

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

August 2, 2018  
7:00 P.M.

Shoreline City Hall  
Council Chamber

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### **Commissioners Present**

Chair Montero  
Vice Chair Mork  
Commissioner Craft  
Commissioner Davis  
Commissioner Lin  
Commissioner Malek

### **Staff Present**

Paul Cohen, Planning Manager, Planning and Community Development  
Steve Szafran, Senior Planner, Planning and Community Development  
Miranda Redinger, Senior Planner, Planning and Community Development  
Carla Hoekzema, Planning Commission Clerk

### **Commissioners Absent**

Commissioner Maul

### **CALL TO ORDER**

Chair Montero called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

### **ROLL CALL**

Upon roll call by Ms. Hoekzema the following Commissioners were present: Chair Montero, Vice Chair Mork, and Commissioners Craft, Davis, Lin and Malek. Commissioner Maul was absent.

### **APPROVAL OF AGENDA**

The agenda was accepted as presented.

### **APPROVAL OF MINUTES**

The minutes of July 5, 2018 and July 19, 2018 were approved as submitted.

### **GENERAL PUBLIC COMMENT**

There were no general public comments.

### **STUDY ITEM: POTENTIAL EXPANSION OF GREEN BUILDING MANDATE TO COMMERCIAL ZONING**

Ms. Redinger reviewed that the City Council adopted the Climate Action Plan in September of 2013, setting greenhouse gas emission reduction targets of 80% by 2050, 50% by 2030 and 25% by 2020. It's very unlikely the City will meet its 2020 targets, but she is optimistic that the data will improve more quickly as new initiatives continue to be implemented, the new light rail system becomes operational and greener buildings are developed in the station areas.

Ms. Redinger reviewed that in March of 2015, the Council adopted the 185<sup>th</sup> Street Station Subarea Plan, which included a green building mandate (SMC 20.40.046(D) that required 4-Star Built Green construction in all Mixed Use Residential (MUR) zones. The mandate was also applied in the 145<sup>th</sup> Street Station Subarea and is currently being considered for expansion to all commercial zones, as well.

Mr. Redinger further reviewed that in December of 2016, the City Council lifted the moratorium on accepting applications to construct self-storage facilities after adopting a new provision (SMC 20.40.504(C)(11) that required self-storage facilities to be Leadership in Energy and Environmental Design (LEED) certified. In April of 2017, the Council adopted the Deep Green Incentive Program, which is a tiered system:

- **Tier 1 – Living Building Challenge or Living Community Challenge Certification.** This has the most stringent certification protocols available and therefore, it gets the biggest incentives. For Tier 1 projects, the City waives 100% of the permit application fees, along with other potential reductions and/or code departures.
- **Tier 2 – Emerald Star or Petal Certification.** For Tier 2 projects, the City waives 75% of the permit application fees.
- **Tier 3 – LEED Platinum, Built Green Five Star or Net Zero Energy Building Certification.** For Tier 3 projects, the City waives 50% of the permit application fees. The Net Zero Energy Building Certification also requires a companion certification of Salmon Safe to account for site and stormwater issues.

Ms. Redinger advised that in October of 2017, the City Council selected priority recommendations to implement the Climate Action Plan (CAP) for 2018 to 2020. One of the recommendations was to explore expanding green building regulations to commercial zones. At their March Retreat, the Council modified its goals, so Council Goal 2, Action Step 4 also references the need to explore expanding the program. She referred to data from the 2016 Greenhouse Gas Inventory, which shows that almost half of the current emissions come from buildings, and the other half from transportation. A green building mandate and incentives are part of the tool kit for reducing emissions.

