



CCDC Sustainable Development Policy

POLICY ADOPTED BY THE CCDC BOARD OF COMMISSIONERS: May 27, 2008

Executive Summary

Urban renewal is a sustainable development practice, and in effect Capital City Development Corporation, as Boise's redevelopment agency, has been engaged in sustainable development (defined here as *real estate development that meets present needs without compromising the ability of future generations to meet their own needs*) since its beginning in 1965. CCDC's mission statement expresses the "triple bottom line" of sustainability: improving Boise's physical environment, social well-being and long-term economic vitality. This policy guides the agency's sustainable development efforts, grouped into four categories: planning and operations, advocacy, building design, and performance. The policy enables CCDC to promote and facilitate sustainable development within its districts and beyond. Sustainability shall be considered not only in agency development activities, but also in planning, operations and outreach.

The policy is grounded in the Idaho code empowering urban renewal agencies to prevent and eliminate any conditions that are injurious to the public health and welfare, constitute an economic and social liability or impair the sound growth of municipalities (§ 50-2002). It is in the public interest that the natural and built environments in Boise make efficient use of energy and natural resources, and promote the health and productivity of all residents and visitors. To be effective the policy requires a full understanding of both the science and the economics of sustainable development. Application of the policy is contingent upon available resources.

The Policy

It shall be the policy of CCDC to promote, advocate for and facilitate sustainable development practices throughout its areas of jurisdiction, and, to the extent possible, beyond them. Further, CCDC shall consider sustainability in all of its future investments, activities and plans, and make sustainability a major criterion in the decision-making process. Finally, the manner in which it finances, plans, designs, constructs, manages, renovates, maintains and decommissions its facilities and buildings shall utilize sustainable practices whenever feasible. To ensure this policy's effectiveness, CCDC shall keep abreast of current sustainable development practices, adjust this policy and strategies as required, monitor progress and report at regular intervals.

The Strategies

Sustainable Planning and Operations Category

Strategy 1: CCDC should consider sustainability in all its planning activities. All master planning, plan review and urban renewal district plan updates should be analyzed at each process stage to consider sustainable design and development strategies and practices.

Strategy 2: All CCDC development projects for which there is no applicable LEED¹ or similar certification, such as roads, streetscapes, open spaces, and unoccupied or specialized buildings, should consider use of sustainable development strategies.

Strategy 3: CCDC should seek to manage its existing properties and facilities in a sustainable manner.

Strategy 4: CCDC should consider sustainability goals in the acquisition, disposition and redevelopment of any properties or facilities.

Strategy 5: CCDC should support alternative transportation (e.g. pedestrian, bicycle) and public transit options in all planning for its facilities and infrastructure investments.

Advocacy Category

Strategy 1: CCDC should exercise leadership in promoting sustainable design and development both within and beyond the urban renewal districts. CCDC staff and associated contractors are encouraged to advocate for and assist private project owners and developers in achieving LEED certification where appropriate and incorporating other sustainable strategies wherever possible and practical.

Strategy 2: Because much of the work of the agency is done in partnership with other agencies or private entities, CCDC should encourage sustainable development practices in all collaborations, intergovernmental relations and agency memberships.

Strategy 3: CCDC will assume a leadership role in promoting sustainability in all partnerships. CCDC should consider whether its actions and activities will catalyze sustainable development practices in other agencies and the private sector.

¹ LEED™: The Leadership in Energy and Environmental Design (LEED) program, developed by the U.S. Green Building Council, is a third-party certification system that currently applies to new and existing commercial, institutional and high-rise residential buildings, and is under pilot testing for residential and neighborhood development. The LEED program rates the degree to which building projects incorporate sustainable development techniques within six categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality and innovation in design. The program evaluates environmental performance from a holistic perspective over a project's life cycle, providing a rigorous national standard for green building. LEED point totals determine the level of certification: Certified, Silver, Gold or Platinum. The LEED standard has been adopted by numerous cities, states and federal agencies. For the purposes of this policy, the LEED program is recommended as a standard, and the LEED checklist should be used as a design and review tool for all projects and operations.

Building Design Category

Strategy 1: All new or significantly remodeled public facilities and buildings over 5,000 gross square feet of occupied space in which CCDC is the owner or participant in a financial, planning or development role, should earn a minimum LEED Silver rating or other high-performance measurement, unless exempted by the CCDC board.

Strategy 2: All new or significantly remodeled privately owned facilities and buildings in which CCDC is a major financial participant should incorporate sustainable development strategies as approved by CCDC, or achieve LEED certification, unless exempted by the CCDC board.

Strategy 3: CCDC should encourage sustainability goals in private development in which there is no significant CCDC participation by offering assistance to the extent allowed by state law and within budgetary constraints.

Performance Category

Strategy 1: CCDC actions in support of this policy should be current and in compliance with acceptable standards in sustainable development, building science and associated economics. CCDC staff is encouraged to achieve and maintain general competence in current sustainable development practices.

Strategy 2: Because much of this field is new and evolving, CCDC should periodically review the policy and strategies and revise as needed.

Strategy 3: CCDC should monitor its overall sustainability progress and performance, and throughout the course of major projects, and present periodic reports to the board and general public.

Exemptions

Projects will occasionally require exemption from these requirements. Considerations other than sustainability may take precedence in certain cases, and all or portions of a project may be granted exemption from compliance with the policy. The CCDC board may at any time waive compliance when it is in CCDC's and the public's best interest.

Since a project can often be built green without additional cost, building projects seeking an exemption should show how meeting LEED requirements or other high-performance standards would significantly and negatively impact the project. CCDC may at its sole discretion grant full or partial exemption to these requirements, e.g. 1) for historic preservation that significantly impacts the ability of a major retrofit to meet LEED standards, 2) for extraordinary costs associated with a development that could result in the project's collapse, or 3) for additional investments in sustainable strategies that offset the costs of third-party certification, etc.

Development projects for which there is no LEED or similar certification, such as roads, streetscapes, unoccupied or specialized buildings, do not need to apply for exemption. However, even these projects will be encouraged to incorporate as many sustainable development features as possible and to strive for a positive environmental impact.

Procedures

[To be developed:]

- ❖ Implementation recommendations;
- ❖ Internal mechanisms for oversight and compliance;
- ❖ Review and evaluation procedures;
- ❖ Outreach programs;
- ❖ Acknowledgement of any sustainability designations or performance measurements that may be developed by the City of Boise and other partner agencies.