

Portland's Green Building Policy Update



Reinforcing the City of Portland's leadership role in sustainable development



Why an Update?

- **Leadership:** This new package of requirements and incentives keeps Portland at the forefront of the green building movement.
- **Market transformation:** Green building market transformation is significantly quickening.
- **Policy gaps:** The updated Policy addresses gaps that the first Policy didn't tackle, such as standards for the City's portfolio of existing buildings, facilitated permitting, and staff training.
- **Job creation:** The updated Policy is an important economic development strategy for the City. Portland is experiencing a significant growth in green building goods and services providers.
- **Environmental protection:** Local watershed health, air quality, and natural resources continue to be threatened. Green building "best practices" minimize "upstream" environmental and human health impacts.



Green Building Trends

Green Building Trends in 2004-05

- **Government adopt GB policies:** 10 states and 23 cities and counties require or are considering requiring a LEED rating for all public buildings
- **Consumer demand grows:** Green features top homebuyer preferences in 2004
- **Private sector goes LEED:** Portland's and the country's most significant developments Bank of America Tower, a 945-foot-tall skyscraper in NYC
- **University leadership:** U of O, OSU, PSU, Lewis & Clark have LEED registered buildings
- **Affordable housing:** Enterprise Foundation launched Green Communities Initiative, a five-year, \$550-million commitment to build 8,500 green units
- **Costs coming down:** Knowledge up; products differentiation up; costs down: between 0-2% in incremental costs. USGBC predicts LEED buildings will grow 5-fold over next five years



Off to a Fast Start

Green Building in Portland: 2000-04

- **Over 5 million sq. ft.** of commercial, mixed use projects
- **1300** housing units
- **49** LEED projects in Portland
- **Three** policies adopted -City, County, PDC
- **Development Agreements** - LEED requirements in NoMac
- **Resources:** G/Rated, Betterbricks, Energy Trust, Earth Advantage
- **Capacity:** development, design, construction industry leadership



Green Building Trends

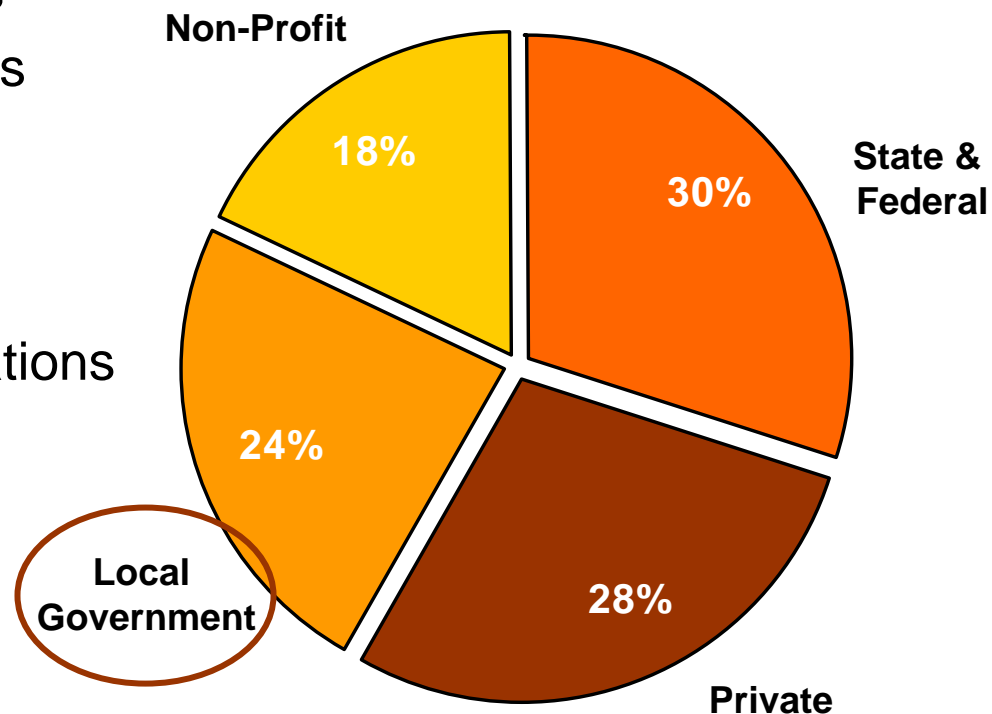
LEED in the Marketplace

Owners of LEED projects

- 28% private corporations
- 24% local government
- 30% state & federal government
- 18% non-profit organizations

Types of LEED projects

- 23% Mixed-Use
- 16% Commercial Office
- 8% Higher Education
- 6% K-12 Education



Green Building Trends

Portland Leads US in # of LEED Buildings

1	Portland	49
2	Chicago	33
3	Seattle	31
4	Los Angeles	27
5	Pittsburgh	22
6	Atlanta	18
7	Grand Rapids	17
8	Austin	17
9	DC/NYC/SF	14



Recommendations

City-owned new construction

LEED Gold Certification

- 75% C&D waste recycling
- 30% beyond code for stormwater, energy and water
- Additional Commissioning
- Green roofs/Energy Star roofing



