

Green Building Update

an Allen Matkins
market intelligence
publication

Allen Matkins
attorneys at law

June 11, 2008

[San Francisco approves solar incentive program](#)

San Francisco Biz Journals - June 4

San Francisco Board of Supervisors approved a Solar Energy Incentive Program to encourage the addition of 35 megawatts of solar power in the city over the next ten years. The program allocates \$2 to \$5 million of San Francisco Public Utilities Commission funds per year over the next 10 years that residents and builders can use toward installation of solar power on their homes and office buildings, according to the San Francisco Business Times. San Francisco's program is designed to piggyback on other solar incentives available from the state and federal government, which range from \$3,000 to \$6,000 for residents and up to \$10,000 for commercial solar installations.

Green Building Focus

California Office Markets: Signs of Optimism? Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey - June 2008



The June 2008 **Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey** shows that some markets are showing signs of optimism and others are marking time. Developers think that the fundamentals are good, and none are predicting disaster. This twice-yearly survey of commercial developers and financiers of commercial office development provides an measure of this sector's insights into major markets in California. This installment of the Survey covers office markets in Los Angeles, Orange County, San Diego and San Francisco. The results? Los Angeles office developers are bullish, San Diego developers are optimistic, and Orange County and San Francisco developers are biding their time. Among Los Angeles and San Diego panels, there was a sense that while credit conditions were going to remain tight for the near term, the credit crunch was starting to lessen. In Orange County and San Francisco, the panels believed the opposite to be true.

[Download the survey](#)

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Council's 38th Annual
Architectural Awards**

*Featuring the Allen Matkins
Green Building Award and over
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Keynote: **Jean Nouvel**,
Winner of the 2008 Pritzker
Architecture Prize

Special Guests: **Mayor
Antonio R. Villaraigosa**,
**Council President Eric
Garcetti**, **Councilmember
Wendy Greuel**,
Councilmember Jan Perry,
Councilmember Ed Reyes,
Julius Shulman

Mistress of Ceremonies:
Frances Anderton, Host of
KCRW's DnA: Design and
Architecture

June 19, 2008
11:00 a.m.-2:00 p.m.
Beverly Hilton
International Ballroom
[Register online](#)

About Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP, founded in 1977, is a California law firm with over 240 attorneys practicing out of seven offices in California. The firm's broad based areas of focus include construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy and creditors' rights, and

Report shows economic value of green building in the commercial sector

University of California, Berkeley - June 9

In a newly released working paper by John Quigley, Piet Eichholtz, and Nils Kok titled "Doing Well by Doing Good? Green Office Buildings", the authors discuss the economic value of green building certification in the commercial sector. They matched publicly available information on 694 certified green buildings (Energy Star and LEED) with 7489 other office buildings located within a quarter mile of the certified green buildings. The research revealed systematic evidence that rents for green buildings are about 2% higher than rents for comparable buildings located nearby.

Brad Pitt to work as design consultant to 5 star LEED gold certified hotel in Dubai

Building.co.uk - June 2

Hollywood star Brad Pitt will work as a design consultant with Los Angeles architecture firm GRAFT to design a five star 800 room hotel in Dubai for developer Zabeel Properties. Zabeel is aiming to make the proposed hotel conform to a minimum of LEED Gold standards.

UK Green Building council comments on "greenwash" accusations

Business Green - June 2

The UK Green Building Council has rejected accusations that the UK construction sector is failing to take environmental sustainability seriously enough and is engaged in widespread "greenwashing". The accusations were leveled by the government's watchdog on town planning and design, the Commission for Architecture and the Built Environment (CABE), which claimed that the vast majority of flagship building projects are failing to prioritize environmental sustainability. John Alker of the Green Building Council downplayed the suggestion that the sector was engaged in "greenwashing" activities and said that by the end of 2008 legislation would likely be introduced that would require all new-build homes to be zero carbon by 2016 and all buildings to be zero carbon by 2019, effectively forcing building firms to embrace sustainable design.

Current building codes in California pose "Catch 22" for green builders

Inman News - June 6

According to InMan news, current building codes are not formulated to accommodate the reuse of salvaged materials, leaving well-intentioned green builders caught in a classic Catch-22. "As a matter of public policy, many progressive cities encourage the recycling of building materials, yet as a matter of administrative practice they make [the use of recycled materials] either economically impractical or else outright illegal". A common example is building codes that require safety glazing in all glass doors and in many windows. Yet the overwhelming majority of glass doors gleaned from architectural salvage, along with most of the windows, have plain glass, which cannot comply with these requirements.

RockPort Capital Partners closes \$450 million fund focused on clean technology investments

Clean Edge - May 27

RockPort Capital Partners closed a venture capital fund with commitments of over \$450 million, making it one of the largest venture funds focused on clean technology investments. According to an article by Clean Edge, RockPort's "Fund III" will invest in the development of technology and products in emerging clean tech companies. Founded in 2000, RockPort Capital Partners with offices in Boston, Massachusetts and Menlo Park, California, has invested in nearly 40 clean tech companies.

US House approves \$20 billion for 'green' schools

Associated Press - June 5

The White House criticized legislation in the U.S. Senate that is aimed at controlling climate change, arguing it would cut economic growth and lead to soaring gasoline prices. The legislation the Senate will debate, which is not expected to become law in 2008 amid a presidential election, could cut total U.S. global warming emissions by 66 percent by 2050, according to a summary of the measure.

Minnesota cooperative launches \$20 million loan fund for LEED buildings

US Department of Energy - May 31

Minnesota cooperative Great River Energy has announced a \$20 million revolving fund program that will offer zero or low interest loans to finance the additional costs to construct LEED buildings. The utility will also finance 100% of the LEED application costs. Great River Energy is a generation and transmission cooperative and utility that serves 1.7 million people via 28 distribution cooperatives in Minnesota and Wisconsin.

Notable green building projects...

[Yahoo seeks to become first LEED gold data center in California](#)

Yahoo is leasing a corporate data center in a Digital Realty Trust (DRT) data center which the companies hope will meet LEED Gold certification standards. DRT was the first company in the data center industry to achieve LEED Gold certification in recognition of a Chicago data center completed in 2007.

[Corgan Associates becomes first architectural firm in Texas to construct its own LEED silver building](#)

Corgan Associates, one of the 10 largest U.S. based architectural firms focused exclusively on design, has been awarded LEED Silver certification for its new headquarters building, located in the Dallas' Central Business District. Corgan is now the first architectural firm in Texas to have constructed its own ground-up LEED-certified building. Also, Corgan's headquarters is the first newly constructed, privately-owned office building in Dallas to achieve this certification.

[Boston Scientific receives LEED certification for its Endosurgery Headquarters in Boston](#)

Boston Scientific has received LEED certification for the renovation of its Endosurgery Headquarters located in Marlborough, MA. The 500,000 square foot campus houses the company's Endosurgery Group, including

its research and development laboratories as well as extensive office space for supporting business functions.

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