Ms. Redinger observed that it has been difficult to determine comparability between the various green building certification agencies and protocols because they all have difference focuses and methods. Some are based on modeling and others require a year of occupancy and utility bill collection to actually make the certification. She said the City is considering the idea of adding a Tier 4 to the Incentive Program to provide incentives for developers to do a little more than what is mandated. She provided a brief explanation of each of the programs as follows:

- The **Built Green Program** is administered by the Master Builders Association, and certification is based on modeling, site verification and a point system. A scorecard is used to help predict the level of certification (3-Star, 4-Star, 5-Star and Emerald Star). Currently, 5-Star is eligible for Tier 3 of the Incentive Program, Emerald Star would be eligible for Tier 2, and 4-Star is the mandate. The programs step up incrementally, with 3-Star needing to be 10% more efficient than existing code, 4-Star 20%, 5-Star 30% and Emerald Star 40%. Built Green programs primarily focus on residential and not commercial development. Specifically, the program's focus areas are land management, energy, building materials, operations and maintenance, water, transportation and health and wellness.
- The **Leadership in Energy and Environmental Design (LEED) Program** is administered by the U.S. Green Building Council (USGBC) and is based on modeling, site verification and points. It has multiple program options, including new construction, operations and maintenance, and home. For the Comparison Analysis, staff looked at the requirements for home and multifamily mid-rise development. Program certification (Silver, Gold and Platinum) is primarily based on the scorecard. Currently, LEED Platinum qualifies as Tier 3 in the City's Incentive Program, and they are considering adding LEED Gold to the program as a Tier 4. LEED focus areas include land management, habitat, energy, building materials, operations and maintenance, water, transportation and health and wellness. The only difference between Built Green and LEED is that LEED includes habitat and Built Green does not.
- The **Passive House Program** is administered by the Passive House Institute U.S and is based on modeling and site verification. It focuses on multiple building types and is based on strategies rather than a scorecard. The Commission received a full presentation on this program but determined it was not comprehensive enough to be included in the Incentive Program. However, because Passive House Certification requires buildings to be super energy efficient, it would be relatively easy to add some solar panels to a project or do Salmon Safe Certification to qualify as Tier 3. Strategies for the Passive House Program include air tightness, limiting source energy, and how the roofs, walls, space conditioning, and materials all play into the design.

Ms. Redinger referred to the Comparative Analysis, which was included in the Staff Report as Attachment A. She explained that the intent of the analysis was to better understand the implications (costs and benefits) of expanding the green building mandate to the Commercial zoning. The analysis evaluated the comparable levels of certification and the rough order of magnitude costs of each path. It also evaluated the design and construction impacts and the environmental performance benefits of each path.

Ms. Redinger advised that the Shoreline Apartments Project was used as a baseline project to compare the different protocols against. This project is one of the only projects in the City that uses the 2015 Washington State Energy Code. It features two, 5-story buildings of wood-frame construction. She shared a data sheet containing basic information about the project, including its systems, fixtures and appliances, and costs. She provided a table to illustrate the results of the comparison, showing how this project would have scored under each of the protocols. She also provided a table that compares the soft and hard costs associated with each of the protocols.

Ms. Redinger provided a table to outline some of the significant design features and impacts of the different components that make up the certification requirements, such as design charrettes, general contractor LEED training, 3<sup>rd</sup> party energy modeling, commission, duct leakage testing, blower door testing, insulation, triple-pane glazing, air infiltration, etc. She also provided a table showing how the three protocols compare relative to environmental performance. For example, LEED Gold would result in a 0-10% reduction in carbon emissions and a reduction of 1.55 million gallons of water annually. Built Green 4-Star would result in a 75-85% reduction in carbon emissions and reduction of 2.08 million gallons of water annually. Passive House would result in an 85-95% reduction in carbon, but there are no requirements for water reduction.

Ms. Redinger reviewed the cost comparisons associated with implementing the three protocols into the baseline project. The LEED Program would increase project costs by .8-.9% or roughly \$1,132 to \$1,337 per unit, Built Green would increase project costs by 1.7-6.4% or roughly \$2,469 to \$9,053 per unit, and the Passive House would increase project costs by 2.8-4.9% or roughly \$3,951 to \$6,996 per unit. She compared these costs to other fees the City charges developers for in order to provide a community benefit. For a multifamily project, the City charges roughly \$4,239 per unit for the Transportation Impact Fee, \$2,610 per unit for the Park Impact Fee and \$1,895 per unit for the Fire Impact Fee.

