS) Committee members during the May 1, 2023 Agenda Briefing Item 23-1208, Updated CECAP Considerations for 2024 Bond Program:

1. Can you please provide an analysis of prior facility bond projects relative to Leadership in Energy and Environmental Design (LEED™) program certification, so we can understand the level of current participation in this program?

Staff worked with the Office of the Bond Project, Park and Recreation, and Dallas Water Utilities to compile and evaluate facility project data from the 2003, 2006, 2012 and 2017 Capital Bond Programs and found the following:

- For facility projects over \$1 million, the participation in LEED™ certification reflects a range from 11 percent (2017) to over 60 percent (2003); We looked at larger projects over \$1 million in construction to help separate the projects for whole facility construction/renovation from a multitude of smaller site and signage projects in each proposition. (Summary Table attached).
- This range likely reflects the lag-time in certification post-completion; the average time for certification is about 5 years, with about 15 percent of the project submittals reflecting a current status of “certification pending.”
- Over the last 20-year period covered by these bond projects, about 43 percent of the projects have been certified. The City currently has over 67 facilities participating in the LEED™ certification program, ranging from libraries and recreation centers, to police and fire facilities, arts facilities, and water, wastewater, stormwater, and other municipal operations facilities.
- The City has submitted projects for LEED™ certification in categories of New Building Design + Construction, Existing Building Renovation – Operations and Maintenance, and Interiors project types.
- Additionally, Dallas Water Utilities has used the recommended Envision™ Certification program for Integrated Pipeline Project (IPL). Rated as **Envision Platinum** in 2016, the IPL was the first water transmission system to receive the Platinum Award and only the 15th project in North America to receive an ISI Envision rating award. The Elm Fork Filter complex will be resubmitted for Envision certification once the phase 2 part of the project is bid. The Lake June Pump Station replacement will also be submitted for Envision certification. (Currently in preliminary design).

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2. Do developers still have to request special Development Services Department Directors' approval in order to use alternative paving materials, like permeable pavement, pavers and other surface types?

At the time of this question, staff believed this issue had been addressed as a part of the 2019 updates to the City of Dallas Streets, Paving and Drainage Criteria Manuals, but promised to verify the matter. The aforementioned table was in the March and April 2019 drafts of the Drainage Design Manual. The [final draft of these manuals](#) that was approved by the Dallas City Council in September 2019, however, replaced these tables with language that reverted back to the project proponents' ability to use alternative pavement types solely through request for DSD Director approval. Additionally, in lieu of making the use of sustainable design principles, such as Low Impact Design methods or Green Stormwater Infrastructure, a consideration for all projects to better support the City's Stormwater Permit and FEMA Community Rating System requirements, the final draft indicates "recommended for all projects" rather than "required".

We note that Planning and Urban Design staff are currently developing an updated set of site "Greening factors" associated with efforts to revise the Development Code to support parking reform. These efforts include the use of permeable pavement, Low Impact Design and Green Stormwater Infrastructure to offset urban heat island and drainage impacts often associated with parking. These efforts advance the use of more sustainable design in Dallas, consistent with several actions outlined in the CECAP. Implementation of these measures as part of Development Code updates will require an associated update to these aforementioned Paving and Drainage design criteria.

Should you have any questions, please contact Carlos Evans, Director, Office of Environmental Quality & Sustainability at 469-617-1925 or carlos.evans@dallas.gov.



Carl Simpson
Assistant City Manager

Attachment

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

DATE June 6, 2023

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Summary Table of City Bond Project LEED Participation

Bond Program	# of Facility Projects	# of Facility Projects > \$1 M	# of LEED Certifications	% LEED Submitted
2003	87	39	24	62%
2006	143	71	35	49%
2012	35	9	4	44%
2017	91	38	4	11%
	356	157	67	43%