



## **Declaration of Cooperation Feasibility – Formation Process Lloyd District EcoDistrict Pilot**

### **I. BACKGROUND**

In 2009, the Portland Sustainability Institute (PoSI), in partnership with the City of Portland, launched the EcoDistricts Initiative to contribute to the Portland region's broadening commitment to sustainability. An EcoDistrict is a neighborhood or district with a broad commitment to improve environmental performance, reduce long-term costs, and strengthen community resiliency. The EcoDistricts Initiative is a comprehensive strategy to accelerate sustainable neighborhood development.

The Lloyd District was identified as potential "EcoDistrict" in the spring of 2009 based on discussions between key district stakeholders, City of Portland, Portland Development Commission (PDC), and Portland Sustainability Institute (PoSI). This fit well with new interests of the district property owners to create a green district that was first articulated in the 2003 Lloyd Crossing study. Over the spring and summer of 2009, a Governor-designated Oregon Solutions project has assisted in completing a collaborative process of key stakeholders called the Lloyd Green District Oregon Solutions Project Team— Mayor Sam Adams, Multnomah County Commissioner Jeff Cogan, and Metro President David Bragdon convened the Team to create a Lloyd Green District Guidance Strategy (see Appendix A). Their task was to:

- Develop and prioritize District sustainability goals, objectives and metrics;
- Prioritize potential "showcase projects" that would directly address priority goals and objectives in five potential project categories;
- Develop principles of sustainable District management and investment.

Their work has culminated in a recommendation to the full Project Team to move forward in establishing a pilot EcoDistrict as part of the PoSI EcoDistrict Initiative.<sup>1</sup>

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<sup>1</sup> The EcoDistrict Initiative is a multi year strategy lead by the Portland Sustainability Institute to create integrated and resilient districts or neighborhoods that are resource efficient; captures, manages, and reuses a majority of energy, water, and waste on site; is home to a range of transportation options; provides a rich diversity of habitat and open space; and enhances community engagement and wellbeing. For more information, see: <http://www.pdxinstitute.org/index.php/whatwedo/ecodistricts>

In order to initiate the Lloyd District EcoDistrict pilot, a broad group of private and public sector partners are committing to a three year partnership to guide the work. This "Declaration of Cooperation" provides an overview of partner responsibilities, actions, and budget contributions.

The Lloyd District EcoDistrict boundary follows the current Business Improvement District, which includes Broadway Avenue to the North, Interstate 84 to the south and between 15<sup>th</sup> Avenue to the east and the Willamette River to the west.

## **II. LLOYD DISTRICT ECODISTRICT FORMATION**

In order to successfully launch and implement the initial phases of the Lloyd District EcoDistrict, a group representing key partners shall take responsibility for managing and coordinating the pilot effort. Key partners include the Lloyd Business Improvement District (LBID), City of Portland, Portland Development Commission, the Portland Sustainability Institute, Metro, and key district stakeholders.

The process to form an EcoDistrict in the Lloyd District pilot requires:

1. Declaration by partners (public and private) that exploration and formation of a Lloyd EcoDistrict is a high priority as regards to business competitiveness, marketability, risk mitigation, and environmental performance.
2. Commitment by partners (public and private) to engage in a formation process necessary to launch an EcoDistrict.
3. Commitment by district partners to agree to long range EcoDistrict performance metrics (see Appendix A).
4. Commitment of resources (financial and in kind) by partners (public and private) to sustain the district formation/feasibility effort. As currently envisioned, the formation process could last for a period of up to three years.
5. Engagement of professional staff dedicated to this effort to facilitate partners in all aspects of district formation (e.g., goals, targets, projects, organization/governance, legal issues, economic impact/benefit and long-term funding) as well as any additional research and studies necessary to initiate and manage an EcoDistrict.
6. Efforts to concurrently initiate and manage/coordinate near term "showcase" sustainability projects as appropriate to resource availability.
7. A good faith commitment by all partners to use this formation process to successfully launch, establish and manage the EcoDistrict through the BID.

