



State of Iowa  
Executive Department

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF IOWA

**EXECUTIVE ORDER NUMBER 17**

**WHEREAS**, the State of Iowa's executive agencies and Regent Institutions own, purchase, build and lease property, including office space, worth billions of dollars for educational, correctional, recreational, conservation, transportation, communication, public health, workforce, and related public functions; and

**WHEREAS**, the placement of state offices in historic central business districts or "downtowns" can strengthen and revitalize Iowa's cities and towns; and

**WHEREAS**, central cities and downtowns in Iowa have served as centers of both growth and commerce and hold historic, architectural, and cultural significance; and

**WHEREAS**, development of existing infrastructure, structures, sites, and areas protects Iowa's historical and architectural story while limiting use of environmental resources and preventing degradation of environmental quality; and

**WHEREAS**, the ability to enjoy, protect and preserve environmental quality and resources depends to an important degree on the economic well-being of the State, and Iowa's ability to sustain long term economic well-being depends to an important degree on the protection and preservation of the environmental quality and resources; and

**WHEREAS**, the conflict of environmental quality and economic activity put Iowa's rich soil and other environmental resources at risk, and create the need for appropriately sited and designed development; and

**WHEREAS**, I signed Executive Order Number Six on February 21, 2008, creating a Green Government Initiative to encourage resource protection throughout state agencies and Regent institutions; and

**WHEREAS**, resource protection and sustainable development should be pursued as dual objectives to support the growth patterns in Iowa cities and towns, reduce operating expenses, ensure accessibility to state services, reduce traffic congestion, and improve air quality; and

**WHEREAS**, the state's commercial real estate investments and leases represent a significant impact on the State's expenditures and the policies herein shall guide the location decisions of both leased and newly acquired state offices.

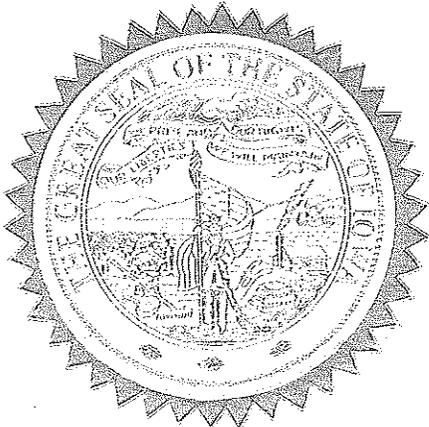
**NOW, THEREFORE**, I, Chester J. Culver, Governor of the State of Iowa, by the power vested in me by the laws and the constitution of the State of Iowa do hereby order as follows:

- I. State entities managing or leasing real estate on behalf of the State shall give priority to the needs of public entities and the populations they serve consistent with the cost-effective use of state revenues.
- II. Existing resources and facilities shall be used where adequate, cost competitive and appropriate for efficient and effective current state operations.
- III. Sound and smart growth patterns shall receive maximum support consistent with the foregoing state priorities including the following considerations:
  - a. All agencies shall promote, assist, and exert reasonable effort to pursue the rehabilitation and revitalization of infrastructure, structures, sites and areas that have been previously developed and that are still suitable for economic use or reuse and that can be configured into efficient, safe, healthy ADA compliant spaces suitable for modern day State operations. Such rehabilitation and revitalization, where practicable, shall be deemed preferable over the construction of new facilities or the development of areas with significant value

in terms of environmental quality and resources, unless otherwise provided and supported by local or regional growth management plans.

- b. When locating State facilities, state agencies shall give first consideration to historic properties offered within cultural and entertainment districts. If no such property is suitable, then State agencies shall consider other developed or undeveloped sites within historic districts. State agencies shall then consider historic properties outside of historic districts, if no suitable site within a district exists. Rehabilitation and construction that is undertaken pursuant to this Order must be architecturally compatible with the character of the surrounding historic district, or properties and cost competitive with comparable construction outside the historic area.
- c. State agencies with responsibilities for leasing, acquiring, locating, maintaining or managing State facilities, or with responsibilities for the planning or managing of historic resources, shall take steps to reform, streamline and otherwise minimize regulations, policies and procedures that impede the State's ability to establish or maintain a presence in historic districts or to acquire suitable historic properties to satisfy State space needs, unless such regulations, policies and procedures are designed to protect human health and safety or the environment.
- d. In carrying out the authorities of the National Historic Preservation Act, the Secretary of the Interior, and the Advisory Council on Historic Preservation, each State agency shall seek appropriate partnerships with local governments, Indian tribes and appropriate private organizations with the goal of enhancing participation of these parties in the National Historic Preservation Program. Such partnerships shall embody the principles of administrative flexibility, reduced paperwork and increased service to the public, all the while remaining sensitive to building design and scale as well as environmental and economic concerns. State agencies shall seek the input of the State Department of Cultural Affairs and the Iowa Department of Economic Development Main Street Program when implementing this Order.
- e. While keeping the above-specifications in mind, other critical facility siting and development factors shall include, but shall not be necessarily limited to the proximity of public transit and other needed infrastructure; closeness to affordable and available housing; pedestrian access to retail and commercial facilities; and exploiting opportunities for mixed-use.
- f. To the extent reasonably possible, State agencies shall embrace sustainable design standards shall and follow the U.S. Green Building Council's LEED Program, which provide building owners and operations a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

IV. The Department of Administrative Services, within six months following the date of this Order, shall issue a guidance document for facility siting and development for use by all State agencies and departments for projects beginning thereafter.



IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of Iowa to be affixed. Done at Des Moines this 25<sup>th</sup> day of September, in the year of our Lord two thousand nine.

  
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CHESTER J. CULVER  
GOVERNOR

ATTEST:

  
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MICHAEL A. MAURO  
SECRETARY OF STATE