

IMPACT STATEMENT

Legislation title: Implement a comprehensive update to the City of Portland's Green Building Policy to reflect advances in green building knowledge and practices (Resolution)

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Purpose of proposed legislation and background information:

City Council first adopted a Green Building Policy for City-owned Facilities by Resolution 35956 in 2001, and later approved updates in 2005 and 2009. It was one of the first local government policies of this kind in the nation and continues to demonstrate Portland's strong commitment to green building. Since adoption, the City has designed and/or built 11 buildings that are registered or certified to meet the US Green Building Council's Leadership in Energy and Environmental Design (LEED) standards (listed below). The City also added over 60,000 square feet of ecoroofs, installed 600 kilowatts of photovoltaics and completed multiple green improvements to office spaces. The Portland Development Commission and Housing Bureau are updating their respective green building policies that require environmental performance for projects receiving funding in separate, but coordinated efforts.

The City of Portland's LEED Buildings

Building	Bureau	Certification
Charles Jordan Community Center	PP&R	LEED NC Silver
East Portland Community Center	PP&R	LEED NC Platinum
Meter Shop	Water	LEED NC Gold
Interstate – Maintenance (registered)	Water	Tracking LEED Gold
Interstate – Shop, Stores and Warehouse (registered)	Water	Tracking LEED Gold
Portland Emergency Coordination Center	Water/PBEM/OMF	LEED NC Gold
Fire Station 18	Fire	LEED NC Gold
Fire Station 21 (registered)	Fire	Tracking LEED Gold
Providence Park	OMF	LEED EBOM Silver
The Portland Building	OMF	LEED EBOM Gold
Columbia Building	BES	LEED NC Gold

The update will add:

- Different performance thresholds for projects over and under 20,000 square feet and/or \$5 million that better reflect the scope and certification process.
- A check sheet and guidelines to encourage bird-friendly design options for buildings in environmentally sensitive areas per City Council Resolution 37034 (October 2, 2013).
- Salmon Safe certification requirements for new construction and maintenance practices.
- An exemption to the ecoroof requirement for roofs less than 500 square feet.

- Living Building Challenge and Earth Advantage Commercial as a means to meet the third-party certification requirements.
- Guidelines for providing on-site automobile and bike parking options for staff and visitors.
- Space allocation standards and space planning guidelines.

Financial and budgetary impacts:

This policy includes requirements for existing City-owned buildings as well as buildings the City may construct in the future. It provides flexibility depending on building size and project budget, as well as guidance and assistance options for bureaus undertaking construction projects.

Meeting stringent third-party green building certifications, such as LEED and Earth Advantage, can add hard and soft costs to the project budget. Based on feedback from developers and architects in Portland, the average cost premium to build a LEED Gold certified green building can range from zero to 2.5 percent. However, design decisions, material selection, site constraints and programming considerations can raise this estimate in some projects. The intent of this policy is to construct and maintain buildings that efficiently manage energy, water, waste and stormwater, while improving the health, comfort and productivity of building occupants. The goal is to save the City money in the long-run.

As outlined in the policy in Section 5, the Bureau of Planning and Sustainability (BPS) retains its commitment to providing technical assistance and identifying green building training opportunities to help bureaus meet the requirements. The Office of Management and Finance (OMF) Facilities, Procurements Services and Bureau of Environmental Services (BES) also pledge to assist bureaus with meeting the policy requirements in their specialized areas.

No financial agreements are included in this legislation.

Community impacts and community involvement:

This is an update to an internal City policy. For City facilities, stakeholders are the Mayor and Commissioners, bureau directors, staff, and, ultimately, facility users. The intent of the policy is to provide environmental benefits, create local jobs, improve occupant health, enhance employee productivity and generate lifecycle financial savings for the City and its community partners.

Beginning in January 2014, BPS convened a multi-bureau workgroup with participants nominated by directors. Staff representatives from BES, OMF Facilities, Procurement Services, Housing, BPS, Parks and Recreation, Water, Portland Bureau of Transportation and the Portland Development Commission worked together to draft new language that reflects current best practices and changes in the green building industry. The revised policy also attempts to support implementation by being more practical, clear and applicable.

Presenters from Earth Advantage, Salmon Safe, and other City staff provided input and helped inform the final policy requirements. The process included 10 meetings with a multi-bureau work group, as well as additional one-on-one meetings and written exchanges to ensure the policy addressed concerns raised by bureaus. Discussions related to third-party green building

certifications, ecoroof requirements, parking allowances and building/project budget size helped inform new policy language. Workgroup staff shared drafts of the proposed policy with bureau directors throughout the process and BPS provided two updates at Planning and Development Directors meetings to ensure bureaus were informed and understood the policy implications. In addition, BPS staff provided one update to the Planning and Sustainability Commission to build broader awareness of the City's sustainability efforts.

Decisions the City makes today about the design and construction of its buildings will impact the physical, environmental and social health of the community for many years to come. By using green building practices in the construction and operation of its own facilities, the City serves as a model for all development in Portland.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES: Please complete the information below.
- NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount