Big Box II

Green Design

City of Newberg Planning Commission
Workshop, September 25, 2008

Presentation Overview

1. Issue Summary

2. Environmental Impact
   - *What are we doing now?*
   - *Potential mitigation strategies*
   - *What are other cities doing?*

3. Discussion

4. Next Steps?

Background

1. June 2, 2008 - City Council adopted **Ordinance 2008-2696**.

2. The ordinance primarily regulates site and architectural design.

3. The Council requested additional consideration for environmental impacts.

Workshop Goals

1. Review existing issues and background information

2. Determine course of action as directed by City Council

Issues

1. Large scale development can have substantial environmental impacts:

    - *Storm water quality & quantity*
    - *Air quality & temperature*
    - *Energy use*
    - *Waste system*

Cause: Scale of development, site design, and generation of high traffic volumes

What is Green Design?

- Development policies that reduce negative environmental impacts

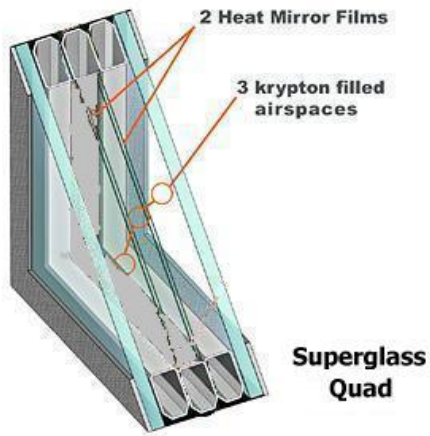
Existing Policies

- Building Codes
  (required performance levels)

- Water re-use program
  (supplement irrigation practices)

- Comprehensive Plan
  (air, open space, natural res.)

- Development Code
  - *Landscaping*
  - *Minimum Density*
  - *Impervious surface*
  - *Street trees*
  - *Stream protection*



Excerpt of Comprehensive Plan Policies

- *"Water quality….shall be protected…."*
- *"The Newberg airshed shall be protected from excessive pollution…"*
- *"New industry should be located in areas which minimized [environmental] impacts….."*
- *"The City shall…..protect identified wetland areas…".*
- *"Development in drainageways shall be limited…."*
- *"Existing wooded areas shall be encouraged to remain as open areas…"*

Potential Mitigation Strategies

- **LEED** – Leadership in Energy and Environmental Design
  - *Developed by the US Green Building Council*
  - *Voluntary rating system*
  - *Criteria include:*
    - ✓ *Site selection*
    - ✓ *Water efficiency*
    - ✓ *Energy*
    - ✓ *Materials*
    - ✓ *Indoor air quality*
    - ✓ *Innovation in design*
  - *Local example – Providence Hospital*

Potential Mitigation Strategies

- **Energy Star**
  - *Developed by the U.S. EPA*
  - *Voluntary program*
  - *Promotion of **energy efficient** building practices*
    - *Heating & cooling systems*
    - *Electronics*
    - *Lighting*
    - *Appliances*
    - *Windows*
    - *Insulation*
  - *Model program developed for local governments*

Example Ordinances

- Santa Monica, CA

Minimum standards for :

- *Storm water runoff*
- *Transportation*
- *Materials*
- *Water conservation*
- *Energy*

- Epping, NH

Point system for two categories:

- *Energy Production - providing solar, wind, or bio-fuel.*
- *Energy efficiency – insulation, heating/cooling, waste.*

Potential Text Amendment

Large Scale Retail – Environmental Impact

For retail developments with buildings that exceed 30,00 square feet or 50,000 square feet cumulatively, developments shall achieve one level of LEED, or similar, certification for at least one stage of development.

Targeted Impact Consideration

- Some impacts may be easier to measure and mitigate than others:

- Air quality – difficult to measure locally

- Energy – easy to measure, difficult to regulate

- Storm water runoff – easy to measure, easy to regulate

Discussion Questions

1. What types of impacts should the city focus on?

2. Should standards be mandatory, voluntary, or incentivized.

3. Would standards only for “big boxes” have a measurable city wide benefit?

4. Could the example programs be integrated into the existing development Code?

5. Are there certain impacts from all types of development that should be considered?

6. If standards are adopted, how do we ensure they are effective? Does it matter if the impact or mitigation measure can be quantified?

Next Steps?

