

# Green Building Strategies and Advanced Green Building Pilot Program City Council Presentation



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**March 12, 2018**

# Presentation Outline

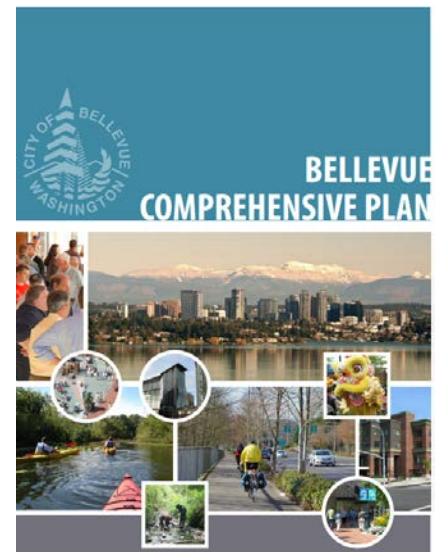
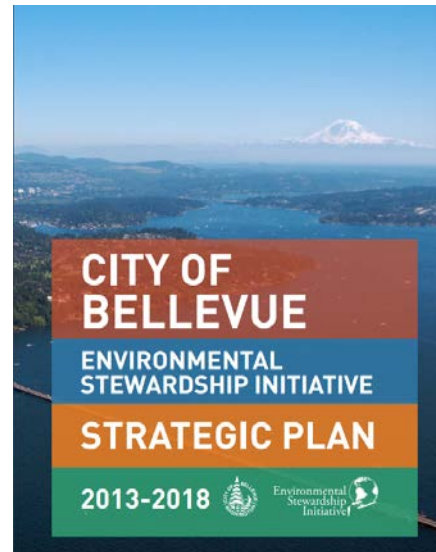
1. Green Building Overview
2. Strategies for Incentivizing Green Building
3. Advanced Green Building Pilot Program
4. Expanding Green Building Incentives
5. Q & A





# ESI and Green Building Policy Drivers

- Council Vision – regional leadership and high quality built and natural environment
- Comprehensive Plan Environmental Element
- ESI Strategic Plan
- Mayor's Climate Protection Agreement
- King-County Cities Climate Collaboration Joint Commitments



# Benefits of Green Building

- Decreased operational costs
- Lifecycle cost savings
- Reduced energy and water use
- Stormwater management
- Smart Building technologies
- Economic development – priority for tech companies



# Barriers to Green Building

- Additional upfront development costs
- Split incentives between developers, owners, and tenants
- Risks of new technologies
- Resistance to change





# Green Building Trends

## Vancouver leads North America in certified ultra-efficient buildings, says new report

Of over 2,000 passive house units in North America, 600 of them are found in Vancouver.

By Max Haberstroh, CBC News | Posted: Nov 10, 2016 7:34 PM PT | Last Updated: Nov 11, 2016 4:18 PM PT



## Majority of new homes in Seattle are 'Built Green' for the first time, thanks to city incentives

BY MONICA NICKELSBURG on November 29, 2017 at 10:07 am

5 Comments

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## Santa Monica City Council Votes in the World's First Zero Net Energy Building Requirement; Implementation Begins in 2017

The Guardian: Green buildings make you work smarter and sleep sounder, study reveals

# Continuum of Green Building Rating Systems



# Current Green Building Strategies in Bellevue

- Land Use Incentives in Bel-Red and Downtown code
- Fee reductions for stormwater and transportation impact fees
- Parking minimum reductions in TODs
- Voluntary “solar readiness” code
- Green and Sustainability Factor in downtown code





# Other strategies: Cities leading by example

- Requirements for green building for City / County facilities:
  - Seattle
  - King County
  - Issaquah
  - San Jose, CA
- Local codes which exceed state codes:
  - Seattle
  - Cambridge, MA
  - Santa Monica, CA
  - New York City



# Types of Incentives

No  
cost

**Density Bonus**  
**Parking minimum reductions**

\$

**Stormwater Impact Fee reductions**  
**Transportation Impact Fee reductions**

\$\$

**Project Marketing**  
**Technical Assistance**

\$\$\$

**Expedited Permitting**  
**Facilitated Permitting**  
**Permit Fee Reductions**

# Green Building Incentives in the Region

	Density Bonus	Parking minimum reductions	Expedited Permitting	Impact Fee Reductions	Technical Assistance	Advanced Green Building Program
Seattle	X	X	X		X	X
Shoreline	X	X	X	X		X
Kirkland			X		X	
Redmond	X	X	X			
Issaquah			X	X	X	
Bellevue	X	X*		X		



