Living Building & Deep Green Technical Advisory Group

CITY OF SEATTLE, DEPT OF PLANNING & DEVELOPMENT
WEDNESDAY, OCTOBER 9, 2013
Agenda

- Welcome & Introductions
- Overview
- Background Information
- Phase I Recommendations
- Phase II Scope
- Upcoming Work
- Comments & Discussion
The Living Building and Deep Green Technical Advisory group will:

- support the update of the Living Building and Deep Green Pilot programs so that it may better **meet its goal** to encourage the development of buildings that meet very high level sustainable building standards.
The pilot program supports overall City goals by:

- stimulating innovative development that meets the environmental, social, and economic goals of the city.

- encouraging development that will serve as a model for other projects throughout the City and region and will stimulate development of new Living or Deep Green Buildings.

- identifying barriers to Living or Deep Green Buildings in current codes and processes
Roles & Responsibilities

- Roles & Responsibilities
  - TAG Members
  - DPD
  - Chair/Spokesperson

- Work products
Background Information

WHAT ARE OTHER CITIES DOING? WHAT’S HAPPENING AT THE FEDERAL LEVEL?

OVERVIEW OF CITY OF SEATTLE - GREEN BUILDING RELATED PROGRAMS

EXISTING PILOT PROGRAM & LESSONS LEARNED
### Tools Used in Other Cities

| Mandates (i.e. required LEED certification) | • Common for government buildings  
|                                           | • Private sector (typically tied to larger projects, often as part of an incentive program) |
| Expedited permitting | Faster process for projects that commit to achieving green construction standards. |
| Density Bonus | Incentivize developers to comply with LEED or other green building standards in exchange for increasing the allowable density for a project. |
| Development standard flexibility | Allow departures from regulations needed to accommodate green building. |
# Tools Used in Other Cities

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<tr>
<th>Tool Description</th>
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<tr>
<td>Fee Waiver/Reduction</td>
<td>Often coupled with expedited permitting, reduces or eliminates construction, site plan, or other fees.</td>
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<td>Consultation and promotional services, Technical Assistance</td>
<td>Free consultative, technical, or promotional services for projects that comply with green standards.</td>
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<td>Grants</td>
<td>Gives cash grants to developments that comply with green standards.</td>
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<td>Low Interest Loans</td>
<td>Cities provide special access to capital.</td>
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<td>Tax Break/Credit</td>
<td>Either reduces or eliminates property taxes for a specific period of time for buildings that meet green standards.</td>
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# City of Seattle – Green Building

## City facilities
- Sustainable Buildings & Sites Policy
- Resource Conservation Management
- Energy Disclosure – Municipal Buildings

## Policies, Plans & Initiatives
- Comprehensive Plan
- Climate Action Plan
- Green Stormwater Infrastructure
- Community Power Works
- Seattle 2030 District

## City Codes
- Green Factor
- Stormwater Code
- Solid Waste Management Plan
- Energy Code
- High Performance Building Code
- Energy Benchmarking & Disclosure

## Incentives & other resources
- Utility Rebates
- Innovation advisory committee
- Permitting Incentives – priority green
- Incentive Zoning
- LB/DG Pilot Program
City of Seattle Facilities

- **2011 Sustainable Buildings & Sites Policy** - Requires LEED Gold +
  - 15% energy reduction beyond code
  - 30% Water reduction beyond code
  - 90% (75%) waste diversion
  - Bicycle Facilities

- **Energy Disclosure**
  Public Energy Disclosure Report for 2011-2012 *(released May 2013)*
Green Building – Policies, Plans & Initiatives

○ Comprehensive Plan
 Core Values: Community; Environmental Stewardship; Economic Opportunity and Security; Social Equity

○ Climate Action Plan – Building Energy

○ Green Stormwater Infrastructure

○ Community Power Works

○ Seattle 2030 District
Land Use Code- Incentive Zoning

- In 2008, Council passed resolution that all new floor area granted through zoning should be contingent on provision of public benefits

- Priority for Affordable Housing - The “100, 75/25, 60/40” rule

- LEED Silver or Gold Certification is required to access additional floor area in some zones; density bonuses are available to multifamily projects meeting LEED Silver or Built Green 4-Star

- Incentive Zoning Update concurrent with LB/DG Update
Other Regulations – Codes
synergies with green building & sustainability

- Energy Benchmarking & Disclosure
- Energy Code
- Green Factor
- Stormwater Code- Green Stormwater Infrastructure (GSI)
- Construction & Demolition Waste Regulations
- Shoreline Master Program
- Etc.
Green Permitting Incentives