The Lloyd EcoDistrict Partnership Group is hereby formed and will meet on a regular basis to work on EcoDistrict implementation issues. The Partnership Group shall consist of representatives of the Lloyd Business Improvement District (LBID), City of Portland, Portland Development Commission, the Portland Sustainability Institute, and Metro. The Lloyd BID will convene meetings of the Partnership Group.



The partners support the Lloyd Business Improvement District being given appropriate authority and resources to manage the sustainability agenda of the Lloyd District EcoDistrict pilot. The LBID is a formally established 501 (c)(6) non-profit business association that currently manages an assessment district that provides funding for transportation, public safety and economic development programs in the district. The LBID legal and governance structure should serve as the initial forum for partners (public and private) in this process to implement the formation process.

All partners to this Declaration of Cooperation recognize the complexity and challenge involved in this effort. By endorsing this Declaration of Cooperation, each participating partner states their commitment to the process and their support for a successful outcome. This declaration is a clear commitment to an economically viable, sustainable and attractive business district that can lead the City and State in green practices. Individual statements of cooperation and commitment by key parties are attached and outline specific contributions of time, resources and staff dedicated to this effort.

### **III. ORGANIZATIONAL DECLARATIONS OF COOPERATION (DOC)**

The following section outlines the commitments that each involved entity will contribute to the development of the Lloyd District EcoDistrict pilot. Neither the commitments set forth below nor this Declaration of Cooperation, generally, are intended to create binding legal obligations. Rather, they are intended to reflect the current understanding and intentions of the parties. The commitments are outlined in the form of a Declaration of Cooperation (DOC). Team members acknowledge that the best solutions depend upon cooperation of all entities involved, and accordingly recognize that each party brings a unique perspective and contribution.

## **I. DOC for Lloyd Business Improvement District**

The Lloyd Business District (BID) has a long history of supporting sustainability efforts in the Lloyd District. The Lloyd BID is recognized as a leader in the Pacific Northwest for managing access to transportation alternatives through the Lloyd TMA (see Lloyd TMA section below).

Employer members of the BID have actively participated in the Lloyd District EcoDistrict Oregon Solutions Project. The LBID has been involved in the Oregon Solutions process since the beginning and will play an active role in the formation and development of the Lloyd District EcoDistrict pilot in the following ways:

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation and will assist with monitoring progress toward goal achievement (See Appendix A).
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized appropriately based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners (See Appendix B).
3. We will support studies and analyses of governance structures and innovative finance options for the implementation of planned infrastructure and on-going activities needed to assure that outcomes are achieved and maintained. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
4. The LBID will lead in fund raising among district partners to procure up to 1/3 of the resources necessary to sustain the formation process for up to three years, to a total of not more than \$100,000 per year for three years (inclusive of the LTMA commitment – see below). Such funds will be used to support:
  - a. Professional staff based within the LBID (e.g., District Sustainability Coordinator/Director) to facilitate, direct and guide the formation process and negotiations.
  - b. Master planning necessary to support approved goals and objectives in priority areas;
  - c. Planning and legal efforts necessary for establishing a governance structure and financing tools;
  - d. Evaluations and negotiation of long-term funding options and strategies;
  - e. Pilot projects as approved by the EcoDistrict partnership.



5. We believe there will be established a governing entity to effectively represent employers in the Lloyd District as sustainability actions are taken and projects are implemented. We are aware of the options for effective governance and we commit to providing a leadership role in the creation of that governing entity, which would preferably result in the restructuring of an existing governing entity (e.g., the LBID) to help govern sustainability efforts within the Lloyd District. We are aware that other governing options will also be explored, but need to be assured that any entity established (a) is representative of the private interests involved in district formation, with public sector participation, (b) assures that new sources of funding are harbored in the district and (c) expenditure of sustainability resources funded through new mechanisms is based on the direct involvement and priorities for sustainability established by the partnership.
6. We will actively support the Lloyd District as one of PoSI's five pilot EcoDistricts. This support is given under the assumption that: 1) it would be in the best interests of Lloyd District employers; 2) the City is providing meaningful incentives for our participation in the program, and 3) the program is a non-regulatory effort so that Lloyd District employers and the City are effectively partnering to achieve agreed-upon sustainability goals and projects.



