

UO Sustainable Development Plan Update:

The Oregon Model for Sustainable Development

Campus Planning and Real Estate
Recommended for Approval by the Campus Planning Committee May 26, 2011

The University of Oregon Model for Sustainable Development will address the unique aspects of campus buildings and landscapes by focusing on what matters most:

ENERGY, WATER, AND PEOPLE

All development projects—new buildings, major remodels, and associated landscapes that are subject to State Energy Efficiency Design (SEED) Type 1 requirements—shall adhere to the university's *Oregon Model for Sustainable Development*.

This Model intentionally focuses on new development projects. It is one of many strategies the university must implement to achieve its overall sustainability goals. The policy is designed to have a planning cycle of ten years and should be reevaluated no later than the ten years after adoption.

GOALS FOR NEW DEVELOPMENT:

ENERGY: The University of Oregon will cap the total campus energy use from new development projects. This goal will be achieved by taking a systematic campus-wide (as opposed to building-by-building) approach. New development projects will be required to achieve a state-of-the-art energy performance level—an Advanced Energy Threshold. Also, energy-savings measures will be implemented in existing facilities to offset the resulting energy needs generated by the new projects. This will result in a **net zero increase in campus energy use from new development**.

WATER: The University of Oregon will **improve the quality of campus stormwater** emitted into the region's waterways campus-wide by focusing on areas that contribute the most to the degradation of water quality—campus streets and parking lots. New development projects will be required to treat the equivalent amount of stormwater runoff as required by city code; however, some of the area treated will be shifted outside the project site to address campus areas with relatively low water quality—streets and parking lots.

PEOPLE: The University of Oregon will ensure **sustained energy conservation habits**. New development projects will be required to develop a plan and implement educational/training opportunities about the building and/or landscape with a goal of sustaining a shift in occupant behavior.

In addition, all new development projects must achieve Leadership in Energy and Environmental Design (LEED) Gold certification.

The university is uniquely poised to create a new sustainable development model. The university community has a wealth of experience in designing and constructing campus buildings and landscapes and is privileged to have an abundance of knowledgeable researchers.

ENERGY GOAL: Net Zero Increase in Campus Energy Use from New Development

Advanced Energy Threshold (AET)

All new development projects must fund and **meet the Advanced Energy Threshold (AET)**, which is defined as 35% more efficient than the SEED standard code building as established by the 2010 Oregon Energy Code. The AET will ramp up to a higher standard over time.

Projects are encouraged to use an integrative design process to achieve and go beyond the required AET and study ways to achieve net zero energy use for the building. Projects that are an additional 5% better than the AET do not have to pay their share (10%) of the cost to implement energy savings measures in existing buildings. Additionally, if a project goes beyond the AET plus 5%, it may apply for funds from the Central Energy Fund (refer to the section below for more information about the Central Energy Fund). Allocation of funds would be determined on a case-by-case basis. These options are designed to provide an added incentive to pursue excellence in energy efficient design.

Energy-saving Mitigation Measures in Existing Buildings

Energy-savings measures will be implemented in existing facilities to offset the resulting purchased energy needs generated by the new development project. This will achieve a net zero increase in campus energy use from new development. Funding will be shared by new development project funds (10%) and the Central Energy Fund (90%).

Central Energy Fund: Individual projects are not responsible for coordinating and implementing required energy conservation measures in existing buildings. The project will deposit its share of the funding (10%) into the Central Energy Fund, which will be funded and administered centrally. Over time, the Central Energy Fund will be funded through energy savings. During the ten year cycle of this policy (in particular in its early years) it is expected that the fund will create an energy savings "bank," from which auxiliaries can borrow (see below).

WATER GOAL: Improved Quality of Stormwater

All new development projects will **treat stormwater run-off** from a portion of an existing street or parking area instead of treating the equivalent amount of relatively clean on-site, impervious surfaces, primarily defined as pedestrian surfaces such as sidewalks (especially those that do not drain directly into a stormwater pipe). The same amount of impervious surface will be treated, but the dirtier surfaces will receive greater attention.

For example, if a project site has 1,000 square feet of sidewalks that must be treated, the project would not be required to treat this area; instead, it would be required to fund 1,000 square feet of stormwater treatment for an existing campus street or parking lot.

PEOPLE GOAL: Sustained Campus Habits

All new development projects **will fund educational/training opportunities** about the building and/or landscape with a goal of shifting occupant behavior to support energy use and other goals. Opportunities will consist of training sessions and distribution of informational materials, an electronic dashboard program that provides real time energy use and other permanent, integrated educational elements. It is expected that implementation of the educational/training components will cost a minimum of \$35,000 (about \$10,000 for the training and distribution of materials and \$25,000 for the permanent features). Smaller buildings, or low occupancy buildings, however, may require a smaller investment.

For more information or a copy of this document visit our website (<http://cpfm.uoregon.edu/campus-planning>) or contact Christine Thompson, University of Oregon Campus Planning and Real Estate (cthomps@uoregon.edu, 541-346-5572).