Recommendations

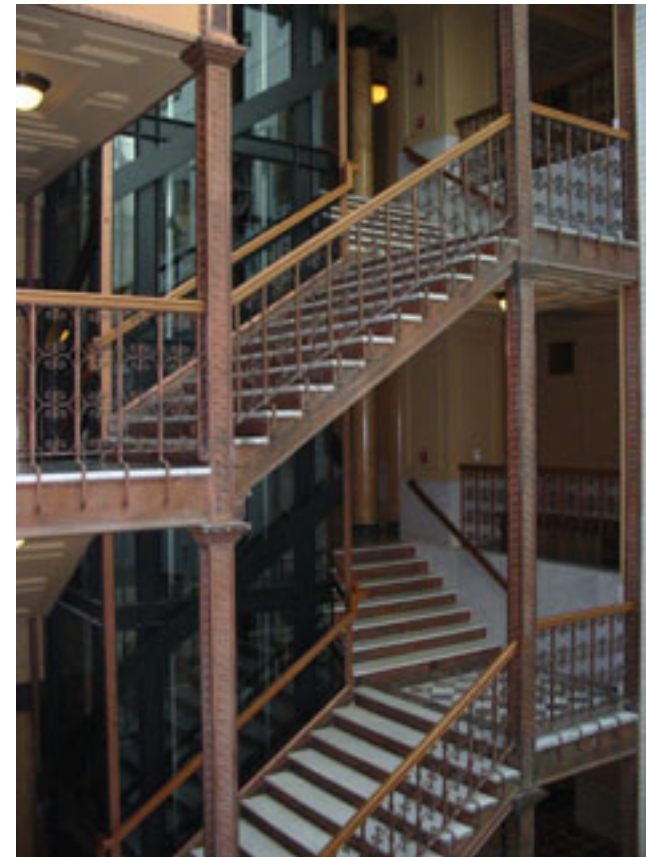
Major Retrofits & Tenant Improvements

Existing Buildings- occupied

- LEED-EB Silver
- Ecoroofs/Energy Star roofing

Tenant Improvements

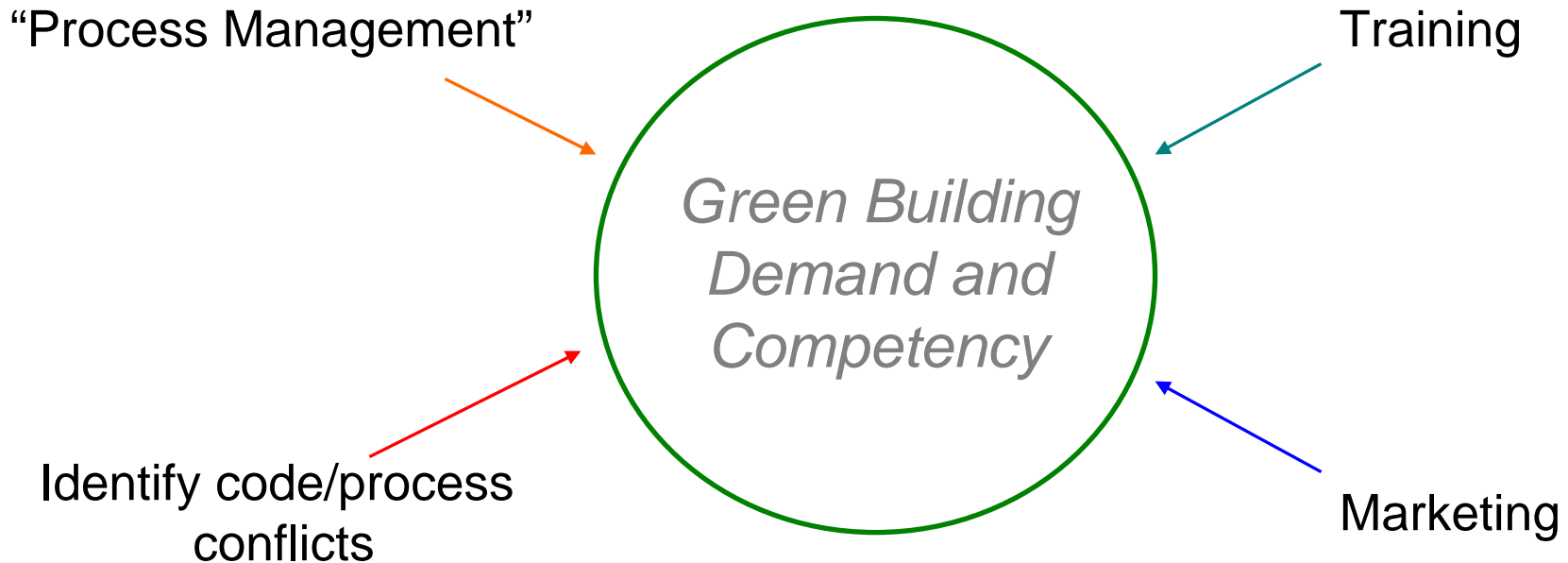
- LEED-CI Silver
- G/Rated TI Guide
- Green Building O&M Guidelines



Recommendations

Facilitated Permitting

BDS/OSD Collaboration



Recommendations

Publicly-funded private new construction - PDC*

New Construction

- Commercial & mixed use: LEED Silver
- Market/Affordable Housing >3 stories: LEED Silver**
- Market/Affordable Housing <3 stories: Earth Advantage**

Rehabilitation

- Commercial & mixed use: LEED Silver
- Market/Affordable Housing >3 stories: LEED Silver**
- Market/Affordable Housing <3 stories: Earth Advantage**



* all projects over 10,000-ft² and that receive financial assistance from PDC and other public agencies totaling over \$200,000 or 10% of the total project costs

** all affordable housing projects must also meet the threshold criteria in the Green Affordable Housing Guidelines

