Expanding Sustainable Development Practice in Portland, Oregon

The DRAC report represents 22 recommendations (listed below) organized into 6 categories that the City and other organizations can take to expand Sustainable Development Practices in Portland. The initial phase was to identify the programs and policy direction to advance the City's Green Building and Site Development Standards. It became apparent that several of the strategies could be implemented immediately while others would need to be developed further.

The Subcommittee recommends that the second phase be for the DRAC together with City staff & additional stakeholders to develop policies and provide guidance to assist in either the implementation or exploration of the recommendations found in this report and their alignment with other City initiatives.

I	EDUCATION AND OUTREACH	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
1	Comprehensive & Accessible Educational Campaign	a. Enhance City Green Build website to include readily accessible, multilingual, interactive site and link to permit related issues.	In progress @ OSD (2008-09)
		b. Reformat City programs such as ReThink, for further reach into the community.	ReThink Series scheduled for Feb/March 2009—OSD
		c. Expand Green Building education and outreach services in Development Services Center	BDS –Scoping 2008-09
		d. Outreach to the financial and real estate community about the criteria and benefits of Green Building.	OSD—Invitation basis conducts presentations to real estate professionals
			Cascadia Green Building Council working with financial community (OSD/BDS tracking)
2	Media Campaign	Seek partnerships with regional, public, private, and non-profit organizations to foster a regional marketing campaign.	OSD w/BDS—Phase I: City of Portland Climate Protection Plan Update completed 2008 with media campaign as component
3	Internal Training	Continue and expand the professional development opportunities and requirements for staff.	BDS—Training contracted with Mount Hood Community College to begin September 2008
			BDS—2 staff LEED Certification (BES 2 staff, OSD 1 staff)
4	Green Building Checksheet	Create checksheet for use by plan reviewers to review small and mid size green projects and provide clear direction to customers.	BDS—Scoping 2010

II	BENCHMARKING, ASSESSMENT & MONITORING	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
5	Benchmarking	Establish baselines and performance parameters to measure progress. Establish a Green Building inventory including their impact on reaching the goals.	BDS lead w/input from OSD— developed scope of work for
6	Monitoring Criteria	Measure progress of implemented recommendations, strategies, and technologies	internship in 2008
7	Adaptive Management	Develop ongoing review for Green Building programs.	OSD lead w/input from BDS— scoping 2010
			**New building Institute—So Cal Carbon Footprint Consultant
III	TECHNICAL ASSISTANCE	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
8	Financial Technical Assistance.	Provide early and continuous step-by-step assistance with accessing tax credits, HUD grants, rebate timelines, certification requirements, paperwork deadlines, and capital infusion necessary to build green.	BDS lead w/input from OSD— developed scope of work for internship in 2008
9	Facilitation Technical Assistance.	a. Expand Major Projects Group program s to include more Green Building projects and consider increasing program criteria to a higher level of performance. b. Ensure that information on green options is provided at all early assistance meetings and in the Development Services Center.	BDS—Process Manager FTE in 2008-09 budget BDS—Funding package for additional FTE in 2008-09 budget not granted
		c. Replicate Major Projects Group programs for small to mid-size projects.	BDS—Process Manager FTE in 2008-09 budget
		d. Provide early technical assistance with City staff to green residential construction and alterations.	BDS partnering with HBA sustainability staff and Metro staff to create programs and pathways 2008-09
10	Green Building Review Committee	Create Alternative Technical Review Committee to approve green technologies prior to issues being raised with the appeals board. Identify and prioritize those issues to be developed into code guides.	BDS—2008
11	Pre-Approved Green Plans	Offer a simple approach to build green by offering pre-approved plans designed by commissioned professionals.	BDS partnering with HBA of High Performance Green Building Pilot to be implemented in 2008-09
12	Eco-Charrettes	Offer eco-charrette support to project teams early in the design process to identify trade-offs and opportunities.	Green Plans to be offered in 2010- BDS—2010
13	Recipe Books (Prescriptive Path)	Provide detailed high-performance specifications for building systems for small and mid size projects written by commissioned professionals.	BDS—2010

IV	FINANCIAL INCENTIVES	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
14	Risk Assessment/ Property Valuation	Clarify the economic benefits of Green Building to developers, identify how Green Building impacts property valuation; develop criteria and a measuring system that warrants appraisal values.	Outside organizations Thedy Schapel—MIA Appraiser Royal Institute of Appraisers (D. Wilde)
15	FAR Bonus Review (consolidate with #17)	Develop and consider tying bonuses to sustainability as part of a comprehensive review of FAR bonus and transfer provisions.	SEE #17 c.
16	Reclassification of Commercial Office Space	a. Establish Green Building criteria for the classification of commercial office space	Work with BOMA after step "b."
		b. City-owned and City-occupied buildings become LEED rated (or energy efficient) for existing buildings to provide data outlining the financial benefits to building owners and the development communities.	OSD—Alisa Kane 2008-09
17	City Fees, Charges & Policy Review	a. Provide incentives for developers-Link City's Recycle at Work program to incentives for developers. such as-to unbundle parking spaces from leases to promote use of transportation options.	BDS, PDOT, Planning—Not tracked
		b. Reduce City fees and charges commensurate with Green Building requirements.	BDS, OSD, Planning –BDS lowered fees for solar panel installation permits 2008
		c. Develop and consider tying bonuses to sustainability as part of a comprehensive review of FAR bonus and transfer provisions.	OSD,OSD & Planning FAR Bonus review as part of Portland Plan (Planning) 2008-10
V	PERFORMANCE CERTIFICATION	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
18	Mandatory 3 rd Party Certification	Adopt a menu of approved Green Building guidelines and certification programs for new, remodeled, and existing commercial and residential construction.	OSD working on High
19	Certificate of Performance	Create pilot program to require issuance of certificate that buildings meet current standards at time of sale.	Performance Building Policy—a recommendation is for mandatory
20	Recommissioned Building Systems	a. Require recommissioning of building systems to ensure their efficiency periodically or at time of sale. b. Require recommissioning of building systems in all City owned and occupied buildings.	certificate of Performance at time of sale

VI	REGULATIONS	STRATEGIES	ASSIGNED ORGANIZATION IMPLEMENTATION /REVIEW
21	Construction Codes Audit	Examine building, energy, and plumbing codes for barriers and opportunities to Green Building practices.	BDS—Local Building Code Amendment being reviewed by stakeholders (TAG) 2008
22	Other Codes	Examine the City of Portland Zoning Code and other State promulgated codes.	BDS, Planning—suggested zoning code changes have been compiled. Planning is assessing how/when changes can be made.

FUNDED

NOT FUNDED FUNDED

Funding:

1 BDS FTE/ BDS Process Manager (Plan Review Services)

2 OSD FTE @ BDS/ Technical Assistance (Plan Review Services)

1 OSD FTE @ BDS/ (Plan Review Services)

\$100K Education & Outreach (OSD administered)

\$75K for Processing & reporting green building activities, including TRACS Programming (Administrative Services)

\$150K for financial incentives for early adopters of high performance green building practices (OSD administered)