

## URA Green Design Initiative and Incentives

The URA has adopted a Sustainability and Green Design Policy which includes all aspects of the Authority's activities from day-to-day office operations to the development of large scale mixed use developments. The purpose of this policy is to reduce the negative environmental impacts of the organization's activities while simultaneously responding to the increasing market demand for products and services that are more environmentally benign. For businesses, green buildings can offer economic advantages including lower operating costs, increased productivity of building occupants, and higher rental and retail sales rates. Green residential developments provide occupants with lower monthly utility bills as well as increased comfort and indoor air quality.

Pittsburgh is recognized as a leader in the construction of green buildings and the URA feels that the maintenance of this position is advantageous both as a marketing tool for the city and because it provides a market advantage to organizations housed within these buildings. In order to encourage sustainable development, the URA is offering reduced interest rates on Urban Development Fund, Technology Zone/ Enterprise Zone, and Pittsburgh Business Growth Fund loans for projects that achieve certification under the United States Green Building Council's (USGBC) LEED program. The interest rate reduction increases with the level of certification achieved and varies from 2.5% below the Enterprise Zone Rate for Platinum certified projects to a 1% reduction for Silver certification. The Enterprise Zone rate is used as the base rate whether or not the project is located in an Enterprise Zone. Details of these loan programs can be viewed at:

Urban Development Fund and Pittsburgh Business Growth Fund  
<http://www.ura.org/bdcFinancingPrograms.html>

Technology Zone/ Enterprise Zone  
<http://www.ura.org/technologyZoneBackground.html>

The current schedule for these LEED interest rate reductions is as follows:

	Current EZ Rate*	LEED Reduction	LEED Rate	Direct Payment Reduction	LEED w/ Direct Payment Rate
LEED Platinum	5.25%	-2.5%	2.75%	-0.5%	2.25%
LEED Gold	5.25%	-1.75%	3.5%	-0.5%	3.0%
LEED Silver	5.25%	-1.0%	4.25%	-0.5%	3.75%

\* As of 12/7/07

NOTE: Projects pursuing LEED certification will be offered the EZ rate during the construction and pre-LEED certification period. The above reduced rates will be applied upon proof of the project receiving United States Green Building Council LEED certification.

**It is extremely important that green strategies are incorporated into projects during the pre-design phase in order to realize the most cost effective implementation strategies. The URA encourages developers to contact Sustainable Design Coordinator Matthew Smuts ([msmuts@ura.org](mailto:msmuts@ura.org)) to discuss goals and strategies for incorporating sustainability into projects.**