RULES AGENDA: 11-07-07
ITEM:

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: RULES AND OPEN GOVERNMENT COMMITTEE

FROM: Councilmember Kansen Chu
Councilmember Judy Chirco
Councilmember Nora Campos
Councilmember Sam Liccardo

SUBJECT: **Green Building Policy**

DATE: October 31, 2007

APPROVED: Kansen Chu, Nora Campos, Judy Chirco, Sam Liccardo **DATE:** 10/31/2007

RECOMMENDATION

Direct staff to prepare a workplan assessment for a proposal for a citywide green building policy. The policy would mandate the use of green building standards in private development at a minimum level of LEED Silver or equivalent. Refer this proposal for consideration to the Transportation and Environment Committee and the Community and Economic Development Committee. The workplan should include immediate, short-term, and long term policy recommendations.

BACKGROUND

Present and past leaders in San Jose have placed the city at the forefront of environmentally friendly practices. In March 2007, the Mayor and the City Council directed the city staff to "go for the Gold (LEED Standard)" for city owned facilities. Furthermore, the body directed staff to propose a package of city incentives to catalyze integration of green building practices by the private sector. The report–the Private Sector Green Building Program–was unanimously accepted by the Transportation and Environment Committee, a standing council committee, on October 1, 2007. In October 2007, Mayor Chuck Reed announced the Green Vision, which will help keep San Jose on the forefront of environmental protection while increasing economic vitality.

In the second half of 2007, the Mayor and City Council approved four major multi-family residential projects in District 4 with a requirement to build to the equivalent of LEED Silver standards. The 2,818 unit project at the Berryessa Flea Market site was the first ever private development in San Jose approved with such a requirement. Combined, the projects approved with the green requirement total 6,600 units on 220 acres.

Appropriately, now is the time for the Mayor and City Council to continue their record of environmental stewardship by formulating a citywide policy on green building standards. By joining key stakeholders to develop this policy, we can begin to apply green standards consistently, promote a green industry, and allow for predictability in the development community.