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Rick Williams  
Lloyd Business Improvement District (Executive Director)

April 15, 2010

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Date

## **II. DOC for The Lloyd Transportation Management Association**

The Lloyd Transportation Management Association manages several unique programs for transit, bicycling, and ridesharing. It has 85 member businesses, representing approximately 9,000 employees and more than 40 Transportation Coordinators in local businesses. Since 1995, the TMA's programs have enhanced and expanded commute options for employees in the Lloyd District and have materially improved air quality through increases in alternative transportation modes.

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation and will assist with monitoring progress toward goal achievement (See Appendix A).
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized appropriately based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners (See Appendix B).
3. We will support studies and analyses of governance structures and innovative finance options for the implementation of planned infrastructure and on-going activities needed to assure that outcomes are achieved and maintained. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
4. We have agreed to the following transportation goals and objectives in the LTMA strategic plan that includes 2009.
  - a. Increase employee use of transit to 32% of all commute trips (all businesses).
  - b. Increase employee use of transit to 42% of all commute trips (Universal Pass members).
  - c. Increase number of bicyclists to the Lloyd District by 5% annually.
  - d. Increase the number of pedestrian commuters to the Lloyd District by 3.3% annually.
  - e. Maintain existing level of employee use of car/vanpooling as a commute option (10% commute mode split).
  - f. Continue efforts to fund pedestrian safety and amenity improvements throughout the Lloyd District.
  - g. Increase employee and employer awareness of Lloyd District transportation options.

- h. Continue to develop an organization that effectively supports and advocates for the long term economic vitality and livability of the Lloyd District.
- 5. The TMA commits to continue its existing funding of automobile trip-reduction programs and activities in the approximate amount of \$300,000 annually.
- 6. To support the EcoDistrict Formation Initiative within the Lloyd District, The LTMA will commit up to \$10,000 per year for three years to this effort. This contribution will be considered as a part of the total \$100,000 commitment made by the Lloyd BID.



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Rick Williams  
Executive Director Lloyd Transportation Management Association

April 15, 2010

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Date



### III. DOC for the Portland Development Commission

The Portland Development Commission (PDC) is considered a national leader in stimulating investment around sustainable development projects. The PDC has a long and successful history of supporting economic development and sustainability throughout the city and with particular attention in the Lloyd District. A present priority for the PDC is to support the Portland Metro EcoDistricts Initiative. PDC has been involved in the Oregon Solutions process since the beginning and will play an active role in the formation and development of the Lloyd District EcoDistrict pilot in the following ways:

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation.
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners.
3. We will support studies and analyses of governance structures and innovative finance options for the implementation of planned infrastructure and on-going activities needed to assure that outcomes are achieved and maintained. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
4. We agree to and will actively support the Lloyd Green District being one of the City's pilot EcoDistricts. To support the Pilot we commit up to \$70,000 per year for three years to fund the activities and projects described in (a) and (b) below, to the extent eligible for tax increment financing. PDC will provide its financial assistance pursuant to a Grant Agreement that will require, among other things, that the Lloyd Business Improvement District provide at least \$100,000 per year in financial assistance to support Lloyd District EcoDistrict Showcase Sustainability Projects.
  - a. Master planning necessary to support approved goals and objectives in priority areas.
  - b. Pilot projects as approved by the EcoDistrict Partnership Group.

