

# PROSPER PORTLAND Green Building Policy

Approved by the PROSPER PORTLAND Board of Commissioners on May 13, 2015

*PROSPER PORTLAND creates economic growth and opportunity for Portland.*

## 1.0 OBJECTIVES OF THE PROSPER PORTLAND GREEN BUILDING POLICY

The objective of the PROSPER PORTLAND Green Building Policy (this “Green Building Policy” or “this policy”) is to ensure that PROSPER PORTLAND’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 PROSPER PORTLAND Financial Assistance as well as in PROSPER PORTLAND’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 PROSPER PORTLAND 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 PROSPER PORTLAND Financial Assistance greater than or equal to two hundred thousand dollars (\$200,000);
- All real property dispositions; and
- PROSPER PORTLAND 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 PROSPER PORTLAND has confirmed that one of the above transaction types has triggered this policy, PROSPER PORTLAND 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 **Parksmart at the Gold level.**

### 4.0 GOOD FAITH DEPOSIT

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

### 5.0 EXEMPTIONS

Only the PROSPER PORTLAND Board of Commissioners may exempt PROSPER PORTLAND 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.<sup>1</sup>

*Financial* (A) A direct loan or grant of funds by PROSPER PORTLAND to a borrower, or  
(B) an

*Assistance:* indirect financial benefit resulting from PROSPER PORTLAND's write-down  
on the value of land in a real estate transaction

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

---

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

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