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CCDC adopts sustainable development policy

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Boise's urban renewal agency adopted a new sustainable development policy on Tuesday that gives priority to projects that make efficient use of natural resources and energy. The policy directs the Capital City Development Corporation to take sustainability into account in the way it finances, plans, designs, constructs, manages, renovates, maintains and decommissions current facilities and future development projects in its urban renewal districts.

It also spells out that CCDC will analyze projects at every stage of the planning process for sustainable designs.

"These are things that we've been sort of been doing all along," said Scot Oliver, the agency's special projects manager. "It just suggests that we take a more systematic approach to this."

The policy directs agency officials and staff to be advocates for sustainable development, encouraging and helping private developers within Boise's urban renewal districts to meet environmental building standards, such as Leadership in Energy and Environmental Design (LEED) certification, whenever possible.

The policy will require ~~all new~~ public facilities associated with CCDC that are larger than 5,000 square feet in the agency's urban renewal districts to attain at least a LEED Silver certification or similar high-performance measurement, similar to policies in both Ada County and the City of Boise. The changes also apply new standards to privately developed projects in which CCDC is a major financial participant, though the board can grant exemptions in special circumstances.

"It allows us to look more favorably on projects that reach these goals," Oliver said. "If it wasn't a policy, it wasn't a reason we could cite for supporting or not supporting a project."

Other elements of the policy: CCDC can act as a resource on sustainability for private downtown developers, even those not receiving tax increment financing; development projects like streetscape and roadway improvements will be expected to use sustainable development strategies; and agency staff will be encouraged to be sustainability advocates in partnerships with other agencies or entities.

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