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OAKLAND

Approved as to Form and Legality

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Oakland City Attorney's Office

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OAKLAND CITY COUNCIL

Resolution No. 81834 C.M.S.

Introduced by Councilmember _____

RECOGNIZING FOREST CITY ENTERPRISES, MACFARLANE PARTNERS AND THE ENTIRE PROJECT TEAM INCLUDING: MCLARAND VASQUEZ EMSIEK & PARTNERS; JAMES E. ROBERTS-OBAYASHI CORPORATION; LFR, INC.; AND CTG ENERGETICS FOR THEIR COMMITMENT TO SUSTAINABILITY AND GREEN BUILDING AND CONGRATULATING THEM ON ATTAINING A SILVER RATING THROUGH THE U.S. GREEN BUILDING COUNCIL'S LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN NEW CONSTRUCTION FOR THE UPTOWN.

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, the U.S. Green Building Council's (USGBC) developed in 2000 the Leadership in Energy and Environmental Design (LEED) rating system and this system has become the internationally accepted benchmark for high performance green buildings; and

WHEREAS, Forest City Enterprises, MacFarlane Partners and the entire project team were committed to green building practices and voluntarily began implementation of the LEED New Construction Program in November 2005 for The Uptown; and

WHEREAS, Forest City Enterprises, MacFarlane Partners and the entire project team submitted documentation to the USGBC and successfully met 36 points to achieve a LEED Silver rating for New Construction in June of 2008; and

WHEREAS, Forest City Enterprises and MacFarlane Partners achieved this rating through the construction of a high density urban infill project containing 665 residential apartments on a previously developed brownfield site, thereby avoiding greenfield sprawl; and

WHEREAS, Forest City Enterprises and MacFarlane Partners have committed to constructing affordable housing including 20% of the units for very low income and 5% of the units for moderate income, thereby offering a diversity of affordable housing types; and

WHEREAS, Forest City Enterprises and MacFarlane Partners have entered into a two year purchase agreement to provide all of the buildings' electrical energy use from renewable power sources; and

WHEREAS, Forest City Enterprises, MacFarlane Partners and the entire project team installed water saving devices including drought-tolerant landscaping and a high efficiency irrigation system to reduce landscape water use by 50% and installed low-flow showerheads and bathroom faucets to reduce potable water consumption by 20%; and

WHEREAS, Forest City Enterprises, MacFarlane Partners and the entire project team diverted 86% of the construction waste from the landfill and recycled 20% of the building materials onsite to address resource conservation; now, therefore, be it

RESOLVED, that new residential construction can meet the stringent standards required to achieve LEED certification; and be it

RESOLVED, that The Uptown 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 Forest City Enterprises, MacFarlane Partners, and the entire project team for their outstanding achievement in attaining a LEED Silver rating for the development; and be it

FURTHER RESOLVED, that the City of Oakland and the City Administrator commend Forest City Enterprises, MacFarlane Partners and the entire project team for their commitment to sustainability and green building which will enhance the comfort, health, and productivity for all occupants, 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:

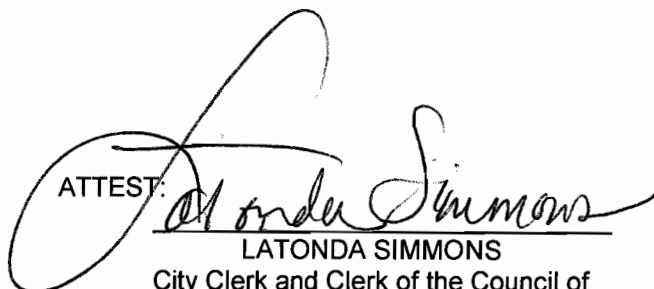
AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:


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