  
Bruce Warner, Executive Director

4/14/10  
Date



### **III. DOC for the Portland Sustainability Institute**

The Portland Sustainability Institute (PoSI) was formed to bring together metro area public, private, higher education, and NGO leadership to drive the next generation of sustainability innovation for cities. PoSI's first significant effort is the EcoDistrict Initiative, a strategy to promote green neighborhood development best practices. To date, PoSI has led the development of the EcoDistricts framework, including vision, performance goals, and implementation strategy. PoSI has been involved in the Oregon Solutions process since the beginning and will play an active role in the formation and development of the Lloyd District EcoDistrict pilot in the following ways:

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation and will assist with monitoring progress toward goal achievement (See Appendix A).
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized appropriately based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners (See Appendix B).
3. We will lead the analysis of governance structures, finance options, policy models and accompanying tools that enable implementation of Lloyd District EcoDistrict Showcase Sustainability Projects. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
  - a. During the pilot phase of the Lloyd EcoDistrict we believe the lead entity within the District should be the Lloyd Business Improvement District (BID). They should be given the appropriate authority and resources to manage the sustainability work program of the new Lloyd Green District pilot EcoDistrict.
  - b. We agree to actively participate in the EcoDistrict Partnership Group meetings to agree upon implementation issues.
4. We agree to provide technical assistance to the Lloyd District BID in the following areas for three years:
  - a. Provide general support and lead engagement of Lloyd District stakeholders in clarifying key EcoDistrict goals and objectives
  - b. Support the EcoDistrict baseline and assessment process

- c. Provide a high-level district utility scan to understand if there is a business case for distributed utility services in the area of distributed energy, water, wastewater, and waste.
- d. Provide technical support in identifying EcoDistrict showcase projects
  - i. Draft RFPs for feasibility work scopes
  - ii. Help manage contracts for feasibility studies and relevant project work
  - iii. Seek funding opportunities and project partners for the Lloyd District feasibility studies and project development
  - iv. Wherever possible leverage PoSI's position to bring resources and investment to the district



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Rob Bennett  
Executive Director

**4/16/10**

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Date



#### IV. DOC for the City of Portland

The City of Portland was critical to the formation of the Portland Sustainability Institute and is a major supporter of the EcoDistricts Initiative. The City's investment builds on a long history of sustainable development initiatives with a more recent explicit goal to bring Portland to the forefront of urban sustainability leadership. Specific involvement to date includes City bureau representation on the EcoDistricts Technical Advisory Committee as well as a Sub-Cabinet of the Mayor's Planning and Sustainability Cabinet to inform policy implications of the EcoDistricts Initiative. In its capacity, the City of Portland agrees to support the Lloyd Green District in the following ways:

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation and will assist with monitoring progress toward goal achievement (See Appendix A).
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized appropriately based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners (See Appendix B).
3. We will support studies and analyses of governance structures and innovative finance options for the implementation of planned infrastructure and on-going activities needed to assure that outcomes are achieved and maintained. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
4. We will provide leadership in utility engagement and developing relevant policies that enable implementation of EcoDistrict projects. To this end, we will address the roles of the Bureau of Environmental Services, Bureau of Transportation, and Water Bureau for their direct impacts on EcoDistricts strategies and engage them in the development of projects and long term policy support.
5. We agree to and will actively support the Lloyd Green District being one of the City's pilot EcoDistricts.
6. Through the Bureau of Environmental Services, we agree to develop, on behalf of the Lloyd District:
  - a. A comprehensive stormwater management plan to determine areas of greatest opportunity and challenge and to prioritize projects. The

work will be conducted in partnership with PoSI and representatives from the Lloyd District over the three year EcoDistrict formation period.

7. Through the Bureau of Planning and Sustainability, we agree to provide
  - a. In kind services for performance baselining totaling \$30,000 in Year 1.
  - b. In kind services (potentially through a contract) for district energy feasibility studies to build on the work completed by Trent Berry for a more in depth study based on the business case benefit. This work would total \$30,000 per year for Year 2 and Year 3 of the EcoDistrict formation period.
8. In addition, we agree to leverage State and Federal resources, as appropriate, to bring additional funding to Lloyd EcoDistrict project priorities.

  
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Mayor Sam Adams

4.22.10  
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Date



## V. DOC for Metro (and Oregon Convention Center)

Metro plays a unique role in the development of the Lloyd EcoDistrict as a public agency and also as a district resident (owner of both the Metro Regional Center and Oregon Convention Center – see below). Metro is dedicated to the quality of life and the environment in the region and to building on the strong existing sustainability values in the community. In its role as a public agency Metro is responsible for solid waste management (along with regional transportation and other related functions).

