

March 12, 2018

## **CITY COUNCIL STUDY SESSION ITEM**

### **SUBJECT**

Strategies for Incentivizing Green Building

### **STAFF CONTACTS**

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### **POLICY ISSUES**

Staff will present a plan for a phased approach to incentivize green building in Bellevue, starting with an Advanced Green Building Pilot Program that was initially discussed during the August 7, 2017 Environmental Stewardship Initiative (ESI) presentation to Council. Additional green building incentives that create a more comprehensive suite of green building strategies will be explored during the budget process as new or reallocated resources will be needed to support those programs. The following Council policies provide direction for incentivizing green building.

#### ***Bellevue Comprehensive Plan***

The Comprehensive Plan provides the key policy direction for the Advanced Green Building Pilot Program through the policy statement: Support the use of emerging best practices in the area of green building and site design through the use of pilot programs and model ordinances (EN-48). Additional policy support for ESI's work related to green building and low impact development, include: (1) Regional leadership on environmental issues (EN-8); (2) Land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards (EN-44); (3) City-wide use of low impact development techniques and green building practices (EN-45); (4) Education and incentives to support the implementation of low impact development practices, integrated site planning, and green building, with a focus on early consideration of these in the site development process (EN-49).

#### ***Mayors' Climate Protection Agreement (Res. 7517)***

Council signed on to the Mayors' Climate Protection Agreement in 2006, establishing a goal to reduce greenhouse gas emissions to seven percent below 1990 levels by 2012.

#### ***King County Cities Climate Collaboration (Res. 8789)***

Council joined the King County Cities Climate Collaboration (K4C) on August 4, 2014. The K4C is a partnership among thirteen cities and King County working collaboratively to achieve greenhouse gas emission reductions consistent with Countywide Planning Policies.

### *King County Countywide Planning Policies, Environmental Element*

The following policies related to greenhouse gas emissions reduction are included in the Countywide Planning Policies:

- Reduce countywide sources of greenhouse gas (GHG) emissions, compared to a 2007 baseline, by 25 percent by 2020, 50 percent by 2030, and 80 percent by 2050 (EN-17).
- Establish a GHG emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets established pursuant to policy EN-17 (EN-18).

### **DIRECTION NEEDED FROM COUNCIL**

#### **ACTION**



#### **DIRECTION**



#### **INFORMATION ONLY**



Information presented tonight will focus on the Advanced Green Building Pilot Program, share information on green building programs and incentives provided by cities and counties in the region, and describe additional green building incentives under consideration for Bellevue.

### **BACKGROUND/ANALYSIS**

Staff will provide an update on their research regarding strategies for incentivizing the development of green buildings in Bellevue. The presentation will review incentives in place in the region to encourage green building, and will be a follow up from the last ESI update to Council on August 7, 2017, in which green building strategies were initially discussed, and Council gave direction to continue exploring options for a pilot program. Tonight's presentation is the culmination of those efforts, and staff will seek Council feedback on the proposed Advanced Green Building Pilot Program.

The proposed Advanced Green Building pilot program design elements are described in greater detail in Attachment A, and are summarized as follows:

- Allow up to three projects over the course of the three-year term of the pilot.
- Allow commercial, multi-family, public, schools, or non-profit facilities to participate in the program.
- To participate in the pilot program, projects must pursue one of the highest levels of green building certification, as outlined in Attachment A.
- Provide concierge permitting to participating projects to assist in resolving complex permitting issues and deliver certainty in the permit process.
- Provide technical support to explore departures from the Land Use Code and alternates from the Building Code using existing provisions in the code.
- Leverage existing green building land use incentives for downtown and Bel-Red.
- Leverage existing provisions in the code to reduce stormwater fees, transportation impact fees, and parking minimums.
- Provide recognition and promotion of participating projects.

Creating a "Greenpath" program that will include additional incentives is in a more preliminary phase of analysis and development, in which staff are reviewing incentives such as expedited permitting, fee reductions, land use bonuses, and advanced technical assistance for green buildings. Expanded green building incentives under the Greenpath program will be explored and advanced during the upcoming budget process.

Tonight, staff is seeking feedback on the proposed Advanced Green pilot program and input on the expanded incentives under consideration for the Greenpath program.

**OPTIONS**

N/A

**RECOMMENDATION**

N/A

**ATTACHMENTS**

- A. Green Building Incentives Phase 1: Advanced Green Building Pilot Program proposal
- B. Green Building Developers Forum Summary Report, 3/13/2017

**AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

ESI Strategic Plan, 2013 – 2018