Ms. Redinger said staff is seeking feedback from the Commission about the idea of extending the green building mandate to the Commercial zones. If so, which Commercial zones should the mandate be applied to: Mixed Business (MB), Town Center (TC), Community Business (CB) and/or Neighborhood Business (NB). Once the Commission provides direction as to what zones the mandate should be applied, staff will need direction about what protocols would be appropriate: Built Green 4-Star, Passive House and/or LEED Gold. The Commission may also want to consider additional protocols.

Ms. Redinger advised that, in order to implement a mandatory green building requirement, SMC 20.40.040(E) would need to be amended accordingly. If the mandate is expanded to the CB and MB zones, then the LEED mandate for self-storage facilities in SMC 20.40.504(C)(11) would be redundant and should be deleted. If the program is expanded to all commercial zones with additional protocol options, it would make sense to allow the same protocols in the MUR zones. That means that SMC 20.40.046(D) would need to be amended, as well.

Ms. Redinger summarized that, using direction from the Commission, staff will prepare an ordinance for a public hearing on September 6<sup>th</sup>. The Commission's recommendation would be presented to the City Council on October 15<sup>th</sup>, with potential adoption on November 5<sup>th</sup>.

Commissioner Craft asked more about Council's comments relative to expanding the green building mandate. Ms. Redinger responded that, when the Deep Green Program was adopted, Councilmember Scully commented that he appreciated that the program rewards the most stringent programs; but given the scale and pace with which the City needs to have more energy-efficient building stock, he hopes they can include programs that are less stringent, as well. When the Council adopted the requirement of LEED Certification for public storage facilities, they also discussed whether it should be required of all new commercial development. However, she pointed out that the Council's discussion was on a broad level,

and they are relying on the Commission to provide a recommendation on what commercial zones the mandate should apply to and which certification protocols are appropriate.

Chair Montero referred to the statistics provided in the Staff Report that indicate that LEED is the most popular protocol for new construction in Shoreline. He assumes this is related to costs. He asked if developers have provided feedback. Ms. Redinger said staff hasn't reached out to the development community for this effort, but they had numerous discussions with them during development of the Deep Green Program. They also worked with the various certification agencies. Staff has been working to implement the mandate, as well as the incentive program, and a good system is now in place for permit processing. Continued conversations are needed about what information will be required at each stage of the permit process, and the King County Cities Climate Collaboration has hired a consultant to help develop these checklists. The intent is to avoid permitting projects that do not meet the certification requirements. The collaboration will also offer staff training in October about increasing the capacity to permit green buildings and improving environmental performance in buildings. She said staff intends to do more outreach prior to the public hearing, including green building developers and certification agencies.

Commissioner Malek asked if the City has numbers that indicate where the biggest carbon footprints lie. He suggested this information could help people understand exactly how much heat is generated by these commercial structures. He commented that builders are also innovators and can always find the cheapest way around something. He encouraged staff to reach out to builders and architects to solicit ideas. Again, Ms. Redinger reminded the Commission of the extensive outreach that took place as part of the Deep Green Program process, and the City's goal is to attract Seattle developers who already do green building. She pointed out that development permit applications have increased significantly as a result of the green building mandate and incentives offered in the station areas.

Chair Montero asked if the City has received any new applications for self-storage facilities since the City required them to be LEED certified in December of 2016. Ms. Redinger answer affirmatively and noted that the certification bar is quite low.

Commissioner Craft asked how expanding the mandate to include the most intense commercial zones would impact projects that are currently in the concept phase. Would expanding the mandate attract a different type of development? Ms. Redinger said the Shoreline Apartment Project, which is being developed in a CB zone, is a good test case to see how the mandate could be applied to projects of this type throughout the commercial zones. It is easier to certify a multifamily project than a single-family project, yet single-family homes have a greater carbon footprint. She described a number of new technologies that are easier to implement in larger-scale development for significant energy-efficiency benefits.

