RESOLUTION NO.

WHEREAS, in June of 2019, Council approved Resolution No. 20190619-091, which required robust labor protections and sustainability requirements for third party development agreements that occur on city-owned land; and

WHEREAS, in addition, the Resolution directed the City Manager to determine how the City could implement the goal of requiring all developments on city-owned land to create zero waste, net zero energy, and net positive water buildings and to recommend updates to the existing Green Building policy (Resolution Number 20071129-045) to further consider appropriate thresholds and policy revisions for public-private partnership projects (P3s’s), minor renovations, and leased spaces; and

WHEREAS, since the resolution’s passage, a cross-departmental team including representatives from the Public Works Department, Office of Sustainability, Real Estate Services, Capital Contracting Office, Purchasing Office, Economic Development Department, Austin Energy Green Building, Small and Minority Business Resources, Aviation, Building Services, Parks and Recreation Department, Austin Convention Center, Austin Public Library, and the internal Strategic Facilities Governance Team have worked to craft recommendations; and

WHEREAS, staff responded to Resolution No. 20190619-091 with a June 12, 2020, staff memo recommending multiple policy changes to bolster the City’s existing green building policies; and

WHEREAS, the proposed changes outline a set of key policy priorities related to site selection guidance, net-zero and low carbon guidance, health and

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wellness guidance through the WELL building standards, and sustainable landscape guidance; and

WHEREAS, the memo further recommends updated performance standards for new construction for capital improvement projects, major and minor renovations and interior finish-outs for capital improvement projects, third-party financed and alternative delivery projects (such as public-private partnerships), and proposed new requirements for leased spaces; and

WHEREAS, the memo also recommends proposed requirements for new construction capital improvement projects, major and minor renovations and interior finish-outs for capital improvement projects, and third-party financed and alternative delivery projects (such as public-private partnerships); these proposed requirements include mandatory feasibility analyses for rooftop solar installation, avoidance of natural gas, use of auxiliary water, provision of EV charging stations, and mandatory water balance calculations; and

WHEREAS, staff recommended that further policy discussion take place regarding WELL and other building standards; updates to existing facilities; and requirements for public art; and

WHEREAS, the June 12, 2020, staff memo details these recommended changes and considerations; and

WHEREAS, staff has continued refining proposed changes to the Green Building Policy and provided Council with updated recommendations in the summary matrix and detailed policy language dated May 25, 2021 ("Exhibit A"); and
WHEREAS, the City of Austin affirms its commitment to reducing its carbon footprint, reducing water use, and fostering a community well-poised to address climate change and mitigate environmental pollution; NOW,

THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. The Council approves the proposed updates to the City of Austin Green Building Policy contained in Exhibit A of this resolution.

2. The Council directs the City Manager to continue conversations with relevant boards and commissions regarding the outstanding issues outlined in the June 12, 2020, memo and to return to Council at a work session prior to December 9, 2021, so that Council may provide additional feedback or direction.

3. This resolution amends Resolution No. 20071129-045.

ADOPTED: ___________, 2021  ATTEST: __________________________________________

Jannette S. Goodall
City Clerk