

# **Build Better with the Deep Green Incentive Program (DGIP)**

The City of Shoreline is offering our Deep Green Incentive Program (DGIP), which gives developers who build green access to increased density, taller buildings and reduced fees. The DGIP applies to development projects that register with a third-party certification entity, such as the International Living Future Institute (IFLI), Built Green, US Green Building Council, Passive House Institute US, or Salmon-Safe.

# What are the potential incentives?

The DGIP offers four tiers of incentives, as noted in the table below.

TIER	CERTIFICATION	INCENTIVES	GENERAL INCENTIVES (ANY TIER)
1	• ILFI's Living Building Challenge; or • ILFI Living Community Challenge	<ul> <li>Up to:</li> <li>100% reduction in City imposed application fees</li> <li>100% density bonus</li> <li>50% reduction to minimum parking</li> </ul>	<ul> <li>Expedited permit review for no additional fees</li> <li>Reduced Transportation Impact Fees, based on Traffic Impact Analysis</li> <li>Increase in maximum lot coverage standards</li> <li>Structure height bonuses (10 - 20 feet depending on zone)</li> </ul>
2	• ILFI's Petal Recognition; or • Built Green's Emerald Star	<ul><li>Up to:</li><li>75% reduction in City imposed application fees</li><li>75% density bonus</li><li>35% reduction to minimum parking</li></ul>	
3	<ul> <li>USGBC's Leadership in Energy and Environmental Design™ Platinum; or</li> <li>Built Green's 5-Star;</li> <li>ILFI's Zero Energy + Salmon-Safe; or</li> <li>Passive House Institute's PHIUS+ Source Zero + Salmon-Safe</li> </ul>	<ul> <li>Up to:</li> <li>50% reduction in City imposed application fees</li> <li>50% density bonus</li> <li>20% reduction to minimum parking</li> </ul>	
4	<ul> <li>Built Green's 4-Star™; or</li> <li>PHIUS+™</li> </ul>	<ul> <li>Up to:</li> <li>25% reduction in City imposed application fees</li> <li>25% density bonus</li> <li>5% reduction to minimum parking</li> </ul>	

## Why should I take advantage of the DGIP?

There are many benefits of green buildings for both developers and occupants.



High Tenant Occupancy



Faster Review Reduced Fees Incentivized Zoning



Increased Asset Value



Creates Local Green Jobs



Energy Independence



Increased Marketability



Lower Utility Bills



Healthier Homes & City

### How do I apply for the DGIP?

#### STEP 1:

Schedule a pre-app meeting with City staff

- Review <u>SMC 20.50.630</u> and the <u>pre-application meeting handout</u> explaining the full details of the DGIP.
- Identify which certification program you will utilize for your project and describe any departures that will be requested.

#### STEP 2:

Submit an Administrative
Design Review (ADR)
application

- The ADR application is meant to be your formal request for departures to standards under the DGIP.
- You will also indicate at this stage which DGIP Tier and program certification you intend to meet.
- This is reviewed and approved by staff no public hearings necessary.

#### STEP 3: Submit your Building Permit application

- Provide a Project ID or other project registration with your intended certification agency.
- Provide a Commitment Letter stating that you understand and will fulfill the DGIP requirements, including submitting final certification within the allotted timeline.
- Provide a signed contract with a third-party verifier, or a statement from a third-party verifier saying you are under contract for them to inspect/verify your project.

# STEP 4: Receive your permit

• City staff will include conditions for a Verification Letter and final certification on your permit card.

#### STEP 5: Certificate of Occupancy / Final Inspection

• Submit a Verification Letter from your third-party verifier stating that the project is on track to achieve certification within the allotted timeline following issuance of a C/O or final inspection.

#### STEP 6: Submit final certification post occupancy

- Submit final certification for the green building program you selected.
- Timing of certification submittal may depend on the specific program.

Note: Failure to comply triggers standard Notice and Order code violation procedures and other penalties.



For more information, please contact Planning & Community Development staff at 206-801-2500 or pcd@shorelinewa.gov.

Note: this handout is for informational use only and is not to be substituted for the Shoreline Municipal Code 7/2019

