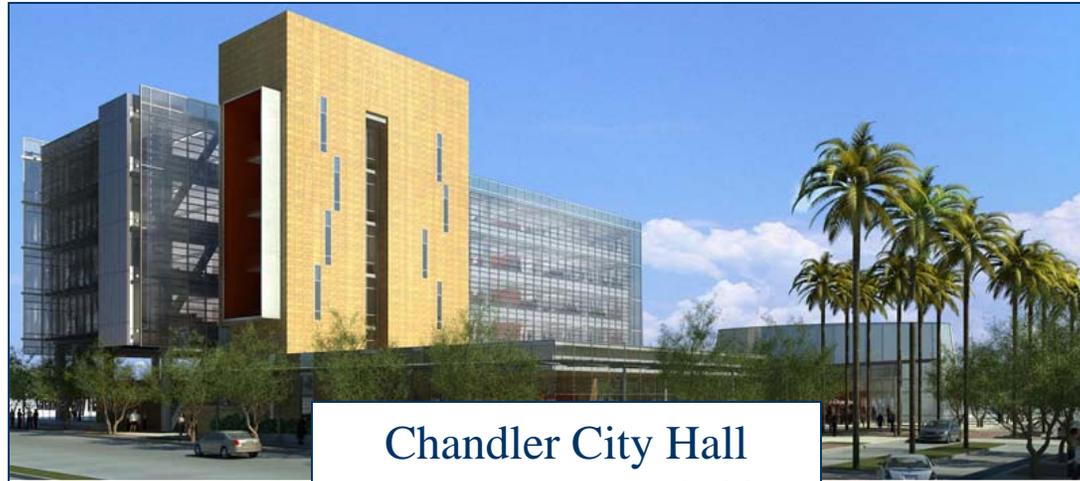


Chandler Green Building Program

January 22, 2009



Chandler City Hall
(Pursuing LEED Gold)

City of Chandler

Jason Crampton, LEED AP

City Planner

Presentation Overview

- ◆ Program Summary
- ◆ Developing the Program
- ◆ Early Results



Parcland Crossing
(Pursuing LEED Silver)

Chandler Green Building Program

Program Summary

1. City Building



2. Incentives for Private Development

3. Education/ Outreach

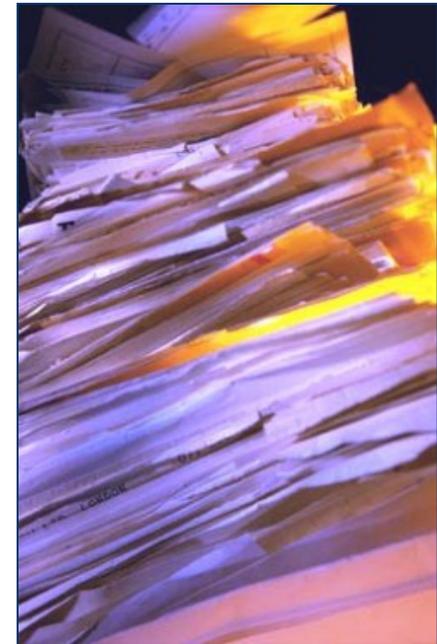


City Buildings

- ◆ **Resolution 4199** – All new, occupied City buildings larger than 5,000 sf shall be designed and built to LEED Silver standards (Gold or Platinum whenever possible)
- ◆ **Exceptions** – If the anticipated payback is greater than 10 years, Staff should make a recommendation to Council on the appropriate LEED level (if any). Council can make exceptions to the LEED requirement when deemed appropriate.
- ◆ *Other AZ Cities with LEED Commitments:*
 - *Flagstaff, Scottsdale, Tucson, Oro Valley, Queen Creek*

\$ LEED Research - Costs \$

- ◆ LEED adds 0 – 10% to initial building cost
 - Certified/ Silver – 1 - 5%
 - Gold/ Platinum – 2 – 10%+
- ◆ Soft Costs can add 0.25 – 1% to building cost
- ◆ Costs paid back over the life of the building



LEED Benefits

- ◆ Operation/ Maintenance Savings
 - Energy
 - Certified/ Silver: 25 – 30% Cost Reduction
 - Gold/ Platinum: 45% Cost Reduction
 - Water: 30 – 40% Reduction



Rockpointe Center
Pursuing LEED Gold Certification

LEED Benefits

- ◆ Productivity Increases/ Reduced Absenteeism (1 – 16%)
- ◆ Increased Sales Price (39%)
- ◆ Higher Rents (22%)
- ◆ Higher Occupancy Rates (3.5%)

