

# Green Building Collaborative

## Santa Clara County Cities Association

### Phase II Recommendations

#### Green Building Collaborative Members:

Lisa Geifer	Cupertino Planning Commission
Kristin Heinen	Palo Alto Planner
Shiloh Ballard	Silicon Valley Leadership Group
Don Bray	Silicon Valley Leadership Group
Yoriko Kishimoto	Palo Alto Mayor
Ann Waltonsmith	Saratoga Vice Mayor (former)
Tim Haley	Campbell Community Development
Reena Matthew	San Jose Green Building Program
Jennifer Seguin	San Jose Green Building Program
Linda LeZotte	Former San Jose Councilmember
Jamie McLeod	Santa Clara City Council
Joanne Benjamin	Santa Clara County Cities Association
Sharon Refvem	US Green Building Council, Northern California
Ragan Henninger	Office of Councilmember Sam Liccardo
Rebecca Fotu	City of Morgan Hill
Steve Attinger	City of Mountain View
Ryan Kuchenig	City of Sunnyvale
David Kaneda	IDEAs & Cupertino Planning Commission
Ronit Bryant	City of Mountain View
Jill Boone	County of Santa Clara
Val Alexeef	Build It Green
Erin Cooke	City of Cupertino
Puja Vohra	Davis Langdon
Karen Morvay	Santa Clara County Water District



# Why we are here!

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**Review status of Phase II Green Building policy recommendations. Seek feedback and conceptual approval of direction going forward.**

- **Background on the Green Building Collaborative**

- Green Building tops list in June 2007 SCCAA meeting, cities want leveraged effort
- GBC formed to:
  - Jump-start the process
  - Identify near-term ‘common denominator’ recommendations
  - Work towards next phase (Phase II)
- Council members & city staff from interested jurisdictions, SVLG, USGBC met monthly
- Phase I Near Term Recommendations approved by SCCCA Board in November

- **Brief review of Near-term Recommendations**

- Easy, baby steps approach
- Success! Recommendations adopted, in some form, by all cities & County

- **Overview of Phase II Recommendations**

- Feedback, questions and discussion

# Context for Green Building

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## Opportunity

- Building energy usage responsible for 48% of US GHG emissions
- 30% of material usage and waste stream
- Green Building has positive ROI
- Pull through for Silicon Valley clean-tech industry

## Green Building Definition

- “Whole-Systems” approach for designing and constructing buildings

## Industry Adoption

- ‘Competitive Advantage’ of green buildings
- Significant support from local developers and design/construction industry
- Many local examples



**Adobe Systems Headquarters, San Jose**

\$1.4M in efficiency investments

\$1.2M In annual savings

“Platinum” Rating by USGBC

# Established Green Building Standards

## LEED Rating System

U.S. Green Building Council



- Points define four certification levels
- Focused on commercial new & retrofit
  - 9000+ rated projects since 2000

## Green Point Rated System

Build It Green



- 50+ points define degree of 'Green'
- Focused on single/multi family residential
- Goal of 10,000 units rated by end of 2008

▶ Many exist, yet two complementary standards have emerged as leaders:

- Widely recognized and consensus-based
- Consistent and quantifiable rating criteria, 'menu' of options/choices
- Independent 3<sup>rd</sup>-party verification ensures standard of performance

# What are the benefits and costs of Green Building?

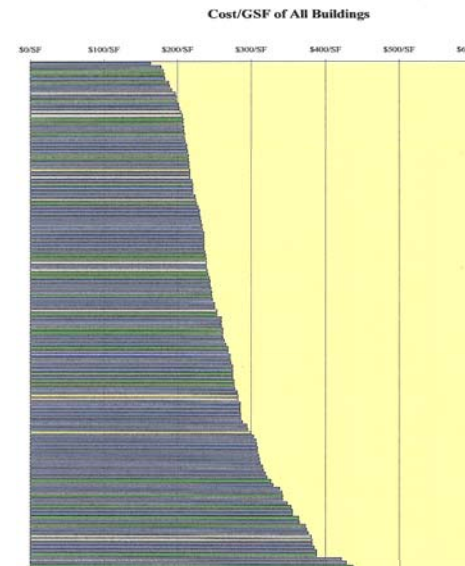
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## Representative benefits:

- 8-9% decrease in operating costs
- 7.5% increase in building values
- 3.5% increase in occupancy
- 3.0% increase in rental income
- 6.6% improvement in ROI

USGBC LEED for Commercial Buildings

## Costs:



Davis Langdon Survey of Cost for 45 LEED, 93 Non-LEED Buildings

- In general, future financial benefits of a green building offset incremental upfront costs, and yield a positive return on investment
  - Incremental upfront green building costs heavily dependent on design approach
- Compliance handled by owner, design/build team, and 3rd-party certifier

# Near Term Recommendations Refresher

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## Principles

- Appropriate on-ramp, yet don't delay!
- Uniform, easy and collaborative
- Pull through for Silicon Valley clean-tech industry

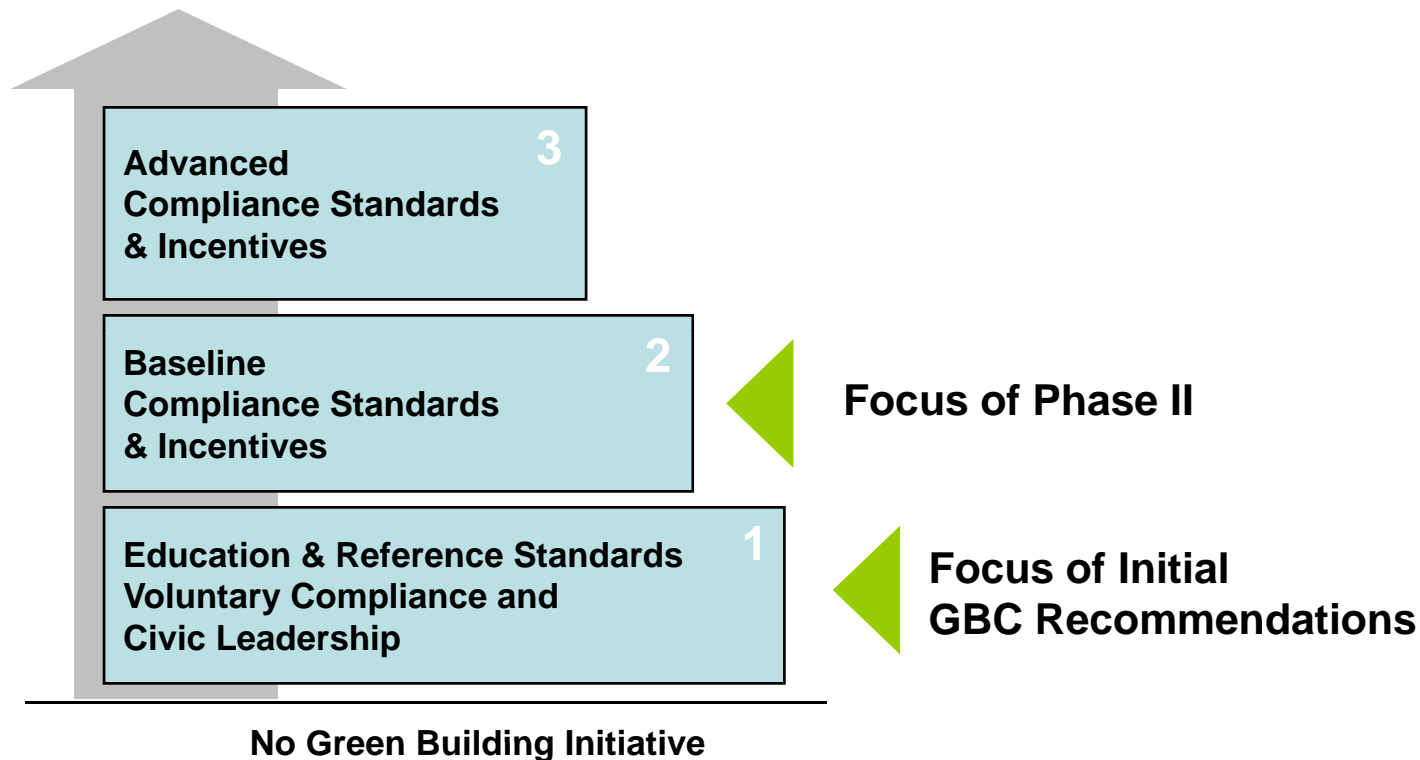
## Recommendations

- 1) Reference standards: GPR and LEED
- 2) Checklist: Submit with application
- 3) Municipal Leadership: LEED Silver



# Generalized Framework for Green Building Adoption

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- While details and current status vary from city to city, this framework describes a general path cities take in advancing Green Building

# GBC's Phase II Recommendations

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## Compliance Levels

- LEED Silver & GPR 50
- Differentiation between “big” and “small”





## Phase II Recommendations

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### Verification: Two Approaches

- 1) USGBC Certification
- 2) City “in-house” Process



### Why?

- Concerns with implications of requiring verification from an outside entity
- Concerns with City ability to dedicate resources

# GBC Program and Next Steps

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## Phase I: July – Dec 2007

- Form Collaborative
- Information Exchange
- Initial GBC Policy Framework and Recommendations
- Support Approval by SCCCA Board

## Phase II: February 2008-April 2008

- Support Policy Adoption by Cities
- Additional Research on Leading Practices
- Evaluation of Key Policy Questions
- Develop Phase 2 Recommendations

- **Feedback**

- Any questions about general direction?
- Is the Board okay with this general approach?
- What specific questions/concerns does the Board wish to have answered/addressed?

 Your ideas on important considerations?