Vice Chair Mork asked why staff is proposing a green building mandate as opposed to an incentive program. Ms. Redinger recalled that the mandate was first discussed as part of the station subarea plans. Although transit provides significant benefits towards reducing greenhouse gas emissions, it was discussed that if the buildings that are developed in the station areas aren't substantially more energy and water efficient than the ones they are replacing, the City will have lost a big opportunity. The incentives were created to encourage developers to do even more than the mandate requires. Staff wanted to be

further along in developing implementation strategies and networks before considering potential expansion into the commercial zones. If expanded to all commercial zones, nearly all permit applications would have some green building requirement.

Vice Chair Mork observed that there is a significant difference between greenhouse gas emissions in the three different protocols, and it would seem the City could mandate the lowest one and incentivize the highest one or provide an incentive for going beyond a certain amount. She agreed that, under that circumstance, every development would require some level of green building requirement. She noted the cost and performance differences between the different programs and levels.

Ms. Redinger commented that the City Council asked the staff and Commission to look at expanding the mandate, but not the incentive program. Built Green 4 Star Certification was already the mandate and the incentive program was built up from that. If the City created a 4<sup>th</sup> tier that has a 25% reduction in permit fees, the step down would essentially be mandatory and the City would be giving away 25% of its permit revenue for every project that comes in. There are lower steps associated with the programs, but they are basically just a small step ahead of what is already required by code.

Vice Chair Mork pointed out that if the Commission felt strongly that Passive House certification needed to have a water component, other requirements could be added. However, the additional requirements would further increase development costs. She said she likes the Passive House protocol because it requires ongoing certification after a project has been completed. With the other protocol types, technology could change over time and the City could end up in a situation where a project is not as good as advertised. Ms. Redinger agreed it is more difficult to misuse the Passive House Program. Vice Chair Mork added that it also accomplishes the most as far as greenhouse gas reduction, but it is costlier and does not appear to be a popular program with developers. Incentives could be used to reward developers for going beyond the mandate and compensate for costlier programs that have much bigger results.

Commissioner Davis suggested it is important to talk about the differences between the three programs. For example, LEED is based on the national American Society of Heating, Refrigeration and Air Conditional Engineers (ASHRAE) standards, which are lower than the Washington State Energy Code requirements that were used as the basis for Built Green. In order to improve upon Built Green's baseline certification, a developer is required to achieve more things. For LEED, you don't have to go as far with the things the building needs to achieve in order to improve on the baseline and get a higher certification. The costlier systems required by Built Green 4 Star are not necessarily required for LEED Gold. Built Green has a concrete point system, and LEED allows room for developers to dance around and not do the more expensive practices. For these reasons, she summarized her belief that LEED Gold is not really a fair comparison to Built Green 4 Star.

Vice Chair Mork summarized that the City will get less from the LEED Gold than from Built Green 4 Star. By requiring Built Green 4 Star or Passive House certification, the City could be confident that a lot more will be achieved but at a greater cost. If developers are allowed to choose between the three options, most will choose the less costly LEED Gold. Ms. Redinger commented that it is hard to put the different programs in tiers because every certification agency thinks their program is superior. If you put the more stringent requirements in the same category with clearly inferior programs, many developers will choose the lower cost option and the City will miss an opportunity to achieve the highest environmental benefit.

The study was intended to provide the Commission with sufficient information to compare the programs as they move forward. However, she reminded the Commission that Built Green doesn't certify commercial development. For this reason, it is important to offer at least some choices.

Ms. Redinger commented that the current incentive program does not define priorities such as reducing greenhouse emissions or creating a wholistic system that accounts for stormwater, habitat health, materials, etc. She agreed that the City could add its own requirement for water to the Passive House certification, but it would require the City to have the professional capacity in house to do the analysis. Staff has been trying to avoid the need to have this additional technical capacity.

