



CITY OF KIRKLAND
City Manager's Office
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MEMORANDUM

To: David Ramsay, City Manager

From: David Barnes, Green Building Team Lead
Paul Stewart, Deputy Planning Director

Date: November 17, 2008

Subject: Green Building Program Update

Recommendations

Staff recommends the City Council:

- Review a status update on the Green Building Program.
- Agree that the residential green building program be moved from a “pilot” status to a permanent program.
- Direct staff to implement a program for commercial development.
- Direct staff to evaluate possible “green” code changes that could promote sustainable development

Pilot Program

2008 has been a very productive and rewarding year for the City of Kirkland’s Green Building Program. The year is outlined below and demonstrates our progress on program development, creation of new tools, outreach/education events and a recommendation to expand the current program for Council to consider.

In May 2007, the City Council reviewed a proposed action plan that outlined three goals in relation to the creation of a Green Building Program for the City of Kirkland. These goals included:

- Establishing a public outreach and education program
- Creating a green building permitting program; and
- Incorporating green building construction into City facilities.

In 2007, the Green Building Team was formed consisting of David Barnes and Scott Guter, Planning Department; Tom Jensen, Building Department and Stacey Rush, Public Works Department. In October 2007, the Green Building Team proposed initiating the Green Building Program and the Council provided direction on the phasing and components for this program. In January of this year, the Green Building Program began a pilot effort to expedite new single family building permits. We found that this has helped a number of developers get their permits quicker and at least one project has been certified as a 4-Star Built Green home (see attachment 1). With the remaining four permits that have utilized this incentive, we expect to see more sustainably built homes soon. Administering this part of the program has been a good experience and the Development Services team has worked through all of the kinks of processing the

expedited permits in a timely manner. We have also learned the advantage of consulting with the applicant more prior to submittal of the application, in order to ensure a complete application. This proactive approach has benefitted both the applicant and the permit reviewers as the permits are getting reviewed and issued without as many revisions to the original submittal.

Our expedited residential green building program does not currently include multi-family structures (attached and stacked dwelling units). We will continue to evaluate the ways that the City can also encourage this type of sustainable development in the coming year.

Awards and Recognition

Built Green of King/Snohomish County presented the City of Kirkland the "Green Hammer" award for the Green Building Team's work for creating the expedited permit processing program and for being an advocate in providing education about Green Building to home builders, development professionals and citizens. The award was presented at the annual Built Green Conference in March 2008. Our program has inspired a number of other jurisdictions to create their own programs. Notably, the City of Redmond consulted us before using our program as their model. We also had the opportunity to share information about our program at the King County Green Tools (Greening in Place) conference in September 2008. This collaboration with the City of Issaquah and Redmond provided up to 20 other Cities the necessary information to begin their own programs. The idea is that we can learn from each other and don't need to recreate the wheel each time we want to create new programs or initiatives.

Education

Education has and will continue to be big part of the Green Building program. Our team has created, hosted, developed and made presentations to the Kirkland Developer's Partnership, E-Gov Alliance, Kirkland Alliance of Neighborhoods, Juanita Neighborhood, Eastside Professional Engineers, Kirkland Kiwanis and the Cascadia Chapter of the United States Green Building Council. In July and August we prepared for Sustainable September. The Green Building Team developed and coordinated six classes that were taught over three consecutive weekends. Sustainable Saturdays were held in the Council Chambers and featured presentations on building new and remodeling green homes, ecological landscaping, home energy audits, Kirkland's Green Building Program and how to build a rain garden (see attachment 2). The classes engaged those who attended, and a tremendous amount of valuable information about sustainability was dispensed. In fact, many of those who attended the rain garden class came back in October to help build a rain garden at the Forbes House in Juanita Beach Park.

The Green Building team hasn't just helped educate others about sustainable building, but has also attended many classes, conferences and summits. Tom Jensen (Building Department) is a member of the MyBuildingPermit.com Sustainability Sub-Committee. This regional team is looking at the Building Code to help green it up and/or remove obstacles to building more high performance structures. In addition, the entire team participated in many of the Suburban Cities GreenTools Training classes held locally in Redmond.

