

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7113

**ADOPTING REVISIONS TO THE PORTLAND DEVELOPMENT
COMMISSION GREEN BUILDING POLICY**

WHEREAS, the City of Portland (“City”) Council originally adopted the City’s Green Building Policy through Resolution No. 35956 on January 10, 2001, requiring all new City facilities to register at the Leadership in Energy and Environmental Design (“LEED”) Certified level and incorporate green building strategies into tenant improvement and operation and maintenance practices;

WHEREAS, the Portland Development Commission (“PDC”) Board of Commissioners (“Board”) followed the City’s lead and approved a PDC Green Building Policy on September 12, 2001, through Resolution No. 5754;

WHEREAS, City Council adopted a revised version of the City’s Green Building Policy on April 27, 2005, through Resolution No. 35956 to raise the certification level to LEED Gold, require ecoroof coverage, and define inter-bureau efforts to support community-wide green building practices, and adopted a revised version again in 2009 through Resolution No. 36700 to clarify and enhance its content to support implementation and project management;

WHEREAS, the PDC Board adopted PDC’s Green Building Policy Guidelines on June 22, 2005, and amended the PDC Green Building Policy on July 1, 2010, through Resolution No. 6262 to increase flexibility for small and medium-size developments by adding the Earth Advantage Small Commercial rating system for building sizes between 10,000 and 70,000 square feet;

WHEREAS, PDC continues to support objectives of the City that promote building practices that protect human health and the quality of the air, water, and other natural resources; reduce construction practices that negatively impact native fish, vegetation, wildlife, and other ecosystems; and minimize human impact on local and worldwide ecosystems;

WHEREAS, PDC’s Green Building Policy complements existing City policies related to development and natural resource conservation including solid waste, recycling, and composting policies, sustainable procurement policies, the Stormwater Management Manual, 1 Percent for Green Streets, the Climate Action Plan, the Portland Plan, the Transportation Systems Plan, and the Metro 2040 Framework Plan;

WHEREAS, sustainable development practices present a major economic development opportunity for Portland and Oregon in job creation in the environmental services and materials sector, and through the promotion of green building practices, products, and technologies;

WHEREAS, the updated PDC Green Building Policy is intended to address common barriers to small green certified developments and enhance PDC’s ability to support equitable and healthy neighborhoods, commercial district revitalization, construction-related jobs, and accelerate market adoption;

WHEREAS, accelerating market adoption and increasing the number of small and medium-size buildings that become green-certified advances Portland’s standing as a sustainability leader;

WHEREAS, the United States Green Building Council has, in a national collaborative process, created the LEED green building certification program that recognizes best-in-class building strategies and practices;

WHEREAS, Earth Advantage has, in a collaborative process, developed a green building certification standard and rating system that addresses the specific needs of smaller commercial projects and increases flexibility for small to medium developers in meeting PDC certification requirements; and

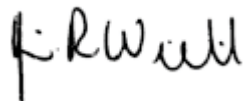
WHEREAS, the City has, in a collaborative process, developed the “Creating a High Performance Workplace: Portland’s Green Tenant Improvement Guide” to provide practical ideas and strategies to save energy, improve comfort, minimize waste, and reduce carbon impact in workspaces.

NOW THEREFORE, BE IT RESOLVED, that the updated PDC Green Building Policy, attached hereto as Exhibit A, is hereby adopted and shall supersede any previous version of the policy;

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to approve administrative procedures necessary to implement the PDC Green Building Policy; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Portland Development Commission on May 13, 2015



Gina Wiedrick, Recording Secretary

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EXHIBIT A

**ADOPTING REVISIONS TO THE PORTLAND DEVELOPMENT
COMMISSION GREEN BUILDING POLICY**

Exhibit A includes this cover page and contains four pages:

- PDC Green Building Policy

PDC Green Building Policy

May 13, 2015

PDC creates economic growth and opportunity for Portland.

