

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF SPECIAL MEETING

January 4, 2017
3:30 P.M.

Bullitt Center
1501 E Madison St. Seattle

Commissioners Present

Vice Chair Montero
Commissioner Chang
Commissioner Malek
Commissioner Mork

Staff Present

Miranda Redinger, Senior Planner, Planning and Community Development
Carla Hoekzema, Planning Commission Clerk

International Living Future Institute (ILFI) and UW Integrated Design Lab Staff Present

Deborah Sigler, UW Program Coordinator Discovery Commons
Brad Liljequist, ILFI Net Zero Energy Program Director
Jack Newman, ILFI Net Zero Energy Program Manager

Public Present

Alexander McDonald, University of California-Irvine Mechanical
Engineering graduate student

Deborah Sigler led the group on a tour of the Bullitt Center, explaining how various building systems worked, including radiant heating, cooling, lighting, and ventilation. Of special interest to Commissioners were the water and wastewater systems, including the use of composting toilets and management of stormwater. Because this is a Living Building, it is designed to function like a stand of Douglas fir trees with regard to water use and energy production. A large photovoltaic (PV) display covers the roof, rainwater is captured for use in the building, constructed wetlands purify used grey-water before sending it to the irrigation system, and all black-water is sanitized through a series of treatment systems in the basement before eventually becoming fertilizer through a partnership with King County LOOP.

Commissioners asked about exemptions that the project team requested in order to meet certification requirements. The Center was granted a height bonus of 15 feet and a right-of-way variance to allow for the PV panels to extend over the sidewalks below. The building is fully occupied and performs better with regard to energy and water use than was modeled. Information provided on the tour is contained in the attached Fact Sheet.

Following the tour, the group met with Brad Liljequist and Jack Newman to learn more about various ILFI certification programs and how they relate to Shoreline's potential Deep Green Incentive Program. Commissioners asked questions about the number of certified single family projects under various programs, and what incentives would be most meaningful. Commissioner Chang expressed concerns

about the potential to allow for density bonuses in single-family zones. Mr. Liljequist explained that there are not currently any certified single-family living building projects, and it is more likely that such a product would be a custom home designed by an owner that wanted to live in this type of home, as opposed to a speculative developer, so it is unlikely that they would request the density bonus. However, a Net Zero Energy Building single-family project would be more likely to be built by a developer who would consider the density bonus a meaningful incentive.

The Commissioners also asked questions about the comparability of various certification systems, including whether a Living Community Challenge project should be granted the same incentives as a Living Building Challenge project. Mr. Liljequist said that he would like to think about it a bit more but that this would probably make a good addition to the program. Staff asked whether or not he felt that Built-Green 5-Star was appropriate for Tier 3 incentives along with LEED Platinum and NZEB. Mr. Liljequist said that he thought the NZEB program was more robust with regard to energy, but that the 5-Star program was comparable to LEED Platinum in that it was a comprehensive certification system. Commissioners asked Mr. Liljequist whether he thought it would be beneficial to add a fourth tier of incentives to encourage lower levels of green building that would be easier for developers to achieve, including Built-Green 4- or 3-Star, LEED Gold or Silver, and/or Passive House. Mr. Liljequist responded that he liked the idea of incentivizing the most stringent systems available at this time, and if the program was not successful in increasing the number of green buildings in Shoreline, the City could consider expanding the program to lower level certifications in the future.

To close the discussion, Mr. Liljequist thanked the Commission for their interest in learning about living buildings and praised them for the progressive incentive program that they were considering, adding that other jurisdictions within the region would benefit from their leadership.

After leaving the Bullitt Center, the Commissioners and City staff drove to 1749 NW 61st Street in Ballard to see an Emerald Star single-family home. The group walked around this home looking at exterior features, including salvaged barn wood siding, cisterns, patios, and parking until they attracted the attention of a resident. The resident said that they greatly enjoy living there.

The Commission elected not to drive by houses at 19221 23rd Avenue NW, 2343 NW 196th Street, 2341 NW 196th Street, 2407 NW 195th Street, 2525 NW 195th Street, 2535 NW 195th Street, 2536 NW 194th Place, or 19616 Richmond Beach Drive NW.

The meeting was adjourned at 7:00 p.m.



William Montero
Vice Chair, Planning Commission



Carla Hoekzema
Clerk, Planning Commission