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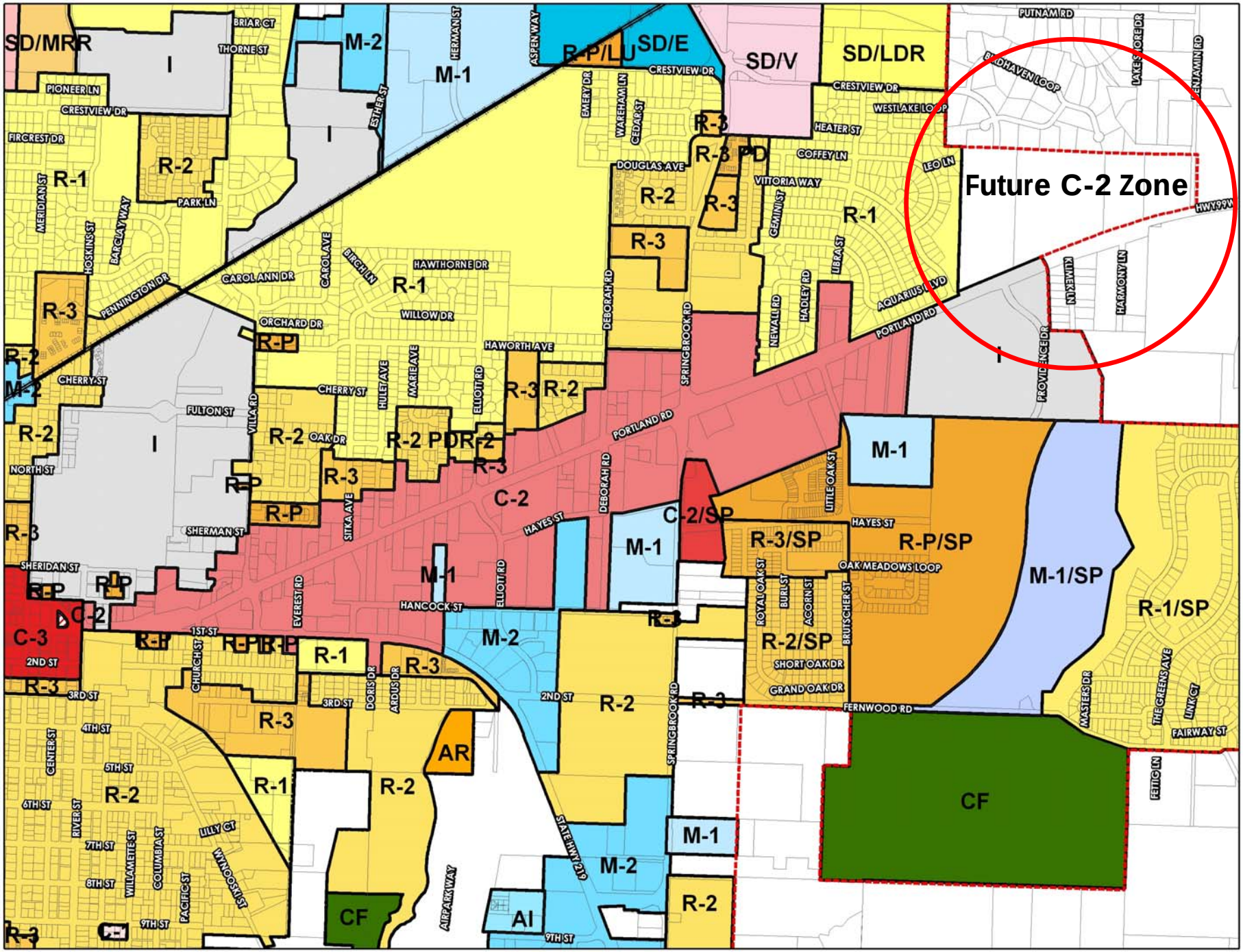
Future C-2 Zone
SD/MRR
SD/E
SD/V
SD/LDR
R-P/LU
M-1
M-2
I
R-1
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R-3
R-3 PD
R-2 PDR-2
R-P
C-2
C-2/SP
C-3
M-1/SP
R-3/SP
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R-2/SP
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PUTNAM RD
CRESTVIEW DR
PIONEER LN
FIRCREST DR
BRIAR CT
THORNE ST
ESTHER ST
HERMAN ST
ASPEN WAY
EMERY DR
WAREHAM LN
CEDAR ST
HEATER ST
COFFEY LN
WESTLAKE LOOP
BIRDHAVEN LOOP
LAKESHORE DR
BENJAMIN RD
LEO LN
DOUGLAS AVE
VITTORIA WAY
GEMINI ST
LIBRA ST
AQUARIUS BLVD
HWY 99W
PARK LN
MERIDIAN ST
HOSKINS ST
BARCLAY WAY
PENNINGTON DR
CAROL ANN DR
CAROL AVE
BIRCH LN
HAWTHORNE DR
WILLOW DR
ORCHARD DR
DEBORAH RD
SPRINGBROOK RD
NEWELL RD
HADLEY RD
PORTLAND RD
KIMBERLY
HARMONY LN
PROVIDENCE DR
CHERRY ST
HULET AVE
MARIE AVE
ELLIOT RD
HAWORTH AVE
