

NEIGHBORHOODS

# BUILDING Sustainable Housing

One of the goals of the City of Portland Council is to promote a sustainable future that meets today's needs without compromising the ability of future generations to meet their needs, and accepts its responsibility to:

- Support a stable, diverse and equitable economy
- Protect the quality of the air, water, land and other natural resources
- Conserve native vegetation, fish, wild-life habitat and other ecosystems
- Minimize human impacts on local and worldwide ecosystems

Why Should the City of Portland Care About Green Building?

It is an opportune time for developers, builders, policy makers, and advocates to partner in creating a city-wide green building strategy that strengthens livability and minimizes ecological degradation. For Portland to become a more sustainable community, all new and retrofitted homes, buildings, and facilities must embrace green building practices.

**Economics:**

In the commercial sector, reduced water and energy costs allow for increased profit margins and more competitive leasing arrangements. In the housing sector, increased operations and maintenance efficiencies can free capital to help reduce debt burden. Designing structures that are desirable, long lasting, and operate as efficiently as possible can produce an investment to the building owner that is unmatched in return and security in the long run.

Further, green building practices helps reduce environmental impacts related to buildings such as increased carbon dioxide

emissions, water and sewer runoff, and natural resource extraction that ultimately impact the entire community's livability.

**Growth:**

Here in Portland, the impacts of rapid development (in 1998 the City issued a record 3,477 commercial and 4,062 residential permits) are noticeably affecting livability and local and regional ecosystem health.

As noted above, buildings have a tremendous impact on the environment during construction and occupancy. Not only are natural resources depleted but land use patterns are altered. Highways and neighborhood streets become more congested, open space is converted to housing, and public monies to pay for infrastructure are stretched.

In addition, development that spreads across the landscape makes it more difficult for communities to provide alternative transportation options, thus increasing the number of energy intensive, polluting vehicle miles traveled per capita.

Green building addresses regional growth at the site level by insisting on building practices that minimize site disturbance. link to ex-

isting transportation and land use infrastructure, reduce resource consumption, increase energy and water efficiency, and reduce, reuse, and recycle building materials.

Green building practices provide exciting and creative solutions to growth management by restoring and enhancing brownfields, increasing vegetation cover and wildlife habitat, and renovating existing buildings to a higher and better use.

**Habitat Preservation and Restoration:**

Green building practices provide a series of "best management practices" to minimize or eliminate runoff, erosion, and streambank restoration.

Low water, native vegetation can eliminate erosion and reduce the amount of water and maintenance current standard landscaping requires. On-site stormwater retention can treat and slow stormwater runoff. Reduced building footprints and pervious paving systems can also help reduce runoff.

**Health & Productivity:**

Degradation of health and reductions in productivity related to worker productivity and sick leave has eco-

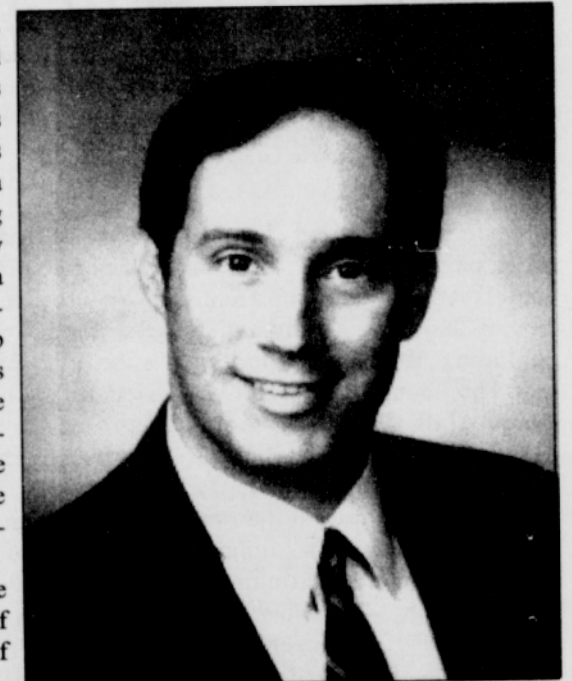
nomie impacts. Since a typical employer spends almost 70 times more on salaries as on energy, a green building can significantly reduce a building's payback and help make a business more profitable by simply providing a more comfortable working environment.

Since we spend upward of 80 percent of our time indoors, the environmental quality of building materials and ventilation are key elements to creating healthy homes and workspaces.

**Emerging Markets:**

Green building expertise - including builders, architects, engineers, systems and materials manufacturers, energy and environmental consultants, reusable building materials suppliers, and landscape architects constitutes an im-

portant local market sector. By promoting and applying green building practices, the City will support and stimulate further sector growth and help drive down the cost of building materials, energy systems, and other green building components.



City Commissioner Dan Saltzman oversees the program, Sustainable Portland Commission.



**JOHNTAE'S IMPORTED TOBACCO & ACCESSORIES**

We Accept Visa & MasterCard

**Name Brand Cigarettes • \$3<sup>00</sup>**

**GPCs • \$2<sup>50</sup>**

**BIDIS • \$5<sup>25</sup>**

**American Sprits • \$4<sup>00</sup>**

Special Offer Through September

**Marlboro & Winstons**

**\$25<sup>00</sup> A Carton**

2535 NE Alberta • Portland, OR

(503) 331-1422

E-Mail Us At [Thorres@aol.com](mailto:Thorres@aol.com)


Hair Products

Purses

Wallets

Incense

And More



**Responsible Urban Growth Requires Building Ecological and Socially Sustainable Communities.**

**Come Share in the Vision & Be a Part of the Solution.**