



## DRAFT / APPROVED MINUTES OF THE MEETING

**Greg Nickels**  
Mayor

**Diane Sugimura**  
Director, DPD

**Mary Johnston**  
Chair

**Andrew Barash**

**Julie Bassuk**

**Graham Black**

**Brendan Connolly**

**Lauren Hauck**

**John Hoffman**

**Julie Parrett**

**Dennis Ryan**

**Norie Sato**

**Guillermo Romano**  
Executive Director

**Valerie Kinast**  
Coordinator

**Tom Iurino**  
Senior Staff



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**November 5, 2009**

Convened 10:00 am  
Adjourned 5:00 pm

### Projects Reviewed

Neighborhood Planning Streetscape Design  
DPD Green Building Team  
South Park Pump Station  
Admiral Way Safeway  
Seattle Center Fun Forest

### Commissioners Present

Mary Johnston, Chair  
Andrew Barash  
Julie Bassuk  
Graham Black  
Brendan Connolly  
John Hoffman  
Julie Parrett  
Dennis Ryan  
Norie Sato

### Staff Present

Guillermo Romano  
Valerie Kinast  
Tom Iurino  
Tim Trujillo  
Jenny Hampton

**Celebrating 40 Years 1968-2008**



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**November 5, 2009**      **Project:**      **DPD Green Team**  
**Phase:**      **Briefing**  
**Last Reviewed:**      **N/A**  
**Presenters:**      **Sandra Mallory, DP**  
**Attendees:**      **A.J. Yang, UW Student**

**Time:** 1.00 hrs

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## **SUMMARY**

The Design Commission appreciates the Green Team’s efforts and supports its overall mission, research efforts and recent collaborations. With regard to neighborhood planning, the Commission appreciates the coordinated effort to help communities recognize the value of sustainability and provide information to allow the sustainability of alternatives to be evaluated, but cautions against a “one solution fits all” approach. They suggested that online education and outreach be further developed along with interdepartmental education, using the Green Team as a resource.

A special note was provided, commending the Green Team for work with the National Trust and work at the residential scale. The Commission expressed interest in the potential sustainability gains from preserving and improving the energy efficiency of existing buildings and supports efforts to identify a local energy use “baseline” and promote an energy disclosure ordinance.

In general, the Commission recommends continuing to advertise the city’s sustainability progress and work being done in this area and suggests that applying sustainability policy to infrastructure projects could be a future focus. Also, the Commission supports the Team’s retained focus on educating city staff, so that they gain a better understanding of green design.

The Commission looks forward to spreading the word about the Green Team and promoting opportunities for training city staff. If feasible, it would be helpful if the Green Team provided some “sustainability training” to the Commission. That would help Commissioners know what to look for and generate questions that further sustainability efforts during project reviews.

## **Project Presentation**

The Green Team is a part of the Planning Division and DPD. Their role is to “Make Seattle a green city.” The department works under the larger framework of various Seattle ordinances and policy. Each person on team is a point person. The Green Team began with a focus on outreach. Technical assistance is still provided on a job by job basis at all scales.

Green Team accomplishments and goals:

- Information guides have been created for citizens. There is a kiosk on 20<sup>th</sup> floor of Municipal Tower for people to see and obtain information and guides.
- Tracking LEED strategy effectiveness to learn what the city can expect through its strategies – particularly in water and electricity savings.
- A study of the effectiveness of green strategies on multifamily projects. Post occupancy analysis of green strategies and their effectiveness on occupants.
- A sustainable neighborhood planner involved in various projects.
- Sustainability framework for neighborhoods and identifying indicators will determine effectiveness.
- Codes and policy development support “green” building

- Working with permitting to determine code issues that are keeping green building practices from occurring.
- Architecture 2030 and Living Building Challenge mentioned as guides.
- Task force was created to identify how to meet Nickels' goals and the 2030 Challenge.
- Expedited permitting is available for green projects – residential was rolled out first due to simplicity over commercial development.
- Innovation advisory committee looks at viability, workability, and safety of energy codes.
- Pilot program looking at home energy audits with plan of expansion that might help owners pay for energy efficiency improvements.
- Tracking buildings' energy costs to obtain a database of baselines for energy use and progress toward efficiency.
- Looking at sustainable infrastructure. How can these efforts better tie into energy efficiency strategies to achieve a better result? Looking at opportunities – economic, social, and environmental.

2010 team focus:

- Codes and Policy, Improvements and implementation
- Reviewing green codes, work with historic preservation green labs, look at performance-based energy codes, education and outreach – focus on website improvements.
- Also, internal education is planned.
- Sustainable Building Policy (buildings over 10,000 square feet must be LEED silver, minimum). How do we move beyond as LEED Silver becomes status quo?

## Commissioners' Comments & Questions

*"What is the biggest code barrier at this time?"*

"Codes are always the issue; it is never a cost issue. Innovative energy strategies are lacking – natural ventilation posed as an example. "

*"Water issues are the largest issue – stormwater in particular."*

*"Architectural design and urban design are answers to meeting challenges for carbon reduction."*

*"Need for understanding and education amongst professionals before trying to present this information to citizens."*

*"How is the Green Team interacting with tunnel project?"*

"It has not been touched by Green Team at this point."

*"What are existing housing stock implications for historic preservation?"*

"Historic Preservation Green Lab only looks at commercial buildings. The Green Team hopes design review will help in this endeavor."

Sandra asked the Commission: "Where should the Green Team focus their efforts?"

*"Infrastructure and right of way – SDOT and SPU projects, heatsink and stormwater relationships."*

*"Look at the variable needs of the neighborhoods when writing policy standards and rating scales."*

*"Perhaps someone from the Green Team could present at the DPD meetings/reviews."*

*"There is a need for Green Team to be involved in project design to ask the important questions."*

*"With regards to LEED projects, are there any results and is it working?"*

"Yes, but little data is available as 2008 only had 8 LEED certified buildings. There is also a problem using national baselines to compare our data – distorts data. The City of Seattle has higher benchmarks."

*"There is a need to be careful about overreaching in the Green Team's efforts."*

"What can the Green Team do to support the Commissions' efforts?"

*"Education efforts need continuation and everyone needs to see these efforts."*