Mr. Cohen said it sounds like the Commission is trying to find a balance between what is mandatory and what should be incentivized. While he doesn't have a good answer, it seems there's a baseline where a mandate is going to be a huge stretch for development. Will development be discouraged if the costs are too great? He encouraged the Commission to keep this in mind when identifying the proper level for mandatory requirements, as well as incentives.

Commissioner Malek asked if there are any federal incentive programs that encourage forward thinking relative to green building. Ms. Redinger noted that the subarea plans for the two light rail station areas was based on Obama Administration policy where the Environmental Protection Agency, the Department of Housing and Urban Development, and the Department of Transportation required local governments to prove that projects include non-motorized transportation, affordable housing and green building elements in order to be eligible for federal funding. However, this policy no longer represents what equals competitive funding. Now federal dollars are used more for transportation and affordable housing projects. However, if state money is involved, schools and affordable housing projects are required to use the Evergreen Standard.

Commissioner Davis commented that if additional costs are a concern, perhaps an alternative method of the mandate could be a certain percentage above code minimum for energy. Rather than a certification checklist, the City could require energy modeling and post-development commissioning to show the project has met the energy savings requirements. Perhaps the mandate could also include the Salmon Safe requirement.

Ms. Redinger advised that the certification agencies update their protocols every few years to account for changes such as better energy code. While the City has asked the agencies to change some of their timing requirements, they have tried to stay away from asking them to change their processes. Regarding requiring things above and beyond the programs, she cautioned against the City becoming too unique, especially as increased volume is anticipated. She likes the idea of identifying a City mandate of materials, energy and water as suggested by Commissioner Davis, but it would require having someone in house who knows how to analyze an energy model.

Chair Montero asked the difference between Seattle's expedited incentives and facilitative incentives. Ms. Redinger agreed to research this question and report back.

Vice Chair Mork commented that, once a baseline mandate has been established, incentives could happen one of two ways: a reduction in fees and/or expedited permit processes or some physical incentive such

as bigger buildings, less parking, etc. Ms. Redinger explained that the incentive program offers a variety of options including height bonuses, cost reductions and expedited permitting. The question is how much should the City give away for a mandate versus rewarding developers for going beyond the mandate.

Ms. Redinger said staff received some recent feedback from Council regarding the use of incentives for tree preservation. Mr. Cohen explained that the Council considered the Commission's recommendation relative to tree standards for the MUR-70' zone and directed staff to prepare a proposal for continued discussion on August 13<sup>th</sup> that would include the incentives recommended by the Commission. They picked up that the incentives were directed towards something that developers want: more flexibility and development potential in exchange for creating physical space to retain trees. The intent is to tweak the Commission's recommendation with additional language.

Ms. Redinger summarized that Built Green 4 Star is the current mandate. Creating a Tier 4 would require either devaluing the current mandate or moving the mandate and creating incentive to go up to Tier 3. For example, Built Green 3 Star could be the mandate, but Built Green 4 Star would offer such things as a 25% reduction in permit fees, a 10% reduction in parking, etc. Vice Chair Mork said she does not think the City Council will support going backward. Once the baseline has been established, the City could offer incentives to developers to go beyond what is required by the mandate to further reduce greenhouse gas emissions. Ms. Redinger explained that the mandate is intended to represent the minimum requirements, and the incentives increase the development capacity as a tradeoff for additional environmental considerations.

Commissioner Davis suggested it would be appropriate to include at least two protocols as the baseline mandate to provide some flexibility. On the other hand, she cautioned against having too many options. She suggested that Built Green 4 Star, Passive House and LEED Gold would provide a fair menu for developers to choose from for development in commercial zones.

Commissioner Craft said he likes the Passive House Program, which focuses primarily on energy reduction, and he would support incentivizing it as a great opportunity for energy savings. However, he felt that LEED Gold and Built Green 4 Star would be a better baseline for the mandate, with incentives to encourage developers to go beyond the baseline requirements. He noted that the Deep Green Program already offers incentives. The Commission's task is to identify some level of energy efficiency as part of the code. The question is what baseline the Commission feels comfortable with as a mandate to accomplish this task. The goal should be to provide opportunities for the builders, but also incentivize greater efficiency via deeper green programs.