1.0 OBJECTIVES OF THE PDC GREEN BUILDING POLICY

The objective of the PDC Green Building Policy (this “Green Building Policy” or “this policy”) is to ensure that PDC’s strategic goals in development and construction advance environmental, social, and economic conditions by:

- Promoting Green Building practices that protect human health and the quality of air, water, and other natural resources and maintaining consistency with the City of Portland’s Climate Action Plan;
- Maximizing public benefits via new construction and redevelopment projects receiving PDC Financial Assistance as well as in PDC’s own real property portfolio to increase return on investment, attract and retain tenants, and create equitable access to well-performing and healthy buildings for Portlanders;
- Leveraging economic development opportunities to grow Portland’s global reputation of deep industry expertise in sustainable design, development, and construction; and
- Providing flexibility for borrowers and other partners to incorporate Green Building practices in all projects to the maximum extent practical.

Note: Capitalized terms in this policy are defined in Section 7 below.

2.0 APPLICABILITY

This policy applies to all PDC projects that include both a Transaction Type in Section 2.1 and a Project Type in Section 2.2:

2.1 TRANSACTION TYPES

- A project receiving PDC Financial Assistance greater than or equal to two hundred thousand dollars (\$200,000);
- All real property dispositions; and
- PDC owned and leased real property at time of lease agreement or planned improvement.

2.2 PROJECT TYPES

- New construction and Major Renovations of commercial and mixed-use buildings;
- Tenant Improvements; and
- New or renovated stand-alone parking structures that are not a part of a broader Green Building project scope.

Once PDC has confirmed that one of the above transaction types has triggered this policy, PDC and/or the borrower will use Section 2.2 to determine which building requirements are necessary to comply with this policy.

3.0 POLICY REQUIREMENTS

3.1 NEW CONSTRUCTION AND MAJOR RENOVATIONS OF COMMERCIAL AND MIXED-USE BUILDINGS

- Commercial / Mixed-Use Buildings greater than or equal to fifty thousand (≥50,000) square feet or greater than or equal to thirty (30) residential units must register and certify for the **U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) at the Gold level.**
- Commercial / Mixed-Use Buildings less than fifty thousand (<50,000) square feet or less than thirty (30) residential units must register and certify for either **LEED at the Gold level** or **Earth Advantage at the Gold level.**

3.2 TENANT IMPROVEMENTS

- Commercial / Mixed-Use Buildings greater than or equal to five thousand (≥5,000) square feet with major modifications to the building's mechanical, electrical, and plumbing systems must register and certify for **LEED at the Silver level.**
- Commercial / Mixed-Use Buildings less than five thousand (<5,000) square feet or minor tenant improvement modifications must use [Creating a High Performance Workplace: Portland's Green Tenant Improvement Guide](#). (This is a guiding document only and does not require registration or certification of the project.)

3.3 PARKING STRUCTURES

- New or renovated standalone parking structures that are not a part of a new construction or renovation project must register and certify for the **Green Parking Council's Green Garage Certification at the Gold level.**

4.0 GOOD FAITH DEPOSIT

Borrowers will be required to provide PDC with a good faith deposit to enforce compliance with the requirements of this policy.

5.0 EXEMPTIONS

Only the PDC Board of Commissioners may exempt PDC projects from this policy.

6.0 IMPLEMENTATION

The Executive Director is hereby authorized to (a) administer the policy; (b) create and periodically update administrative policies or procedures to guide policy implementation; and (c) resolve any dispute arising from the application, administration, or enforcement of the policy.

7.0 DEFINITIONS

Capitalized terms in this policy have the following meanings:

Green Building: Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.¹

¹ U.S. Environmental Protection Agency, <http://www.epa.gov/greenbuilding/pubs/about.htm>

Financial Assistance:

(A) A direct loan or grant of funds by PDC to a borrower, or (B) an indirect financial benefit resulting from PDC's write-down on the value of land in a real estate transaction

Major Renovation:

Construction work that is extensive enough such that normal building operations cannot be performed while the work is in progress, and/or a new certificate of occupancy is required.²

² Source: U.S. Green Building Council <http://www.usgbc.org/Docs/Archive/General/Docs5546.pdf>

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RESOLUTION TITLE:

ADOPTING REVISIONS TO THE PORTLAND DEVELOPMENT COMMISSION GREEN BUILDING POLICY

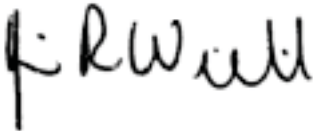
Adopted by the Portland Development Commission on May 13, 2015

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Tom Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Aneshka Dickson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Mark Edlen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.

	<p>Date:</p> <p>May 21, 2015</p>
<p>Gina Wiedrick, Recording Secretary</p>	