Scott Guter and David Barnes (Planning) attended the Cascadia Chapter of the United States Green Buildings Council's (USGBC) Greenbuilding Collaboration Summit. We learned how other jurisdictions are

tackling climate change and promoting sustainable development. The Cascadia Chapter is creating a coalition of like-minded cities and counties in the region that would jointly help each other with research and best management practices to build successful green building and sustainability programs. This coalition is similar to Green Cities California program. A draft of the Living Community Cascadia Coalition Resolution has been provided (see attachment 3).

David Barnes was asked to represent the City of Kirkland at West Coast Green (largest green building conference on West Coast) along with King County's Green Tools program. This offered an opportunity to learn about the latest innovations in the green building industry and share some our lesson learned with other Cities about developing a green building program.

Certifications

David Barnes completed a 9 month certificate program taught by the Sustainable Training Institute and passed the exam to become Certified Sustainable Building Advisor. The knowledge gained and the relationships that were developed have already been put to use in helping Kirkland stay in the forefront of sustainable development.

The Green Building Team has been studying for the USGBC's LEED Accredited Professional (AP) designation. In fact, Tom Jensen has recently taken and passed this very challenging exam. The rest of the team will be certified in January 2009. The knowledge gained from studying for this certification has allowed the team to understand how the LEED process for commercial building operates and how to evaluate development plans for adherence to the LEED program requirements.

Technical Advisory Role

Over the last few months, the Green Building Team had an opportunity to apply some of their LEED training and help advise the Planning Commission on the Park Place Redevelopment project. The team gained a tremendous amount of experience during this process. It was beneficial to evaluate this very large project and help determine how it could be more sustainable. After reviewing Touchstone's plans, it was evident that more could be achieved with a little more effort. We formulated a recommendation that was commensurate with the magnitude of this project. In the end, the developer agreed to design and build a project using the USGBC's LEED Gold certification for the shell and core of the buildings. This was particularly significant as the developer previously had suggested that the lower "LEED Silver" certification would be their goal. The lessons learned by participating as technical advisors to the project have helped inform how a commercial green building program could be structured here in Kirkland.

Recommendations

Our first recommendation is that the residential green building program be moved from "pilot" status to a permanent program. We have demonstrated that the program does work and the incentive has been helpful in encouraging builders to participate. We have managed to administer this program with very little financial outlay. However, with the support of management and Council, quite a bit of time has been spent in developing this program over this last year.

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Second, we would like to implement a program for multi-family and commercial structures to provide priority review which includes technical advising to the development services team. This means that we would loop the Green Building Team into the pre-submittal process and provide feedback to the project manager. In some cases it may make sense to attend the pre-submittal meeting and other times it might suffice to provide a written summary of the sustainability opportunities to the applicant. Expanding the program to include multi-family and commercial buildings would allow us the opportunity to influence projects before they are designed which is a critical time to influence and encourage more sustainable structures. We would work very closely with the Development Services Committee as we did with the expedited residential program to ensure that the extra review time would work seamlessly with existing permit processing goals.

Third, we would like to evaluate Zoning Code changes that could be easily implemented to promote sustainable development. New "green" codes could encourage a builder or developer to begin constructing higher performance buildings even though they may not be participating in our Green Building program. There are many jurisdictions and coalitions that are also working on their own code updates. We have identified some of them and propose pooling our resources to do the research work. After that work is done, the Planning Department could consider the changes and make them part of a future Zoning Code update.



DAILY JOURNAL OF COMMERCE

October 15, 2008



The DUO Kirkland project by Yuval Sofer and YS Development is a two-house project that is shooting for four-star Built Green and Energy Star certification. It used the city of Kirkland's expedited permitting option for green buildings.

Photo courtesy of David Barnes

Suburban cities develop green building programs

By **KATIE ZEMTSEFF**
Journal Staff Reporter

Green building programs sound great but can be tough and expensive for suburban cities to start. Recently, representatives from King County cities said the best way to get a program going is to take your cues from another jurisdiction.

Jozanne Moe of the city of Redmond said that's exactly what her city did when it based its recently launched green

building program off of Kirkland's. "Through other jurisdictions' groundwork, creating our green building program was obtainable in a (short) amount of time."

Moe said Redmond looked at Seattle's and King County's green building programs, before deciding Kirkland's was the best fit. It took about seven months to develop the program. By contrast, it took Kirkland about a year and a half to create the original program.

David Barnes, green building team

lead and planner at the city of Kirkland, said too often, cities think they have to develop programs from scratch and don't look to other jurisdictions for help. He hopes that is changing with green building. "Let's help each other. Don't recreate the wheel!"

Moe and other speakers discussed the topic at a King County conference for county staff and local government members in September. The session was attended by representatives of at least 15 different suburban cities, many of which

said they were interested in starting green building programs. Cities represented included Mountlake Terrace, Sammamish and North Bend.

Rebecca Fox of the city of Tukwila attended the conference session. It was “absolutely” helpful to hear about other city’s experiences, she said, because Tukwila is just beginning to think about green building and is “eager to move in that direction.”

Where we are now

Technically, Redmond and Kirkland are the only suburban cities with functioning green building programs. Other cities, like Issaquah, have policies in place that support green building techniques. And lots more are interested.

Patti Southard, King County GreenTools project manager, said all 39 cities in the county have showed interest in developing green building programs though to different levels. “Every city, at one point or another, has sent a representative.”

A year and a half ago, King County launched its GreenTools program. The program was designed to be a toolbox to help cities set up green building programs, and encourage proactive change versus regulating it.

Dan Farrell, green building specialist at GreenTools said cities that are actively pursuing green programs include Bellevue, Kent, Sammamish, Shoreline and Kenmore. Other cities just investigating the possibilities include Mercer Island and Enumclaw. Farrell defines a green building program as having formalized programs and dedicated or educated staff. It also helps if they have a Web presence.

Jeremy Koepping, assistant planner for the city of Enumclaw, describes his city as “advanced beginners” in looking at green building programs. The city has spent about a year trying to figure out what kind of approach it wants to use, if any. “We’re trying to figure out what the city’s role would be, in that is it market driven and we step out of the way... or do we, as a city take on an incentivizing role in it?”

Koepping said there are currently no green certified buildings in Enumclaw. Green building is an attractive idea, he said, but the trick is finding what the best approach is for Enumclaw. For example, he said Enumclaw is looking at other green building programs, like Kirkland’s, but that city’s demographic is very pro-green with “a lot of money” and high land values. It makes more

sense to look at what smaller cities, like Sumner and Sammamish are doing, he said.

What are the challenges?

Farrell said in King County, planners are on board and don’t need to be convinced of the merits of green buildings. What’s difficult is getting programs in place to support those intentions, providing the right education and making sure everyone is on the same page in what they consider a green building and how they regulate it.

One problem in developing green programs has been lack of communication. Charlene Anderson of the city of Kent said she hadn’t heard of the GreenTools program until she attended a session on it at a national conference. Kent does not yet have a green building program but the new 153,000-square-foot Kent Events Center will be LEED silver.

Other challenges include differences in what jurisdictions will permit, and finding the money to support a green building program. “The regulatory community is playing catch up a little bit... to what the design parameters and systems are and understanding them,” Farrell said.

Time has also been a challenge in setting up green building programs. For the last few years, jurisdictions have been very busy permitting new projects. With the market downturn, Farrell said it could be an opportunity to develop green building programs in jurisdictions’ spare time.

Barnes said that’s the case in Kirkland, where staff are using the extra time created by the residential market slowdown to develop a priority green permitting program for commercial buildings. “When things are down, that’s the best time to start planning because then when things get pumping, you’ve got everything in place.”

