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From: Jeremy Rogers [mailto:jrogers@oregonbusinessplan.org]

Sent: Tuesday, August 09, 2016 8:38 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Subject: CC2035 Plan Testimony

Central City 2035 Plan Testimony

Thank you for the opportunity to submit testimony.

For the past several years the Oregon Business Council has worked with architects and developers, wood products businesses, institutions of higher education including Oregon State University and University of Oregon, the State of Oregon, and other partners to advance the use of wood in multi-story buildings. This has become an initiative of the Oregon Business Plan, and we believe that it is a major opportunity to create jobs in rural Oregon, bridge the urban rural divide, reduce carbon emissions, improve the health of forests and people, and provide spaces that connect people with their natural surroundings.

We are concerned that the draft Central City 2035 Plan could inadvertently harm the deployment of these innovative, wood-based building technologies and the benefits that come with them by locking in the LEED standard. While LEED has a number of worthy attributes, its focus as it relates to carbon is primarily on energy efficiency measures and it does not recognize the carbon benefits of building material choices.

Energy efficiency in buildings is very important but it has little to do with the buildings' structure and mostly to do with added features such as adequate insulation, triple glazed windows, and rooftop wind or solar arrays—features that can be added to virtually any building type.

But building material choices also play a big role in carbon reduction and should be acknowledged. For example, because 50% of the dry weight of wood is carbon, buildings constructed of wood actually serve as massive carbon storage units. And when trees are replanted, the carbon sequestration process occurs over and over again.

If wood buildings are to take off and bring about all of the environmental and urban/rural economic benefits that will come as a result, it is likely that the City of Portland will be the epicenter of this movement. Therefore we think it would be unwise for the city to lock in a standard that does not recognize the benefits of this technology.

Thank you for considering these comments.

Sincerely,

Jeremy Rogers

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