

OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality

*Hee*  
Oakland City Attorney's Office

09 MAR -2 PM 1:02

**OAKLAND CITY COUNCIL**

Resolution No. 81832 C.M.S.

Introduced by Councilmember \_\_\_\_\_

---

**RESOLUTION RECOGNIZING PULTE HOMES AND THE ENTIRE PROJECT TEAM INCLUDING KAVA MASSIH ARCHITECTS; MILLER COMPANY; AND CIVIL ENGINEERING ASSOCIATES FOR THEIR COMMITMENT TO SUSTAINABILITY AND GREEN BUILDING AND CONGRATULATING THEM ON ATTAINING A GREENPOINT RATING THROUGH BUILD IT GREEN FOR ZEPHYR GATE.**

**WHEREAS**, on December 1, 1998, the Oakland City Council passed Resolution 74678, the Sustainable Community Development Initiative, which encouraged sustainable and green building practices for private development; and

**WHEREAS**, Build It Green developed the GreenPoint Rated system in 2005 which is becoming the standard for new single and multi-family residential green building projects in California; and

**WHEREAS**, Pulte Homes and the entire project team were committed to green building practices and voluntarily began implementation of Build It Green's GreenPoint Rated Program in March 2008 for Zephyr Gate; and

**WHEREAS**, Pulte Homes and the project team submitted documentation to Build It Green and successfully met 79 points to achieve a GreenPoint Rated certification in May of 2008; and

**WHEREAS**, the project team achieved this rating through construction of a high density urban infill project containing 130 residential townhomes near public transportation; and

**WHEREAS**, the project team installed water saving devices including drought-tolerant turf free landscaping, a high efficiency irrigation system, permeable paving to allow rainwater percolation, and pre-plumbing for municipal recycled wastewater, thereby achieving a reduction of approximately 25% in water usage; and

**WHEREAS**, the project team installed energy heel roof trusses, energy star roof membranes, energy star appliances, pressurized ductwork and a high efficiency heating ventilation and air conditioning system to reduce energy consumption; and

**WHEREAS**, the project team achieved energy efficiency by exceeding Title 24 lighting requirements by 16%; and

**WHEREAS**, the project team used low volatile organic compound paints and installed carbon monoxide alarms to improve indoor air quality and resident safety and health; and

**WHEREAS**, the project team installed doors that have views to outside callers and seen by neighbors to improve natural surveillance and reduce crime; and

**WHEREAS**, the project team diverted 50% of the construction waste from the landfill, reused existing concrete for the roadbase and railroad canopy in the park, used engineered lumber, and installed bamboo flooring and exposed concrete flooring to address material resource conservation; now, therefore, be it

**RESOLVED**, that new residential construction can meet the stringent standards required to achieve a GreenPoint Rated certification; and be it

**RESOLVED**, that Zephyr Gate is an exemplary model for other multi-family residential new construction projects in the City of Oakland; and be it

**RESOLVED**, that the City of Oakland and the City Administrator extend their congratulations to Pulte Homes and the entire project team for their outstanding achievement in attaining a GreenPoint Rated certification for the building; and be it

**FURTHER RESOLVED**, that the City of Oakland and the City Administrator commend Pulte Homes and the entire project team for their commitment to sustainability and green building which will enhance the comfort, health, and productivity for all residents, reduce impacts to natural resources, minimize strain on local infrastructure and communities, and create a more livable Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, MAR 17 2009

**PASSED BY THE FOLLOWING VOTE:**

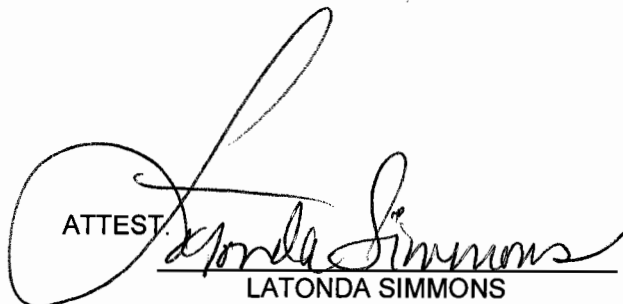
AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND  
PRESIDENT BRUNNER - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST



LATONDA SIMMONS

City Clerk and Clerk of the Council of  
the City of Oakland, California