But Koepping said the current state of the economy raises the question of whether it is appropriate to put money into developing a green building program, or paying more for green buildings. “It’s sort of a luxury item to be able to put money in a municipality into an endeavor like that.”

What’s the next step?

Kirkland’s green building program, which launched in January 2008, has expedited permit review of 15 days for residential homes that are LEED silver

or Built Green four-star or better.

But when developing the green building program, Barnes said the most important thing was having a plan for what the city wanted to achieve. “As with all good projects, you need a strong foundation,” he said.

Barnes said it was extremely important to keep stakeholders from different city partners and the building community informed throughout the entire process. In developing the program, the team involved representatives from planning, public works and the fire department to develop the program.

John Minato, city of Issaquah building official, said he sees green building spreading. “Over time, I am beginning to think a lot of this will shift. It starts in one area... but the whole process is beginning to grow.”

Based on Kirkland’s experience, here is Barnes’s advice for other cities:

- Timing is everything.
- A multi-departmental team works well.
- Look for natural partners like King County’s GreenTools.
- Get letters of support from stakeholders.
- Educate staff, building community and citizens often.
- Create a program that is flexible so it can change as the field changes.

Katie Zemtseff can be reached at katiez@djc.com or at (206) 622-8272.



Sustainable Saturdays

FREE PUBLIC CLASSES

Kirkland City Hall, 123 5th Avenue, Kirkland,
WA 98033

September 13, 2008 ●

10:30 AM

Greening your Home Remodel

Lesla McIntyre –

GREEN WORKS ARCHITECTURE

Learn how to green your remodel – we will cover materials, suppliers, costs, certifications, rebates, tax advantages, health benefits, and questions to ask yourself before getting started.

11:30 AM

Ecological Landscape design
for the Homeowner

Tristan Heberlein –

SOLSTICE LANDSCAPES NORTHWEST

Create a more ecologically-friendly landscape for your home. Our class will focus on creating habitat for hummingbirds, butterflies and other friendly wildlife to provide a harmonious environment in your own backyard.

September 20, 2008 ●

10:30 AM

City of Kirkland's

Green Remodeling and Building Program

Green Building Team – **CITY OF KIRKLAND**

Do you want to know more about green building and what the City of Kirkland is doing to promote it? This session will cover the award winning residential green building program, incentives, and other educational opportunities.

11:30 AM

Saving money and the Planet
with a Home Energy Audit –
PUGET SOUND ENERGY

Learn about the many resources available that enable you to reduce your energy consumption while saving money and the environment. Hear about the incentive and rebate programs available to you.

September 27, 2008 ●

10:30 AM

Designing and Building a
new "Green" Home

Lesla McIntyre –

GREEN WORKS ARCHITECTURE

Learn how to select a property, the importance of building orientation and location, solar, wind, passive systems, certifications, rebates, tax advantages, and permit expediting.

11:30 AM

How to Build a Rain Garden

David Hilger – **TRIAD & ASSOCIATES**

Do you know what a rain garden is and why your home should have one? Come learn about the ecological benefits they provide to your property and local community. Learn how to build one step-by-step!



DRAFT
Living Communities Cascadia Coalition Resolution

Whereas, the cities of Vancouver, Seattle, Portland, Victoria, North and West Vancouver, Langford, Whistler, Salem, Kirkland, King County, Clark County represent over 6 million residents of the Cascadia bioregion, along with their associated environmental impacts and responsibilities; and

Whereas, we recognize that for the majority of the planet's population now lives in urban communities, and that continued urbanization creates a new set of environmental challenges and opportunities; and

Whereas, we recognize that global and local environmental problems including climate change, habitat loss, persistent toxic chemicals and equity issues contribute to significant negative public health impacts in our communities; and

