

6a. Staff Report - Certification Programs for DGIP

Planning Commission Meeting Date: March 2, 2017

Agenda Item: 6a

PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Presentations for Deep Green Incentive Programs
Recommended by Planning Commission
DEPARTMENT: Planning & Community Development
PRESENTED BY: Miranda Redinger, Senior Planner
Alicia Daniels Uhlig, International Living Future Institute
Leah Missik, Built Green
Ellen Southard, Salmon Safe

☐ Public Hearing

☒ Study Session

☐ Recommendation Only

☐ Discussion

☐ Update

☐ Other

INTRODUCTION AND BACKGROUND

On September 14, 2015, Council selected adoption of a Living Building Challenge Ordinance and Petal Recognition Program as a 2016-2019 Priority Recommendation to implement the Climate Action Plan. On February 18, 2016, the Planning Commission received a presentation from the International Living Future Institute about these programs. On October 20, 2016, the Commission discussed draft Ordinance No. 760 and implementing regulations that would adopt these programs. The Commission held a public hearing on the ordinance and regulations on December 1, 2016, which was carried over until January 5, 2017, and then to January 19.

Through the course of this process, the program expanded to include the most stringent standards for green building available through various certification organizations. Therefore the name of the project evolved from "Living Building Challenge Ordinance and Petal Recognition Program" to "Deep Green Incentive Program" or DGIP. Following the close of the January 19, 2017 public hearing, the Commission made a recommendation and forwarded the draft DGIP (Ordinance No. 760 and implementing regulations) to the Council for their consideration. The Planning Commission recommendation contained the following tiered structure for incentives:

- Tier 1- International Living Future Institute's (ILFI) Living Building Challenge™ or Living Community Challenge™
- Tier 2- ILFI's Petal Recognition™ or Built Green's Emerald Star™

Approved By: Project Manager



Planning Director



6a. Staff Report - Certification Programs for DGIP

- Tier 3- US Green Building Council's Leadership in Energy and Environmental Design™ (LEED) Platinum, Built Green's 5-Star, or ILFI's Net Zero Energy Building™ (NZEB) plus Salmon Safe (when applicable)

Because the Commission did not receive specific presentations about Living Community Challenge, LEED Platinum, Built Green 5- or Emerald Star, or Salmon Safe programs, they requested more information about these certifications, even though the Commission had completed their recommendation to Council regarding the DGIP.

Tonight's presentations from representatives of the International Living Future Institute/Cascadia Green Building Council, Built Green, and Salmon Safe about these programs will fulfill this request.

These presentations will also be relevant to future deliberations by the Commission because staff intends to propose potential code amendments to expand mandatory options for green building on June 1. Currently, Build Green 4-Star is required in light rail station subareas, and self-storage facilities are required to be LEED certified, but Council requested that a mandatory level of green building be considered for commercial zoning citywide.

DISCUSSION

For more information about the programs that will be the subject of tonight's discussion, visit the following websites:

- Living Community Challenge- <https://living-future.org/lcc/>
- LEED Platinum- <http://www.usgbc.org/leed>
- Built Green 5- and Emerald-Star- <http://www.builtgreen.net/>
- Salmon Safe- <http://www.salmonsafe.org/>

TIMING AND SCHEDULE

The Planning Commission completed their recommendation to Council regarding the Deep Green Incentive Program on January 19, 2017. Ordinance No. 760 and implementing regulations are scheduled for a study session before the City Council on March 27, 2017, with potential adoption on April 17, 2017.

Because the Passive House program was another certification option that was brought up during the DGIP discussion, Zack Semke of Nicholson Kovalchick Architects will give a presentation on this program at the March 16 Planning Commission meeting.

RECOMMENDATION

No action is required of the Commission. Tonight's presentation is an opportunity for Commissioners to ask any questions they may have about International Living Future Institute, US/Cascadia Green Building Council, Built Green, or Salmon Safe programs.