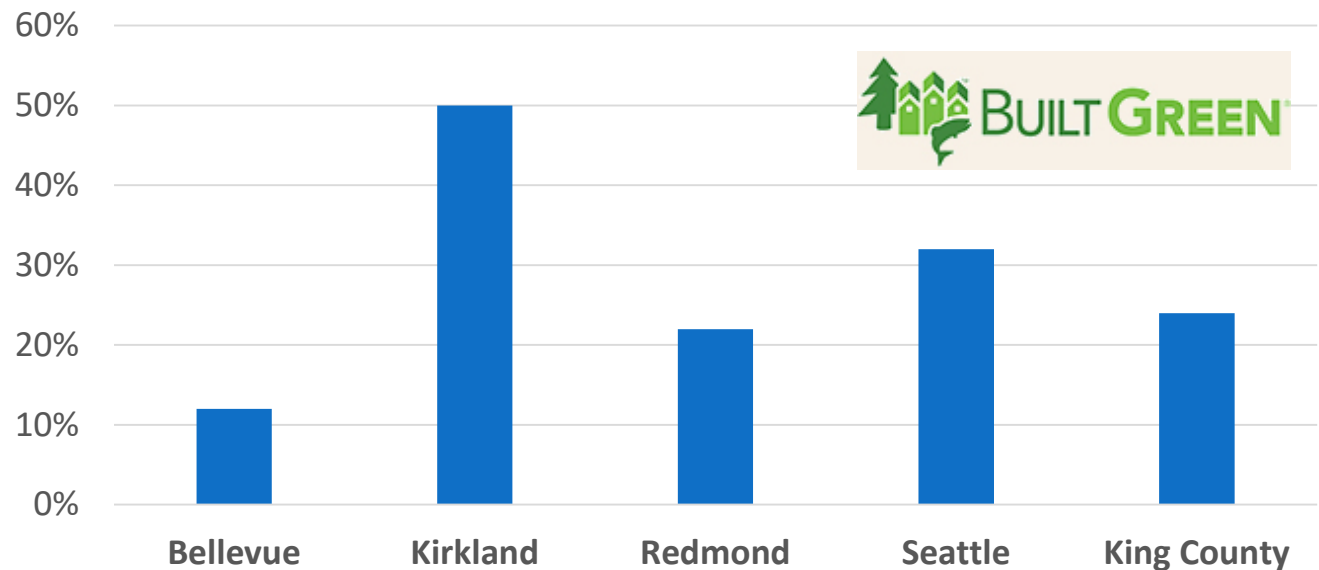
# Estimated Percent “Built Green” New Construction in the Region