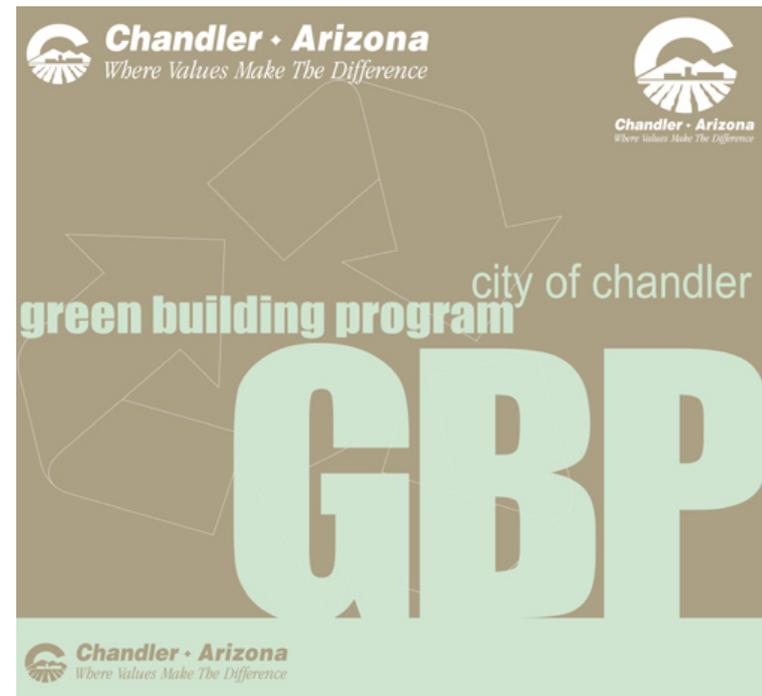


Incentives for Private Development

- ◆ Expedited Plan Review
- ◆ LEED Certification Fee Reimbursements (up to \$17,500)
 - Gold/ Platinum – 100%
 - Silver – 75%
 - Certified - 50%

Incentives (Cont.)

- ◆ Recognition
 - Construction Site Signs
 - Window Signs
 - Plaques
- ◆ Awards
 - Architectural Excellence Award



Education/ Outreach

- ◆ Green Building Web site
 - www.chandleraz.gov/greenbuilding
- ◆ Green Building Workshops
- ◆ Green Building Events
 - GreenSummit
 - Build-it-Green Expo
 - GreenBuild



The screenshot shows the official website for the City of Chandler's Green Building Program. The header includes the "WELCOME TO Chandler" logo and navigation links: HOME, CITY HALL, CITY NEWS DESK, CUSTOMER SERVICES, LEISURE & LIFESTYLE, OUR COMMUNITY, PUBLIC SAFETY, and TRANSPORTATION. The main content area features the "city of chandler green building program" title with a recycling symbol. A sidebar on the left lists navigation options: Home, Strategies, City Efforts, Green Projects, Events, History, Resources, Chandler Business, and Long Range Planning Division. The main text explains the program's goal to promote sustainable building practices and lists available incentives: Expedited Plan Review, Certificate Fee Reimbursements, Recognition, Awards, and Green Building Assistance. A "Green Tip of the Week" section provides information on composting. At the bottom, there are links for "Chandler Green Building Program (PDF)", "Residential Solar Incentives (PDF)", and "Commercial Solar Incentives (PDF)". The footer includes the date 1/16/2009, a search bar, and links for Site Map, Contact Chandler, Accessibility, Privacy Policy, and Help.

Developing the Program



city of chandler
**green building
program**



Chandler CARE Center:
Pursuing LEED Certification

Council Goal

“Encourage the use of shade and environmentally sensitive design”



Timeline

- ◆ 2006 - 2007 - Planning Clientele Survey
- ◆ Nov. 15, 2007 – Energy and Green Building Forum
- ◆ 2007 - 2008 – Green Building Task Force Meetings
- ◆ Spring, 2008 – Council and P&Z Briefings
- ◆ June 26, 2008 – Program Adoption

November 15th Energy and Green Building Public Forum

- ◆ 63 Attendees
(Including Staff)
- ◆ Participant Support For:
 - City Green Building
 - Incentives to Encourage Private Green Building
 - Voluntary Program



Green Building Task Force



- ◆ 20 Member Group
 - Development Professionals
 - Residents
 - Green Professionals
- ◆ 3 Meetings
 - November 28, 2007
 - February 12, 2008
 - June 3, 2008

Challenges



- ◆ Budget Issues
- ◆ Staffing Limitations
- ◆ Council Support
- ◆ Implementation Challenges

Private Development Response



- ◆ The Waters at Ocotillo
- ◆ Chandler Piazza
- ◆ Rockpointe Center
- ◆ Parcland Crossing
- ◆ Chandler Gilbert Community College
- ◆ Chandler Unified School District

Find more information about Green Projects in Chandler at www.chandleraz.gov/greenbuilding

Fire Administration Building

- ◆ 18,420 Square Feet
- ◆ Pursuing LEED Silver (LEED-NC)
- ◆ Construction Underway (Anticipated Completion in 2009)



Chandler • Arizona
Where Values Make The Difference



Chandler City Hall

- ◆ 120,000 Square Feet
- ◆ Pursuing LEED Gold
(LEED for New Construction)
- ◆ Design
Underway
(Anticipated
Completion
in 2010)



Chandler Boys and Girls Club

- ◆ 31,000 Square Feet
- ◆ Pursuing LEED Silver (LEED-NC)
- ◆ Construction Underway (Anticipated Completion in 2009)



Chandler • Arizona
Where Values Make The Difference



EAST VALLEY BOYS & GIRLS CLUB
COMPADRE BRANCH
CHANDLER, ARIZONA

Questions/ Discussion



city of chandler
**green building
program**

Contact Information:

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480-782-3072

Helpful Resources

- ◆ U.S. Green Building Council: www.usgbc.org
- ◆ GSA LEED Cost Study:
 - www.wbdg.org/ccb/GSAMAN/gsaleed.pdf
- ◆ Davis Langdon "The Cost of Green Revisited":
 - www.davislangdon.com/USA/Research/ResearchFinder/2007-The-Cost-of-Green-Revisited/
- ◆ Kats, G. "The Costs and Financial Benefits of Green Buildings: A Report to California's Sustainable Building Task Force":
 - www.usgbc.org/ShowFile.aspx?DocumentID=1992