Whereas, we have individually expressed our commitments through the adoption of: local sustainability plans, green building policies, and signing on to other goals such as the 2030 Challenge, the United Nations Urban Environmental Accords, and the U.S. Conference of Mayors Climate Protection Agreement; and

Whereas, we have individually developed visions for a sustainable future and have demonstrated leadership in achieving effective solutions to these environmental challenges; and

Whereas, through our actions the City/County/Regional or State or Provincial Government of your name here has:

(Sample list of achievements – please customize to suit your needs)

- ✓ Significantly reduced greenhouse gas emissions
- ✓ Significantly reduced the amount of solid waste entering landfills
- ✓ Significantly reduced the amounts of hazardous and toxic materials entering the environment
- ✓ Significantly reduced water use
- ✓ Improved water quality
- ✓ Improved air quality
- ✓ Improved quality of life for our residents

Therefore, Be It Resolved, that the City/County/Regional or State or Provincial Government of your name here joins with the Cities of (*note – delete your city/county name in the following list*) Vancouver, Seattle, Portland, Victoria,



North and West Vancouver, Langford, Whistler, Salem, Kirkland, King County, Clark County to create **Living Communities Cascadia Coalition**, to meet the **2030 Challenge target by 2025 so that other municipalities, states, provinces and federal agencies have five years to adopt the best practices of the Living Communities Cascadia Coalition**. To achieve this, the organizations involved will cooperatively and collectively take action to accelerate local, regional, national and international efforts to achieve sustainability. There is leadership coming from municipalities and other agencies throughout the Cascadia bioregion to address the critical problems of climate change, habitat loss, persistent toxic chemicals and equity issues. However, despite this emerging leadership, there is a need for these agencies to more easily and readily communicate to compare recently developed policies, tools, building codes, trainings, case studies, best practices and incentives for maximum efficiency and effectiveness.

DRAFT

Be It Further Resolved, that by adopting this Resolution the City/County/Regional or State or Provincial Government of your name here commits to work together with other Living Communities Cascadia Coalition members to:

- **Facilitate information sharing** and capacity building through regular conference calls and twice-yearly in-person meetings. This will build capacity in an area in which municipal staff are currently severely stretched and allow staff to work with others in other jurisdictions towards the 2025 target.
- **Create an interactive web portal** for sharing of resources between jurisdictions
- **Fund-raise** for join initiative as such as the development of research, incentives, and tools to support this group's efforts.
- **Publicize and profile** the achievements of this group, and
- **Influence Provincial, State and National policy** to promote Living Communities – communities that are:
 - Carbon neutral
 - Free from persistent toxic materials
 - Neutral (no net increase) in habitat loss and species extinction
 - Supportive of an equitable community



- **Organize campaigns** focused on issues to be decided by the group, but which may include the adoption of a variety of actions, including the following green building performance targets.

Ratification of Living Communities Charter is expected by January 2009 by respective City Councils.

DRAFT



Signatory Page

While Funding is being sought from multiple organizations, the participating members would be expected to support the services.

Large Cities - Vancouver, Portland, Seattle	\$15,000
Medium Cities - Spokane, Victoria, Tacoma, Anchorage	\$5,000
Small Cities - Penticton, Bellingham etc.	\$2,000

DRAFT

BC Hydro

Bricklin Newman Dold

Built Green

Canadian Consulate General

Cascadia Region Green Building Council

City of Kirkland

City of Kirkland

City of Langford

City of North Vancouver

City of Portland

City of Salem

City of Seattle

City of Vancouver

City of Victoria

City of West Vancouver

Clark County

Climate Solutions

Community Energy Association

Earth Advantage (NGO)

Government of BC, Office of Housing and Construction Standards



ICLEI

King County GreenTools

Northwest EcoBuilding Guild

Smart Growth on the Ground

PDC

Resort Municipality of Whistler

State of Oregon Building Codes Division

Suburban Cities Association

Urban Development Institute, Pacific Region

WA Dept of General Admin

Washington County Solid Waste and Recycling

Washington State

Department of Ecology

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