



Bureau of Planning and Sustainability

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MEMO

DATE: May 5, 2020

TO: Development Review Advisory Committee

FROM: Sallie Edmunds, Central City, River and Environmental Planning Manager

CC: Andrea Durbin, Joe Zehnder, Sandra Wood, Rachael Hoy, Mindy Brooks

SUBJECT: CC2035 Bird Safe Exterior Glazing Costs

In May 2018, City Council adopted CC2035 which included a new bird safe glazing standard for the Central City. The standard requires that new buildings with at least 30% exterior façade glazing in the first 60 feet must choose a bird safe glazing treatment for at least 90% of that glazing. For major remodels, the same standard applies but only when at least 75% of the façade is being altered. Bird safe treatments are also required adjacent to ecoroofs or other vegetated roof areas. The standards do not apply to houses, historic landmarks or contributing resources in historic or conservation districts. The bird safe treatments are described in the *Portland Bird Safe Windows List* and provide an array of options that range significantly in cost. Applicants can choose any options in the list.

During the Planning and Sustainability Commission hearings and work sessions in 2017 information was presented about the costs of new CC2035 requirements, including bird safe glazing. ECONorthwest was hired to perform a pro forma financial analysis to help the city understand the financial impacts. The result was that the suite of green building policies (low carbon, ecoroof and bird safe glazing) would increase total development costs by 1.5-3%. Please find the attached information that was provided to PSC in January 2017.

No additional research has been conducted regarding the costs of bird safe glazing treatment options since 2017. BPS staff would need additional resources to scope a project to update the cost information to present to DRAC. A scope would likely include interviews with developers and industry experts. If DRAC has suggestions about whom to contact, please let BPS know.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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