## Expedited Permitting:

- Kirkland
- Redmond
- Seattle

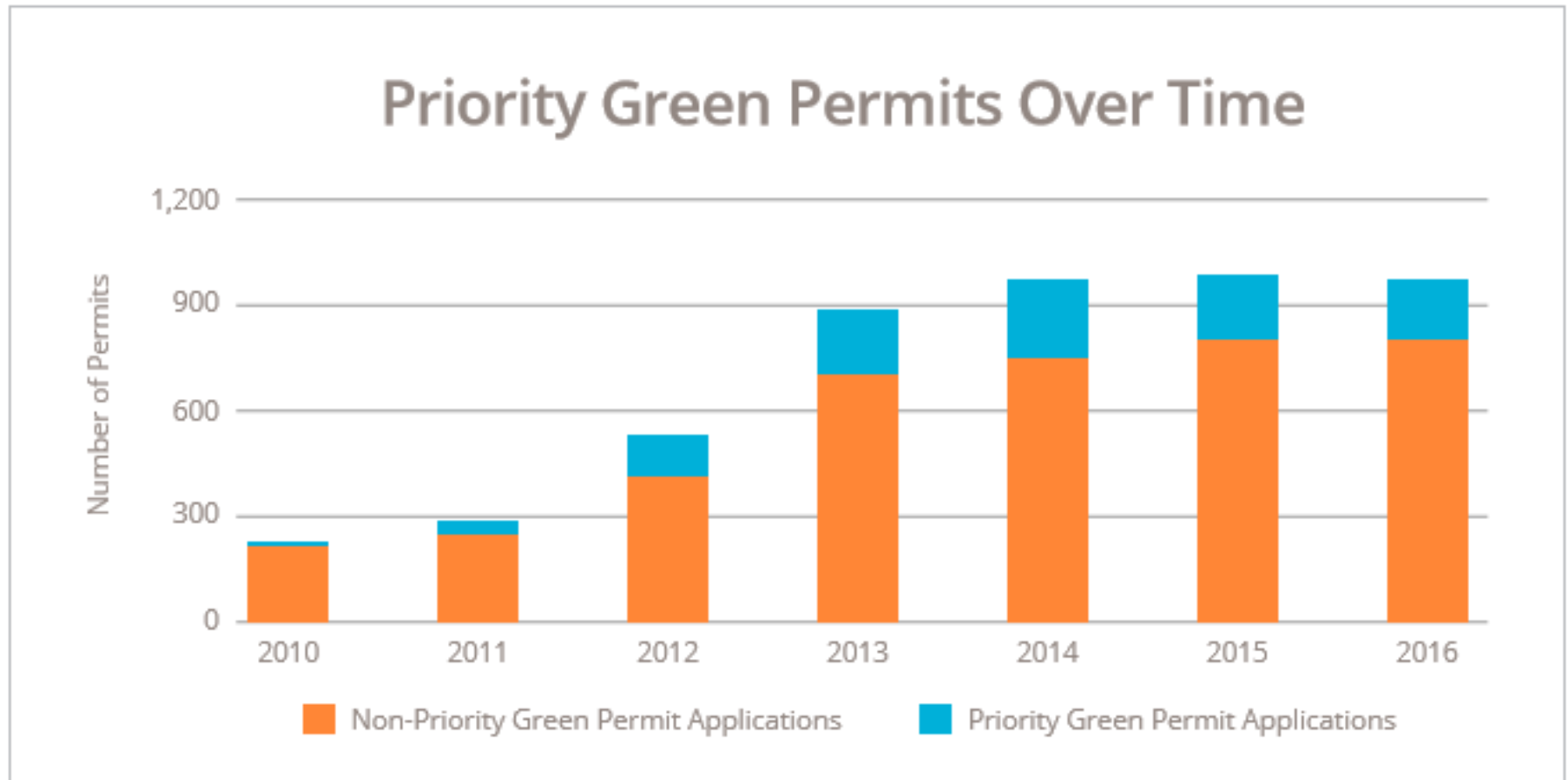
Increased  
Built Green  
certifications

Estimated Percent of New Residential Units  
with MBA “Built Green” Certification (2015 -  
2017)



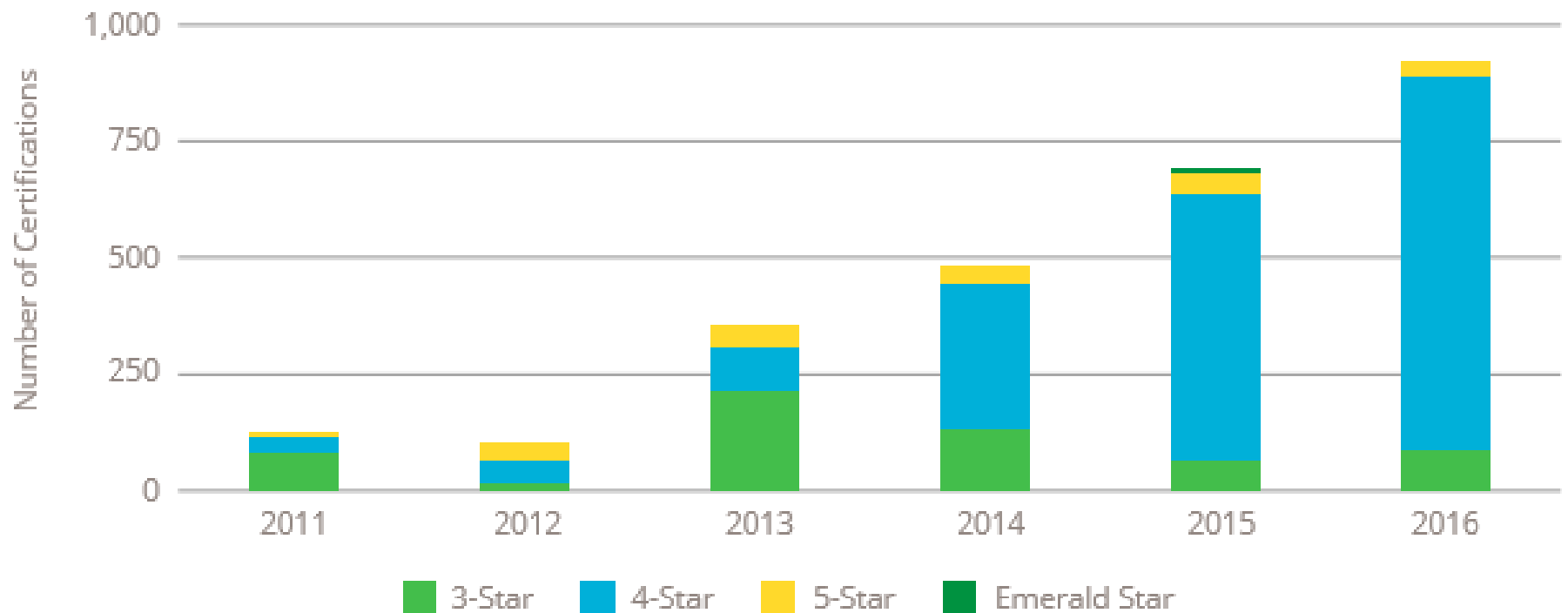
Source: Data Provided by the Master Builders Association Built Green Program