Metro will continue to play a role in the EcoDistrict pilot development in Lloyd, and to become more active in the process, and agrees to support the Lloyd Green District in the future in the following ways:

1. We agree to and support the initial drafts of the Lloyd District EcoDistrict vision, long term goals, objectives and baseline metrics included in this Declaration of Cooperation and will assist with monitoring progress toward goal achievement (See Appendix A).
2. We agree and support the initial prioritized list of Lloyd District EcoDistrict Showcase Sustainability Projects and understand that the projects will be prioritized appropriately based on areas of greatest need and impact. We will actively look for opportunities to participate and support these projects as further refinements are made within the context of the formation process with participating partners (See Appendix B).
3. We will support studies and analyses of governance structures and innovative finance options for the implementation of planned infrastructure and on-going activities needed to assure that outcomes are achieved and maintained. In particular, we will participate in further collaborative meetings of the EcoDistrict Partnership Group to agree upon courses of action based on the studies.
4. In our public agency role responsible for regional solid waste we agree to and will actively support the Lloyd Green District being one of the City's pilot EcoDistricts. To support the Pilot we commit in kind services up to \$50,000 per year for three years to support:
  - a. Master planning and feasibility studies associated with solid waste, food waste recovery, waste-to-energy projects, long range planning, GIS, data collection and data analysis.

  
Michael Jordan Executive Director Metro

4/16/10  
Date

## **Appendix A: PoSI EcoDistrict DRAFT Performance Visions and Goals**

The following performance areas were developed by the EcoDistrict Technical Advisory Committee to define the qualifications and guiding charge for EcoDistricts. The performance areas helped to shape the thinking of the Lloyd Green District Working Group and will inform overall project priorities.

### **Air Quality and Carbon**

#### *Vision*

Beyond carbon neutrality and healthy air quality

#### *Goals*

- Minimize CO<sub>2</sub>e emissions<sup>2</sup>
- Maximize CO<sub>2</sub> sequestration
- Reduce exposure to air pollutants
- Improve indoor and outdoor air quality

### **Energy**

#### *Vision*

Net zero energy usage on an annual basis

#### *Goals*

- Reduce loads by minimizing demand and maximizing conservation
- Optimize infrastructure efficiencies at all scales
- Use renewable energy

### **Access & Mobility**

#### *Vision*

Healthy, clean, and affordable transportation options

#### *Goals*

- Prioritize active transportation<sup>3</sup>
- Reduce vehicle miles traveled
- Achieve clean & carbon-neutral transportation access<sup>4</sup>

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<sup>2</sup> Defined as operational emissions including building energy consumption, transportation, waste generation, and construction

<sup>3</sup> Active transportation refers to human powered modes of transportation including biking, walking, running, etc.

<sup>4</sup> The term "Transportation Access" is used in this document to mean the set of actions (such as walking, biking, taking the bus or MAX, riding in a carpool or alone) and related impacts (such as energy use, emissions and cost) associated with the travel to and from jobs, housing, goods and services made by residents, employees and shoppers in the EcoDistrict. As such, it seeks to account primarily for the impacts traceable to the trip itself (e.g., accounting for the energy and emissions associated with the propulsion power used during the trip, rather than accounting for the embodied energy in the transportation vehicles and roadway and/or transit network used. In terms of cost, for example, this would focus on the direct cost to the user rather than an imputed system cost applied across all users).



