

Sustainable Buildings and Sites Policy

Fiscal Year 2024 Annual Report

Capital Asset Management

August 2024

Overview

The built environment has a tremendous impact on human health and wellbeing, as well as on ecosystem functions that sustain life. Buildings and other built structures impact critical issues like systemic inequities and climate change (both in terms of emissions produced and the capacity to withstand hazards), and also influence the local economy. Metro's values and our role in the community drive us to ensure that our buildings have as much positive impact as possible. To that end, in October 2022 the Metro Council directed the Chief Operating Officer to adopt an updated Sustainable Buildings and Sites Policy (SBSP) that sets standards and guidance for new construction, maintenance and operations of our buildings and spaces to support the long-term health and well-being of our community, employees, and environment. The policy went into effect on July 14, 2023. Over the course of its first year, the policy was finalized and shared with staff, influencing projects across seven departments.

Cover Photo: Oregon Convention Center, Oregon Ballroom

Policy Milestones



Communications roll-out

The policy was announced in a series of targeted communications leading up to and following its effective date of July 14, 2023. Department leadership was informed of the policy adoption and the implications of it for their projects and staff. A public website was published to share the policy with contractors and other interested members of the public. A MetroNet page was published to share the policy and implementation resources with staff. An all-staff message and a separate email to external stakeholders were sent out to share the policy and its role in aligning Metro’s built environment with Metro values. Department-specific emails were sent out to highlight how the policy would align with individual department goals and planning efforts. Presentations were given to staff to provide an opportunity to ask questions.

Project tracking, checklists, and support

All active projects were evaluated upon the policy going into effect for policy requirements. Projects that had capacity to incorporate policy requirements were encouraged to do so, but not required due to budgets being established prior to policy adoption. Projects that were proposed in the FY 25 Capital Improvement Plan (CIP) were held to policy requirements, with a series of checklists to make sure that requirements were appropriately budgeted for in CIP proposals and to provide project managers with clarity on requirements upon project initiation.

Procurement language

Sustainability staff worked with Procurement staff to include language in Metro’s solicitation and contract documents that references the policy.

Photo: Oregon Zoo Education Center

SBSP liaison cohort

Each operating department (departments with responsibility for facilities) designated a Sustainable Buildings and Sites Policy Liaison in Fall 2023 to be the first point of contact in their department for questions about the SBSP. This staff cohort meets quarterly to learn about the policy, share their experiences working with it, and provide feedback on implementation.

Renewable electricity

In January 2024, all Metro properties purchased 100 percent renewable electricity for their operations. Some facilities were already purchasing some or all of their electricity from renewable sources, but the passage of this policy brought all Metro operations up to a 100 percent renewable electricity standard.

Public website

A public facing website (<https://www.oregonmetro.gov/sustainable-buildings-and-sites-policy>) was published to share the policy and how it impacts Metro properties. This webpage is intended to grow over time with resources to support contractors in meeting policy requirements.

Just label for Metro

As part of Metro's first project seeking Core Certification (more details under project highlights), the organization registered for the Just label, a transparency label for social justice metrics. This label supports Metro in achieving Core Certification for its new buildings.

Living Future Accreditation

Four Metro staff members achieved Living Future Accreditation in FY 24, a professional credential that recognizes knowledge in advanced sustainability. Accreditation enhances their ability to support projects seeking Core or Zero Carbon Certification from the International Living Future Institute.

Just.

Organization Name: Oregon Metro
Organization Type: Government
Headquarters: Portland, Oregon
Number of Employees: 1,594

Social Justice Indicators:

Indicator	Progress
Diversity & Inclusion	
Gender Diversity	████
Ethnic Diversity	███
Inclusion	███
Engagement	████
Employee Benefits	
Health Care	████
Retirement Provision	███
Family/Medical Leave	████
Training/Education	███
Equity	
Full-Time Employment	███
Pay-Scale Equity	████
Freedom of Association	███
Living Wage	███
Gender Pay Equity	███
Stewardship	
Local Communities	████
Volunteering	███
Animal Welfare	███
Charitable Giving	████
Positive Products	████
Employee Health	
Physical Health	███
Well-Being	███
Purchasing & Supply Chain	
Equitable Purchasing	████
Supply Chain	███

THE SOCIAL JUSTICE LABEL 2.0
OMT-001 EXP. 11/01/2025

INTERNATIONAL LIVING FUTURE INSTITUTE™

Policy Implementation



Of the 113 projects included in the FY 24 Capital Improvement Plan (CIP) as of April 2023, 36 incorporated SBSP requirements to some degree. Projects without construction elements like technology purchases and habitat restoration do not have policy requirements. Many of these projects are multi-year projects.

- 4 projects include a sustainability certification
- 7 projects include bird friendly design requirements
- 16 projects include low carbon materials
- 6 projects include a sustainable roof assessment
- 10 projects include urban heat island mitigation
- 36 projects include equity in contracting requirements
- 10 projects include planning for culturally significant areas
- 6 projects include water conservation measures
- 10 projects include habitat or stormwater management actions
- 5 projects include EV infrastructure
- 12 projects include LED lighting
- 9 projects include ENERGY STAR or WaterSense certified appliances or fixtures
- 7 projects omitted or transitioned away from fossil fuels

