

1 **RESOLUTION NO.**

2 **WHEREAS**, in June of 2019, Council approved Resolution No. 20190619-
3 091, which required robust labor protections and sustainability requirements for
4 third party development agreements that occur on city-owned land; and

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

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

19 **WHEREAS**, staff responded to Resolution No. 20190619-091 with a June
20 12, 2020, staff memo recommending multiple policy changes to bolster the City's
21 existing green building policies; and

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

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

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

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

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

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

43 **WHEREAS**, staff has continued refining proposed changes to the Green
44 Building Policy and provided Council with updated recommendations in the
45 summary matrix and detailed policy language dated May 25, 2021 (“Exhibit A”);
46 and

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