## **Water**

### *Vision*

A sustainable water balance between users, infrastructure and nature<sup>5</sup>

### *Goals*

- Reduce water consumption through conservation
- Reuse and recycle water resources, using potable water only for potable needs
- Manage stormwater and building water discharge within the district
- Maintain availability, reliability, and affordability of water

## **Habitat and Ecosystem Function**

### *Vision*

Integrate built and natural environments for healthy urban ecosystems

### *Goals*

- Advance current and emerging watershed goals
- Protect, regenerate, and manage habitat and ecosystem function at all scales
- Prioritize native and structurally diverse vegetation
- Create habitat connectivity within and beyond the district
- Avoid human-made hazards to wildlife and promote urban design that is nature friendly

## **Materials Management**

### *Vision*

Optimized material management for zero waste<sup>6</sup>

### *Goals*

- Eliminate the concept of waste
- Minimize material use
- Optimize materials reuse and salvage
- Where waste prevention opportunities are limited, maximize use of products made with recycled content
- Capture greatest residual value organic wastes (including food) through energy recovery and/or composting

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<sup>5</sup> For the purpose of this document water balanced is defined as the point where infiltration, evapotranspiration, stormwater runoff, and reuse are in harmony.

<sup>6</sup> Materials management is based on an EPA definition that refers to how we make choices about products as they flow through the economy, from extraction or harvest of materials and food, production and transport of goods, provision of services, reuse of materials, and, if necessary, disposal.

## **Community Vitality<sup>7</sup>**

### *Vision*

Healthy, equitable, and vital communities with active and diverse participation

### *Goals*

- Human health and wellbeing are promoted through social, ecological, and built conditions
- Benefits and burdens of investment and development are fairly distributed and promote equity and opportunity
- Social infrastructure fosters community cohesion, inclusion, and adaptive learning and governance
- District form and physical infrastructure supports community functionality, resilience and adaptability.

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<sup>7</sup> This performance area is unlike the other areas of environmental performance and was included with the recognition that its targets and metrics will be more challenging to grasp and it may become more of a viewing lens to inform project decisions in each district.



## **Appendix B: EcoDistrict Proposed Showcase Projects**

The projects listed below are those that the Lloyd EcoDistrict Team and Project Ideas Work Group have prioritized with interest as showcase efforts to demonstrate the District's ability to manage and invest in sustainability across their organizations. These projects are also considered to have a high probability for contributions to meeting performance goals established in Appendix A.

Part of the EcoDistrict approach is a comprehensive baseline in the identified performance areas to determine existing neighborhood impacts and to help prioritize projects based on the strategies most appropriate for those impacts. As such, additional refinement of this project list is a core function of the formation process. The list requires further evaluation for impact, cost effectiveness, leverage, value and return on investment by participating partners. Also, funding sources for such projects would need to be identified and approved by the formation partners.

Nonetheless, the projects summarized below reflect an initial consensus by the Project Ideas Work Group of strategies that would make up the core Lloyd District EcoDistrict priorities.

The five showcase project areas recommended for consideration are:

- 1. Develop a District-Wide Green Streets Strategy (supports Water and Habitat & Ecosystem Function performance areas)**
  - a. Work with BES to develop a District-wide Stormwater master plan
  - b. Complete 3-4 demonstration green street conversions to include bioswales and storm water street plantings to capture and treat street runoff (overlaps with Waste goals) on selected roadways within the Lloyd District.
  - c. Create a district-wide habitat preservation plan (overlaps with water goals).
    - Work with BES to establish a baseline for pervious and impervious areas and best practices for plantings to improve tree and native plant cover
- 2. Create a District Scale Food Waste Compost Program (supports Materials Management performance area)**
  - a. Work with Portland Bureau of Planning and Sustainability and Zero Waste Alliance to determine comprehensive needs of the City of Portland for compost sites. Consider a partnership with PSU on this project.
  - b. Work with BEST on waste to energy project.

**3. Reduce Carbon Emissions and Energy Consumption (supports Energy and Air Quality & Carbon performance areas)**

- a. Explore renewable energy potential for district
  - Solar PV roof installation on several sites with contracts for 3rd party purchase agreements and or use in shared community improvements.
- b. Consider feasibility study to determine how many MWs can be produced and shared through roof installations.

**4. Improve Multimodality of Transportation (supports Mobility performance area)**

- a. Increase the use of alternative transportation modes for work and non-work related trips to directly reduce carbon emissions through planning, infrastructure and program delivery that promotes public transportation and bicycle and pedestrian connectivity.
  - Partner with PBOT on metrics and strategies through the existing Climate and Transport Policies to create correlation between VMTs and carbon footprint of District.
  - Partner with the Lloyd Transportation Management Association on strategy development, service delivery systems and innovative transportation demand management programs necessary to achieve an increase in the use of alternative transportation modes.