Vice Chair Mork said staff is asking for feedback from the Commission about whether the mandate should apply to all of the commercial zones or if some should be excluded. Staff displayed a zoning map and the Commission reviewed the locations and discussed the differences between the MB, NB, TC and CB zones. Mr. Szafran pointed out that all of the commercial zones equate to about 11% of the City's total land area. The Commissioners generally agreed that the mandate should apply to the commercial zones along the major transportation corridors, but Commissioner Malek pointed out that NB zones are different than the other commercial zones, and having a mandate may disenfranchise these property owners. Commissioner Davis pointed out that the mandate would only apply to new construction and would not impact existing structures. Ms. Redinger agreed but suggested this could be made clearer in the code language.



Mr. Redinger said that some jurisdictions that adopt mandates give a lead time to property owners and developers before it is implemented. Commissioner Craft voiced opposition to this approach.

Mr. Cohen pointed out that the NB zone is intended for low-impact commercial uses that serve the neighborhood, and height is limited to 50 feet. In his opinion, the NB zone is a lot different than the other commercial zones. The CB zone allows a height of up to 60 feet, and the list of potential uses is expanded a bit. Most of the growth occurring now in the City is along Aurora Avenue N, and there is increased interest in the MUR zones, as well. The City is getting a lot of applications for townhome development in the MUR-35' and MUR-45' zones surrounding the light rail stations. Ms. Redinger pointed out that if the mandate is expanded to include Passive House and/or LEED Gold in the MUR zones, then developers in these zones would have an opportunity to choose which program to implement.

Ms. Redinger advised that at a public hearing before the Hearing Examiner last Tuesday regarding the Anderson Plaza Rezone (behind the post office), questions were raised about how the rezone would benefit the community. One speaker suggested that the property be rezoned to MUR so that the mandate for green building would apply. She summarized that the development community would probably prefer the mandate to apply to fewer zones, and the neighbors may prefer that it apply to more. She agreed with Mr. Cohen that the NB is different than the other commercial zones. The CB and MB zones are more similar and they are likely to see a similar type of product. She said she foresees a continued demand for redevelopment in the CB, TC and MB zones.

Commissioner Malek suggested that rather than mandating green building in the NB zone, it could be encouraged through incentives. Ms. Redinger said the current incentive program is not restricted to a particular building type or zone. Any project could apply for the incentive program. One option is for the Commission to recommend that Built Green 4 Star and LEED Gold be the mandate and Passive House be incentivized and included in the Deep Green Program as a Tier 3 with Salmon Safe equivalent to Net Zero.

Vice Chair Mork voiced support for applying the mandate as broadly as possible and requested feedback from staff on how best to do that. If the Commission were to hold another study session on this topic, she asked what the discussion might include. Ms. Redinger said there appears to be Commission consensus on expanding the mandate to the MB and TC zones along Aurora Avenue. The Commission is leaning towards not applying the mandate to the NB zone, but they are undecided on whether or not it should be expanded to include the CB zone. There appears to be consensus to include at least one additional program to account for the commercial certifications. Two different options were offered as far as what programs to include: 1) Use Built Green 4 Star and LEED Gold as the baseline and then incentivize Passive House; or 2) Use Built Green 4 Star and Passive House with no mandate for LEED Gold. She asked the Commission for guidance on the types of additional information that would be helpful for them to make a recommendation to the Council.

Chair Montero suggested the Commission have a short study session at their next meeting and then decide when and how to move forward with a public hearing and recommendation. The remainder of the Commission concurred.

