



# PILOT PROGRAM

Department of Planning & Development

## Getting Started:

To get started and find out more, contact Jess Harris at 206-684-7744 or [jess.harris@seattle.gov](mailto:jess.harris@seattle.gov).

After meeting with DPD and confirmation that a sufficient number of points can be potentially achieved an application should be submitted to DPD as listed below.

A Pre-Submittal conference to address compliance with the 2030 Challenge is necessary. Follow instructions and apply for a pre-submittal conference by choosing the construction only type of conference. Indicate

# PRIORITYGREEN PERMITTING



on the application that a conference with energy and mechanical reviewers is needed to establish the basis for achieving compliance with the 2030 Challenge. Multiple pre-submittal conferences may be required depending upon the application type and application process.

*This document does not describe all possible permit requirements, but is meant to assist Priority Green applicants in preparing complete applications.*

## Green Building Matrix and Plans

A completed Green Building Matrix and plans must be provided as described below. List which elements and points the project expects to achieve with a written description of how they will be achieved. The completed matrix must be embedded into the submitted plan set. The same document needs to be provided as a separate paper document for the project file.

***As an alternative to completing the Priority Green Building Matrix, applicants may submit a proposal that achieves a LEED Platinum or Built Green five star rating or meets the Living Building Challenge, and compliance with the 2030 Challenge.***

*A written description of how a matrix element will be achieved is sufficient for elements that cannot be graphically depicted, such as green collar job creation.*

- **For projects requiring Early Design Guidance Applications and Pre-Submittal Conferences** Matrix elements must be depicted graphically in addition to written descriptions. The plans may be concept level drawings of the elements at this phase of development.
- **For projects requiring Master Use Permits** Matrix elements must be depicted at schematic or design development level or better on plan sets.
- **Plans at Construction Submittal** Matrix elements must be depicted at construction detail level on plan sets. This means that construction, mechanical, civil and energy details are provided with accompanying calculations. Electrical drawings may need to be provided to demonstrate energy savings even though an electrical permit may not be sought at that time.

**Pre-Application Site Visit Request (PASV)** [www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/)  
Click on #23

**Preliminary Application Form (PAF)** [www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/)  
Click on #24

**Pre-Submittal Conference Application** [www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/)  
Click on #25

Is this project participating in another green building rating system?      Yes      Maybe      No

**If Yes, provide name of rating system and demonstrate participation with copy of preliminary checklist.**

*For LEED, the Project Administrator must invite DPD contact to join project on LEED online.*



**ENERGY AND CLIMATE PROTECTION**  **5** points available

Elements	points	Your Strategy	points
<p><b>EC-1</b> Comply with 2030 Challenge (MANDATORY)*</p> <ul style="list-style-type: none"> <li>60% energy &amp; fossil fuel use reduction using Energy Star Target Finder. For designs completed in 2015 the % moves up to 70% reduction.</li> </ul> <p><i>*Compliance with 2030 Challenge must be discussed with DPD staff in an energy pre-submittal conference.</i></p>	*		*
<p><b>EC-2</b> On-Site Renewables</p> <ul style="list-style-type: none"> <li>Minimum 2% of total energy use from any combination of on-site renewables:               <ul style="list-style-type: none"> <li>wind</li> <li>solar electric</li> <li>solar thermal (hot water), biomass, etc.</li> </ul> </li> </ul>	1		
<p><b>EC-3</b> On-Site and District Power Generation</p> <ul style="list-style-type: none"> <li>Minimum 30% annual energy building load provided on-site, OR</li> <li>Minimum 30% annual energy building load supplied from district energy</li> </ul>	1		

# ENERGY AND CLIMATE PROTECTION

## **EC-4** Passive Cooling Climate Responsive Design

1

Must provide at least two of the following:

- Passive solar, thermal mass, Trombe walls, etc. – quantify minimum 10% contribution to total building energy use
- Daylighting 75% of regularly occupied space
- Natural or hybrid ventilation serving more than 50% of regularly occupied spaces with no mechanical cooling

*Calculate as per LEED Requirements*

## **EC-0** Other Innovative Energy and Climate Protection Elements

1-2

- Provide proposal for alternative energy and climate strategies equivalent or greater in performance than, but not duplicating the above

*If you run out of room to describe your strategy, please attach an addendum referencing the matrix element.*

*Drawings and specs should also reference the particular matrix element you are trying to achieve.*



## HEALTHY PEOPLE AND COMMUNITIES



points  
available

10

Elements	points	Your Strategy	points
<p><b>HP-1 Historic Landmark Redevelopment</b></p> <ul style="list-style-type: none"> <li>Substantial retention of a building which exhibits characteristics of a historic landmark.</li> </ul>	2		
<p><b>HP-2 Brownfield Redevelopment</b></p> <ul style="list-style-type: none"> <li>Site is officially designated as brownfield or</li> <li>case can be made that it is in area with environmental barriers to development</li> </ul> <p><i>Brownfield designation per LEED NC 2.2</i></p>	1		
<p><b>HP-3 Housing</b></p> <ul style="list-style-type: none"> <li>50% or more of residential units are low-income housing (households with incomes not exceeding 80% of median income for the Seattle-Bellevue HMFA, as defined by HUD), OR</li> <li>75 % of residential units are housing affordable to and occupied by households with incomes up to 120% of median income or</li> <li>50% or more of units qualify as Live/Work units</li> </ul> <p><i>Live/Work Units defined in Seattle Land Use Code</i></p>	2		