**5. Create a Sustainable District Brand that Brings Marketing Value (supports Community Vitality performance area)**

- a. Define district identity through marketing and branding strategies and plans that reflect the sustainability goals of the Lloyd District and the City of Portland.



## **Appendix C: Lloyd Green District Project Team**

### **Co-Conveners**

Jeff Cogen Multnomah County Commissioner  
Sam Adams Mayor City of Portland  
David Bragdon Council President Metro

### **Team Members**

Hank Ashforth/Wade Lange	Ashforth Pacific
Anita Decker/Peter Cogswell	BPA
Susan Anderson	City of Portland
Steve Faulstick	Doubletree
David Vanthof/Mark Ellsworth	Oregon Governors Office
Daniel Field	Kaiser
Julie Burnett/Mark Fineran	Liberty NW
Wanda Rosenbarger	Lloyd Center/Glimcher
Rick Williams	Lloyd TMA/BID
Michael Jordan	METRO
Jeff Blosser	OCC
David Slawson/Brad Carbone	Oregon Tower
Pat Egan/Steve Day	Pacific Power
Bruce Warner/Fred Wearn	PDC
Rob Bennett	POSI
Justin Zeulner	LDCA/Rose Quarter
Daniel Deutsch	Left Bank Project
J. Isaac	Blazers
Joe Weston/Michael Jones	Weston
Barry Schlesinger/Mick O'Connell	Schlesinger
Elin Shepard	State of Oregon Dept. of Administrative Services
Bill Ruff	Lloyd District Community Association
David Kenney/Tim Miller	Oregon BEST

### **Project Managers**

Peter Murchie and Jim Johnson, Oregon Solutions

### **Project Interns**

Julia Babcock (PSU CUPA) and Ayla Abbott (U of O)

#### Appendix D: Lloyd Green District Project Ideas Work Group Members

Peter Cogswell	BPA
Michael Armstrong	City of Portland Bureau of Planning and Sustainability
Owen Ronchelli	Lloyd TMA/BID
Corie Harlan	Metro Coordinator Nature In Neighborhoods
Warren Fish	Multnomah County
Irene Bowers	PDC
Tim Miller	BEST
Vinh Mason	City of Portland OSD
Linda Dobson	City of Portland BES
Eddie Campbell	City of Portland Water Bureau
Wade Lange	Ashforth Pacific
Steve Faulstick	Doubletree Hotel
Elin Shepard	DAS Sustainability Coordinator
Michael Jones	Lloyd District Community Association / LRS Architects
Rick Williams	Lloyd TMA/BID
Jeff Blosser	Oregon Convention Center
David Slawson	Oregon Tower
Steve Day	Pacific Power
Justin Zeulner	Rose Quarter/LDCA
Daniel Deutsch	The Left Bank Project
Peter Murchie	Oregon Solutions
Jim Johnson	Oregon Solutions
Lisa Miles (Co-Chair)	Metro
Rob Bennett (Co-Chair)	POSI



## Appendix E: Oregon Solutions Lloyd Green District Contact List

### Co-Conveners

Name	Organization	Phone	Email
Sam Adams	Mayor City of Portland	503-823-4045	<a href="mailto:sam.adams@ci.portland.or.us">sam.adams@ci.portland.or.us</a>
David Bragdon	President Metro Council	503-797-1889	<a href="mailto:david.bragdon@oregonmetro.gov">david.bragdon@oregonmetro.gov</a>
Jeff Cogen	Commissioner Multnomah County	503-988-5253	<a href="mailto:jeff.cogen@co.multnomah.or.us">jeff.cogen@co.multnomah.or.us</a>

### Team Members

Name	Organization	Phone	Email
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Steve Faulstick	Doubletree Hotel	503-331-4914	<a href="mailto:sfaulstick@portlanddoubletree.com">sfaulstick@portlanddoubletree.com</a>
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