

# Living Building & Deep Green Technical Advisory Group

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



Department of Planning & Development – *Building a Dynamic and Sustainable Seattle!*  
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# 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

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  - TAG Members
  - DPD
  - Chair/Spokesperson
- Work products

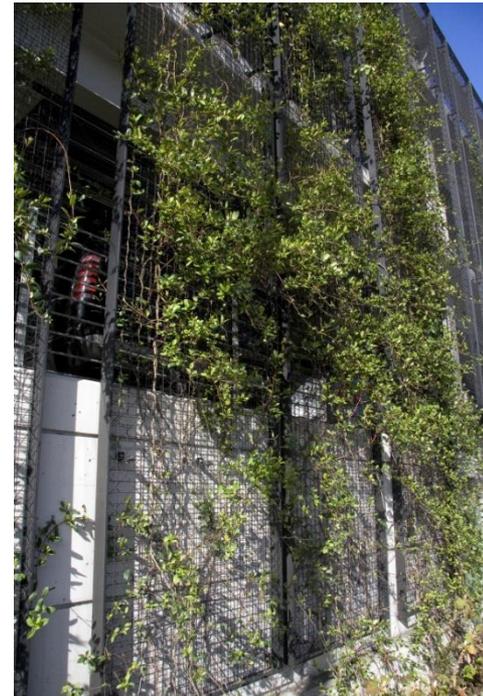


# Background Information

**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

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



# 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 -

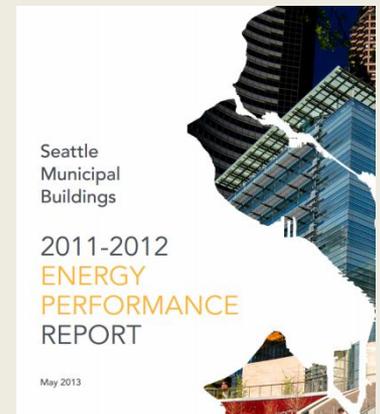
Requires LEED Gold +

- ✦ 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

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- 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**

Streamlining Sustainable Development



Hammer Award  
2012 Winner



- 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



# Codes

## City Codes

## Non-city Codes

Living  
Building  
Pilot

Land Use

Public  
Health &  
Plumbing

Discussion  
&  
Advise

IAC &  
Alternatives

Technical  
(Building,  
Energy,  
Mechanical,  
Electrical)

Stormwater

Fire



# 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



# Seattle Deep Green Pilot Program Phase II

**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?

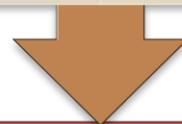
3<sup>rd</sup> party programs vs. Seattle specific

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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