# HEALTHY PEOPLE AND COMMUNITIES

Elements	points	Your Strategy	points
<p><b>HP-4 Food Security Site or Urban Agriculture</b></p> <ul style="list-style-type: none"> <li>▪ Provide Community Food Security services such as a food bank, meal providers or community kitchen</li> <li>▪ Produce food on site, physically covering an area equivalent to 10% of site area</li> </ul>	1		
<p><b>HP-5 Dedicated Program that Integrates Green Collar Job Creation</b></p> <ul style="list-style-type: none"> <li>▪ Provide a program description describing the type and number of green collar jobs created equaling 50% or more of total jobs generated</li> </ul>	1		
<p><b>HP-6 Innovative Transportation</b></p> <ul style="list-style-type: none"> <li>▪ Provide a proposal for a strategy or strategies that significantly reduces dependence on single occupancy vehicles, and enhances walkable, transit friendly neighborhoods – parking reduction, transit passes, enhanced bicycle use, mixed use (residential/commercial) project, etc. – quantify reduction in single occupancy vehicles</li> </ul>	1		
<p><b>HP-0 Other Innovative Healthy People &amp; Communities Elements</b></p> <ul style="list-style-type: none"> <li>▪ Provide proposal for alternative strategies equivalent or greater in performance than, but not duplicating, the above</li> </ul>	1-2		

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# RESTORE OUR WATERS



points  
available

# 7

Elements	points	Your Strategy	points
<p><b>W-1 Rainwater Re-Use</b></p> <ul style="list-style-type: none"> <li>▪ 50% or more of rainwater re-used on site</li> </ul>	<p>1</p>		
<p><b>W-2 Gray water/Black water Reduction</b></p> <ul style="list-style-type: none"> <li>▪ 50% or more reduction of gray water/ black water entering sanitary sewers</li> </ul>	<p>2</p>		

# RESTORE OUR WATERS

Elements	points	Your Strategy	points
<p><b>W-3 Stormwater Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Use of bioentention planter, bioentention swale, Stormwater dispersal resulting in 75% reduction in stormwater flow from site</li> </ul>	2		
<p><b>W-0 Other Innovative Restore Our Waters Elements</b></p> <ul style="list-style-type: none"> <li>▪ Provide proposal for alternative strategies equivalent or greater in performance than, but not duplicating, the above</li> </ul>	1-2		

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# GREEN SEATTLE INITIATIVE



points  
available

# 5

Elements	points	Your Strategy	points
<p><b>GS-1 Green Roof</b></p> <ul style="list-style-type: none"> <li>50% or more green roof based on square footage of all roof surfaces</li> </ul>	1		
<p><b>GS-2 Urban Forest</b></p> <ul style="list-style-type: none"> <li>Plant trees that provide canopy coverage of 25% of total site area (may include right-of-way towards meeting coverage percentage) within five years of occupancy. Deciduous trees with one trunk must be at least 1½ inches in diameter measured 6 inches in height above the ground; multi-stemmed deciduous trees must have at least 3 stems and the tree must be at least 6 feet tall; evergreen trees must be at least 4 feet in height above the ground.</li> </ul> <p><i>Species of trees must be approved by SDOT when in the right-of-way. Reference Green Factor Street Trees at Green Factor web link.</i></p> <p><i>Species of trees must be approved by DPD. Reference Green Factor Tree list at Green Factor site – <a href="http://www.seattle.gov/dpd/GreenFactor">www.seattle.gov/dpd/GreenFactor</a>.</i></p>	2		

# GREEN SEATTLE INITIATIVE

Elements	points	Your Strategy	points
<p><b>GS-3 Seattle Green Factor</b></p> <ul style="list-style-type: none"> <li>Provide minimum coverage of 0.4 for commercial zones and 0.8 for multi-family zones</li> </ul> <p><i>www.seattle.gov/dpd/GreenFactor</i></p>	<p><b>1</b></p>		
<p><b>GS-0 Other Innovative Green Seattle Initiative Elements</b></p> <ul style="list-style-type: none"> <li>Provide proposal for alternative strategies equivalent or greater in performance than, but not duplicating, the above</li> </ul>	<p><b>1</b></p>		

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**WASTE REDUCTION AND RECYCLING**



points available

**4**

Elements	points	Your Strategy	points
<p><b>WR-1 Re-Use/Recycling of Building Materials on Site</b></p> <ul style="list-style-type: none"> <li>Retain minimum of 50% of existing buildings on site, AND/OR</li> <li>Reuse, recycle or beneficially use 100% of asphalt, brick and concrete, and 50% of other building materials by weight. Reuse 20% of building materials by weight, excluding asphalt, brick and concrete.</li> </ul> <p><i>Refer to Client Assistance Memorandum 337 for definitions and resources.</i></p>	1		
<p><b>WR-2 Innovative Recycling</b></p> <ul style="list-style-type: none"> <li>Recycle minimum 95% of construction, demolition and land clearing waste by weight or volume</li> </ul>	1		
<p><b>WR-0 Other Innovative Waste Reduction and Recycling Elements</b></p> <ul style="list-style-type: none"> <li>Provide proposal for alternative strategies equivalent or greater in performance than, but not duplicating, the above</li> </ul>	1-2		

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## TOTAL GREEN BUILDING MATRIX SUMMARY & POINTS

List Elements Used:

- Comply with the 2030 Challenge
- Achieve a minimum of 10 points
- Include elements in 3 out of 5 environmental priority categories

your points

**SUBMIT**