• Priority Green Expedited:
  ○ Faster building permits for new construction - over 200 projects participated

• Priority Green Facilitated:
  ○ Facilitation & faster permitting for innovative projects, like “Living Buildings”, Seattle 2030 District
Green Permitting Incentives

- **Innovation Advisory Committee:**
  - reviews alternative technical code solutions

- **Residential Deconstruction:**
  - Get permit an early start permit to deconstruct
Financial Incentives

- Utility Rebates through Seattle City Light and Seattle Public Utilities
- New market tax credits
- Community Power Works
- Seattle 2030 District
- State & Federal Agencies
Living Building & Seattle Deep Green – Pilot Program

- Goal to encourage “Living Buildings” - 2009
- Deep Green added - 2012
- **flexibility** in the application of the Land Use code by allowing additional departures in order to meet LBC or Deep Green
- Limited number of projects with sunset period
- **Performance** based
- **Compliance**—Penalties if minimum standards not met
- No mandated Technical Advisory Group
Bullitt Center: 6-story, 44K Office

- 3 TAG Meetings
- 2 Design Review meetings
- Departures-
  - Structure height + 10 ft >floor to floor; no extra floor
  - loading berth size reduction
  - Structural Building Overhang for Madison Stairs
- Recognized & embraced innovation
- Non-profit, mission driven
- Close relationship with ILFI
Stone 34: 5-story, 110K office, 14K retail, 216 parking spaces

- 2-TAG meetings
- 4 design review meetings
- Departures-
  - structure height + 20ft
    - >floor to floor & extra floor
  - ground level retail FAR exempt
  - 15% increase in FAR
  - Minor height exemption for elevator penthouse
- Market driven-speculative development
- Difficult neighborhood issues & legislative issues
- Unintended consequences relating to Living Building Challenge & minimum standards
What have we learned?

- Difficult to evaluate because we only have experience with 2 projects

- Process lessons:
  - Clarify and better define TAG role in project review & compliance
  - Integrate or better link departures with the Design Review process
  - Better define process when using performance instead of typical inspection process
What have we learned?

- Land use code “challenges” but no “barriers”
  - Height limits can discourage greater floor-to-floor heights and daylight
  - Cisterns and mechanical equipment for green building can use up FAR
  - Creating more space for solar in the right of way adds challenges and process
  - Need to clarify the role of extra floor area – is it needed to facilitate a component of green building or is it an incentive?
  - Difficult to determine energy and water baselines and targets for building occupants and configurations
Phase I Proposal

- Place the Seattle Deep Green on hold to allow time to consider a revised or replacement program

- Clarify application requirement / commitment to achieving Living Building Certification

- Clarify how applicants demonstrate compliance with program requirements; and

- Increase the maximum penalty for projects failing to demonstrate full compliance with the standards
Phase I Timeline

- SEPA: publish for public comment
  - October 2013
- Finalize DPD recommendations
  - November 2013
- Submit to Mayor & City Council
  - December 2013
- Approval process
  - January 2014
The TAG will work with staff to form recommendations on revising the program to address the following:

- Project eligibility
- Flexibility and incentives
- Compliance and enforcement
- Process and procedures
Key questions

- What does it mean to be a “deep green” building?
- What are the barriers to building “deep green” buildings?
- What are the appropriate tools (i.e. land use code flexibility or incentives) to encourage more “deep green” buildings?
- What should the minimum requirements be to participate in the pilot program?
- How should the City monitor and enforce compliance with program requirements?
- What are the appropriate penalties to ensure compliance without deterring participation?
- What should the role of the TAG be after the program update is complete?
Goals – What does it mean to be “deep green”

- Broad goals: Climate Neutral, Resilience, Mitigation & Adaptation

Criteria - How do you achieve “deep green” & what do you need to get there?

- Energy, Water, Waste, Materials & Transportation
- Flexibility, bonuses / incentives

How do you demonstrate?

- 3rd party programs vs. Seattle specific

Living Building Challenge, LEED Platinum+, Passive House, Built Green

Compliance

- How to confirm compliance?
- Penalties for non compliance
- How do we enforce?
Upcoming work

1. Meeting schedule (through June 2014)

2. Next meeting: Monday, November 4, 2013 3:00-5:00
   Topic: What does it mean to be a Deep Green building?
Comments

Photo courtesy of: Seattle Municipal Archive

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