# Growth of Seattle's Priority Green Program



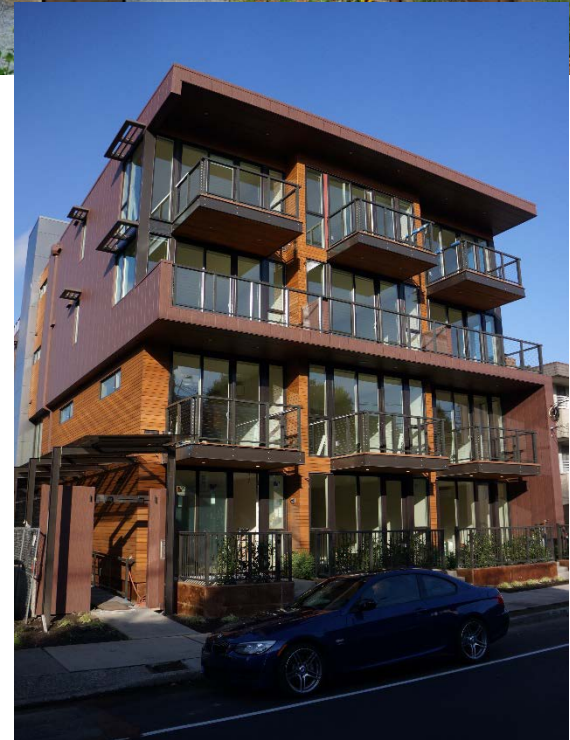
# Increased 4 Star ratings due to incentives

## Star-Levels Over Time in Seattle





# Example Green Building projects and features



# Feedback from Development Community

- Expedited permitting saves time and money.
- Permitting assistance important for complex projects.
- Increased building height and density are meaningful for developers.
- Incentives need to match additional costs and risk.



# Green Building Program Phases

**Existing  
Resources**

**Additional Resources**

**Advanced  
Green Building  
Pilot Program**

**Greenpath  
Commercial,  
Multi-family  
Incentives**

**Greenpath  
Single-Family  
Incentives**



# Goal of Phase 1: Catalyze Innovation



# Example Advanced Green Building Projects



# Example Advanced Green Building Programs

Seattle Living Building Challenge Pilot Program	Shoreline Deep Green Incentive Program
Pilot program – 20 projects by 2025	Adopted code
Multi-family, Commercial, Industrial	All development types
Living Building Challenge	Living Building Challenge Built Green LEED Platinum
25% FAR bonus	50-100% FAR bonus
Additional height	Additional height
Code departures	Code departures
	Parking reduction
	Permit Fee waivers



# Advanced Green Building Pilot Program: Key Program Elements

- 3 projects over 3 years
- Highest impact building types (e.g. Living Building)
- Green Building charrettes with trained staff
- Assistance with Technical codes
- Facilitated Permitting
- Project recognition and promotion



# Goal of Phase 2: Expand the Program



# Additional Incentives for Consideration

- Expedited Permitting
- Land use bonuses
- Project marketing
- Joint promotion with PSE
- Incentivize onsite stormwater management
- Technical assistance for green design



# Proposed Implementation Strategy

## Phase 1:

- Establish the program
- Train staff
- Develop templates for project intake
- Advertise program

## Phase 2:

- Continue research & development of program
- Develop budget proposal for program expansion





# Thank You

