



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 (ILFI), 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	<ul style="list-style-type: none"> • ILFI's Living Building Challenge; or • ILFI Living Community Challenge 	<p>Up to:</p> <ul style="list-style-type: none"> • 100% reduction in City imposed application fees • 100% density bonus • 50% reduction to minimum parking 	<ul style="list-style-type: none"> • Expedited permit review for no additional fees • Reduced Transportation Impact Fees, based on Traffic Impact Analysis • Increase in maximum lot coverage standards • Structure height bonuses (10 – 20 feet depending on zone)
2	<ul style="list-style-type: none"> • ILFI's Petal Recognition; or • Built Green's Emerald Star 	<p>Up to:</p> <ul style="list-style-type: none"> • 75% reduction in City imposed application fees • 75% density bonus • 35% reduction to minimum parking 	
3	<ul style="list-style-type: none"> • USGBC's Leadership in Energy and Environmental Design™ Platinum; or • Built Green's 5-Star; • ILFI's Zero Energy + Salmon-Safe; or • Passive House Institute's PHIUS+ Source Zero + Salmon-Safe 	<p>Up to:</p> <ul style="list-style-type: none"> • 50% reduction in City imposed application fees • 50% density bonus • 20% reduction to minimum parking 	
4	<ul style="list-style-type: none"> • Built Green's 4-Star™; or • PHIUS+™ 	<p>Up to:</p> <ul style="list-style-type: none"> • 25% reduction in City imposed application fees • 25% density bonus • 5% reduction to minimum parking 	

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

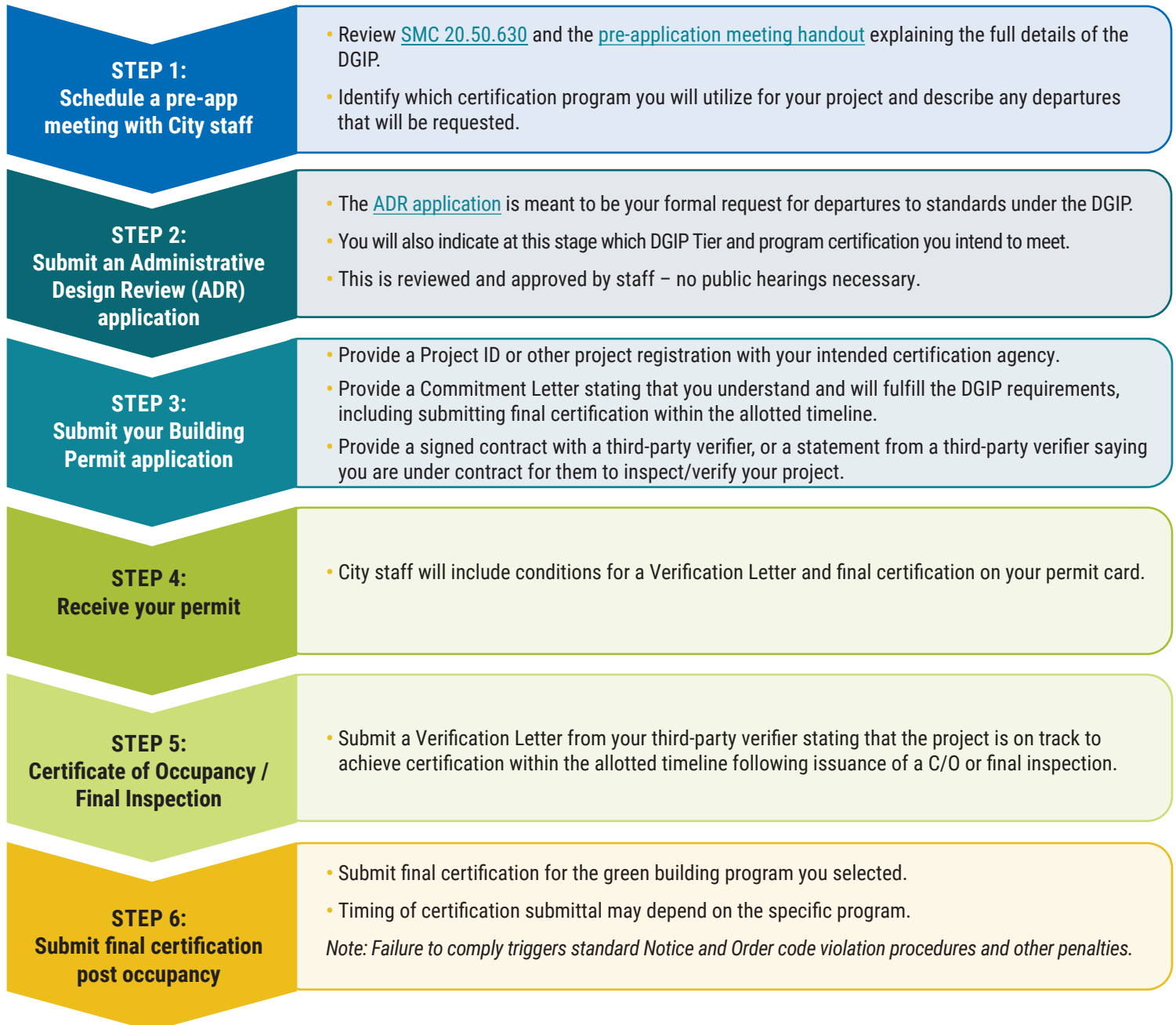


Lower Utility Bills



Healthier Homes & City

How do I apply for the DGIP?



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