FULTON ST
VILLA RD
OAK DR
NORTH ST
SHERMAN ST
SITKA AVE
HAYES ST
LITTLE OAK ST
OAK MEADOWS LOOP
ROYAL OAK ST
BURL ST
ACORN ST
BRUTSCHER ST
SHERIDAN ST
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HANCOCK ST
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DORIS DR
ARDUS DR
CENTER ST
RIVER ST
LILLY CT
WINDSOR LN
WILLAMETTE ST
COLUMBIA ST
PACIFIC ST
AIRPARK WAY
STATE HWY 219
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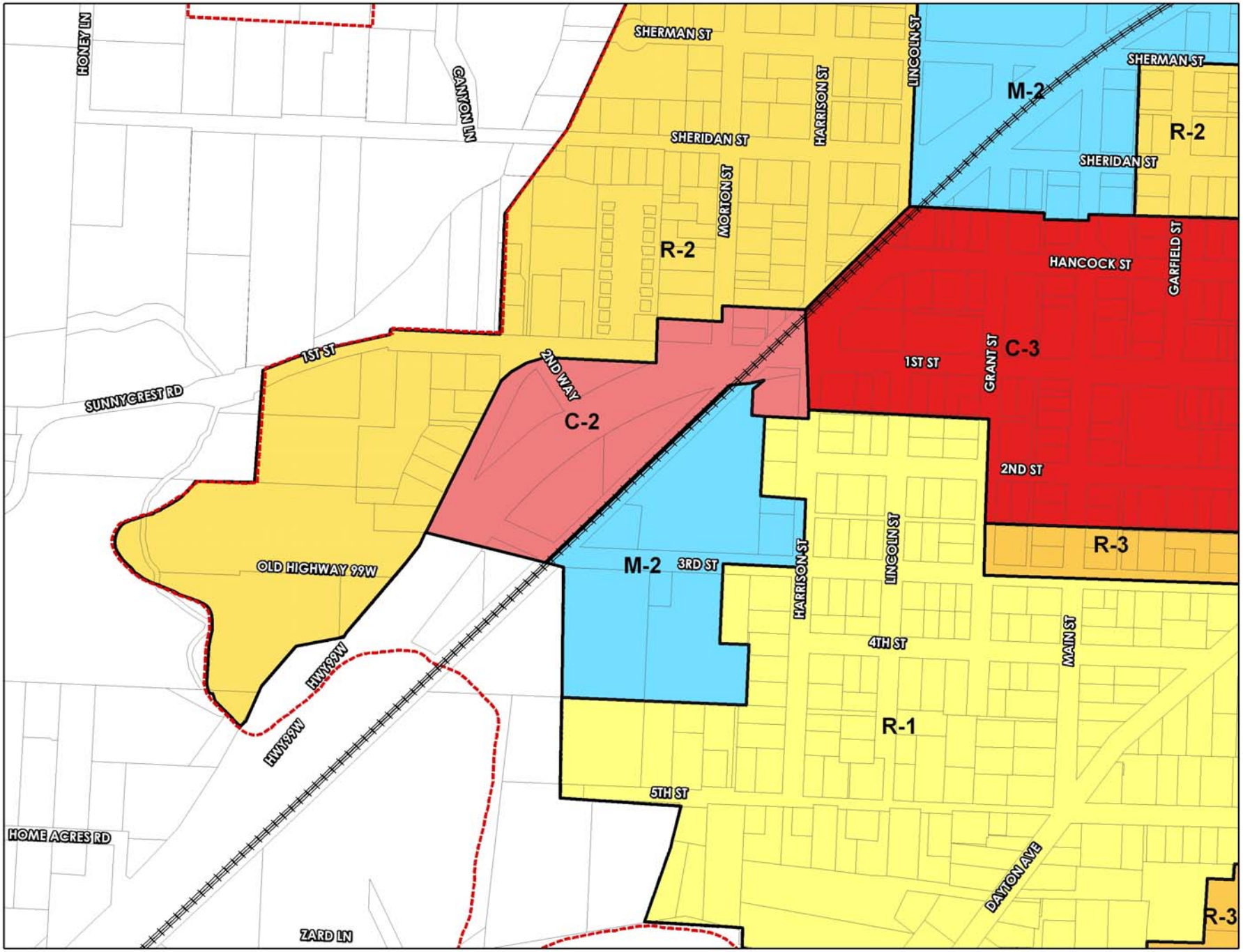
GRAND OAK DR
FERNWOOD RD
MASTERS DR
THE GREENS AVE
LINKS CT
FAIRWAY ST
FETTIG LN


HONEY LN
CANYON LN
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HARRISON ST
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HANCOCK ST
GARFIELD ST
1ST ST
2ND WAY
C-2
C-3
GRANT ST
SUNNYCREST RD
2ND ST
R-3
OLD HIGHWAY 99W
M-2
3RD ST
HARRISON ST
LINCOLN ST
4TH ST
MAIN ST
HWY 99W
HWY 99W
R-1
5TH ST
HOME ACRES RD
DAYTON AVE
ZARD LN
R-3