Photo: Blue Lake Park Operations and Maintenance Facility under construction

Project Highlights



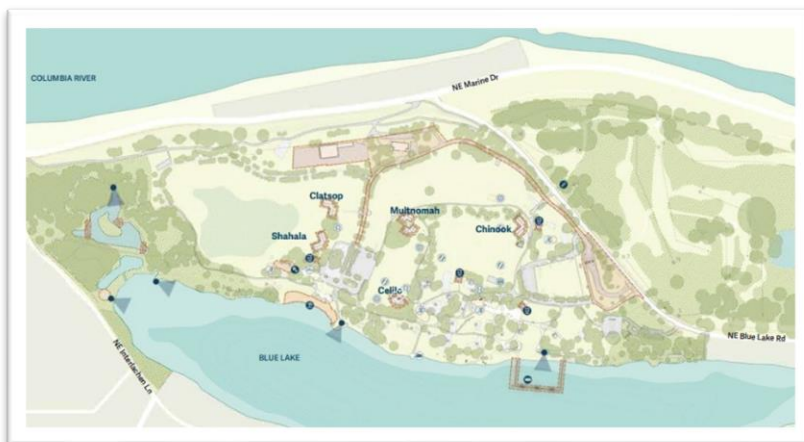
Blue Lake Park Operations and Maintenance Facility

The new Blue Lake Park Operations and Maintenance Facility is Metro's first set of buildings pursuing Core Certification. This two-building facility will renovate the existing outdated fleet and equipment building and construct a new staff support/park office building. The new building will include workstations, meeting rooms, break areas, locker rooms, and guest services. The project will result in a resilient operations and maintenance facility that meets programmatic needs for Metro while reducing energy and water use, generating onsite solar power, supporting electric vehicles, using environmentally-friendly materials, and creating a welcoming and accessible space. Project construction is underway, with anticipated opening in December 2024.

Blue Lake Park Renovation

The Blue Lake Park Renovation project involves designing an update to the park to achieve the following vision based on extensive community engagement:

- The park is a place for connection between land, water, plants, and people.
- It is a place where wildlife thrives in a healthy, connected habitat and where all people feel safe to play, relax or be together.
- The park can be cared for sustainably with minimal impacts on the climate and surrounding habitat.
- The park provides refuge from the stresses of a changing climate.



This project will pursue SITES Certification and lay the foundation for more detailed requirements for specific construction projects, which will be identified once the park plan has been finalized.

Photos: Blue Lake Park Operations and Maintenance Building concept drawing (top), and Blue Lake Regional Park, Existing Park Map (bottom)

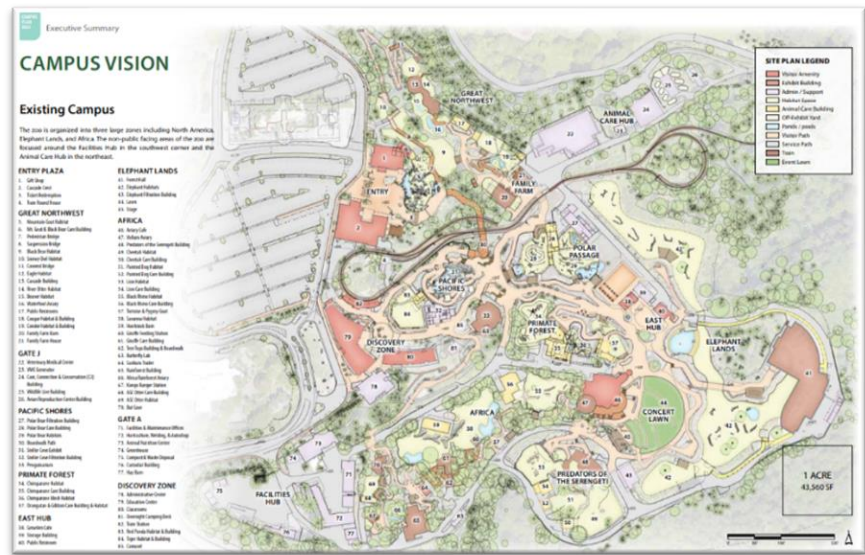


Zoo Barn

The Zoo Barn and Family Farmhouse were repainted in FY 24 using MetroPaint. This use of recycled paint lowered the greenhouse gas emissions associated with the project, and used what would otherwise be a wasted resource.

Zoo Campus Plan

The Oregon Zoo Campus Plan will guide investments for the next 30 years. This plan set the foundation for Sustainable Buildings and Sites Policy requirements to be incorporated into specific construction projects that will come out of the plan. This effort identified campus-wide sustainability opportunities, like a comprehensive transition away from fossil fuel use for daily operations and designing structures for climate resilience.



Photos: Zoo Barn painted with MetroPaint (top) and Zoo Campus Plan (bottom)

Metro South Transfer Station Office

The Metro South Transfer Station Office project will create a new office space configured from repurposed shipping containers with a breakroom, and restroom facilities to replace existing modular buildings that lack water or restroom facilities. It also includes EV-ready parking spaces, and the building is designed to be solar-ready.

Welcoming design for signs

The Sustainable Buildings and Sites Policy helps to connect project managers across Metro, sharing best practices and learning opportunities through Sustainability staff and the liaison cohort. Signage is one of the ways that Metro can enhance safe and welcoming spaces, as required by the policy, and Parks & Nature staff are continually improving their guidance based on community input. This guidance is available to all Metro staff through the Parks & Nature Sign Manual.

Looking Ahead

The Sustainable Buildings and Sites Policy will inform more projects in future years. The Sustainability Program will continue to develop tools and resources to support staff and contractors in meeting these policy requirements and advancing Metro’s sustainability and equity goals through our built environment.