Chair Montero asked if Seattle has any plans to rezone its side of 145<sup>th</sup> Street or if there is any anticipated development in this location. Ms. Redinger said she recently met with representatives from Seattle and learned they are starting to think about options for 145<sup>th</sup> Street. She pointed out that Seattle's side of the street is currently developed with Lakeside School and the Jackson Golf Course. These uses are large and stable. However, because of the high-capacity transit corridor project (ST-3) and anticipated improvements to 145<sup>th</sup>, Seattle may want to look at different zoning along the south side of the corridor beyond the subarea boundary. Seattle is currently doing a pretty substantial citywide upzone of their urban centers. One recommendation of the Housing Affordability and Livability Study was to tweak zoning more broadly. While conversations are happening, she does not anticipate zoning changes to match those of the station area any time in the near future.

Ms. Redinger summarized that the Commission wants to postpone the public hearing so they can continue their study session on September 6<sup>th</sup>. Staff will come back to the September 6<sup>th</sup> meeting with more information from certification agencies. In addition, she will reach out to developers for feedback on the mandate concept. She will also discuss the proposal with the City's new Economic Development Manager and share his feedback. In addition, she could invite the Economic Development Manager to the next meeting to share his thoughts on how the mandate might impact the City from an economic standpoint. Staff will provide a visual to help the Commissioners understand how the commercial zones are different and perhaps phrase the questions as "either/or" options. She encouraged Commissioners to forward their additional questions to her via email.

Vice Chair Mork asked staff to provide more ideas of the types of incentives the Commission could consider. Ms. Redinger said she does not see a lot of room between the existing Built Green 4 Star mandate and Built Green 5 Star incentive. She cautioned that if the City incentivizes a mandate, they are basically giving it away. Vice Chair Mork agreed it would not be appropriate to incentivize a mandate. However, there is a cost difference associated with implementing the two programs, and the City gets more benefit from some protocols over others. If she was a developer and had a choice of selecting LEED Gold or Passive House and they both met the mandate, she would choose LEED Gold because it would be less expensive. The point of incentives is to provide a reason for developers to choose the costlier option.

Ms. Redinger said if that is the Commission's goal, the best approach is to establish Built Green 4 Star and Passive House as the option for the mandate and leave LEED Gold out. Vice Chair Mork pointed out that Built Green does not apply in commercial zones. If there are only two options, then the mandate for commercial zones would be Passive House. Commissioner Davis pointed out that LEED Platinum is already part of the tiered system and just above Built Green 4 Star. She commented that LEED Gold can be an equivalent, but also not.

## **DIRECTOR'S REPORT**

Mr. Cohen reported that staff participated in pre-application meetings with developers of the Seattle Ski site. In addition, staff is scheduled to participate in a pre-application meeting with the developers of the Westminster Square Sears site in two weeks. They are talking about 1,300 new units over 86,000 square feet of retail space. The City is scheduled to issue permits at the end of August for the Alexan Project in the triangle across the street from Westminster. A building permit application was submitted for

redevelopment of the Rat City Rollergirls site for 240 residential units. The apartment project on Midvale Avenue is waiting for approval of proposed revisions. The active market for multifamily development is primarily along Aurora Avenue N and in the MUR zones.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

There was no new business.

**REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

Commissioner Malek reviewed that the Hearing Examiner denied the Point Wells developer's request for an extension beyond June 30<sup>th</sup>. The developer is planning to appeal the decision so the project can move forward. New public action notices have been posted near the access of the project site.

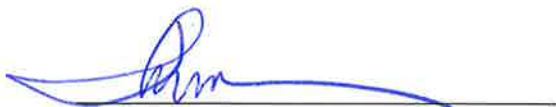
**AGENDA FOR NEXT MEETING**

Mr. Cohen said the August 16<sup>th</sup> agenda will likely include a presentation on the annual Development Code Amendment batch. Mr. Szafran also announced that potential dates for a joint Council/Commission meeting include January 14<sup>th</sup> or February 21<sup>st</sup>. The Commission indicated January 14<sup>th</sup> would be their preference.

Ms. Hoekzema spoke to the Commission about the recent change that sends their emails to the cloud. She encouraged them to call the City's IT department for help, if needed.

**ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.



William Montero  
Chair, Planning Commission



Carla Hoekzema  
Clerk, Planning Commission