



## CITY OF KIRKLAND

Planning and Building Department  
123 5th Avenue, Kirkland, WA 98033  
425-587-3600

---

### MEMORANDUM

**To:** Kirkland Planning Commission  
Houghton Community Council

**From:** David Barnes, Senior Planner  
Jeremy McMahan, Deputy Planning and Building Director  
Scott Guter, AICP, Senior Planner

**Date:** February 17, 2022

**Subject:** Joint Public Hearing - High Performance Buildings Standards  
Zoning Code Amendments, File No. CAM22-00046

### **RECOMMENDATION**

Conduct a joint public hearing to consider adoption of High Performance Building Standards Zoning Code amendments (see Attachment 1). These amendments were initiated to implement the [Sustainability Master Plan \(SMP\)](#) goals and actions that promote new construction of higher performing buildings in Kirkland.

### **BACKGROUND**

Adoption of High-Performance Building Standards (HPBS) was identified as a task for the 2021-2022 Planning Work Program (PWP). The SMP defines High Performing Green Buildings as *"those which deliver a relatively higher level of energy-efficiency performance than that required by building codes or other regulations"*.

This PWP task was established as an action that Planning and Building staff could take to begin implementing the SMP because of the magnitude of its impact – it would directly advance three goals and several actions in the SMP, and support the advancement of many other actions (ranging from ES-1.2 (Emission Reduction), ES-2.2 (Advancing Clean Energy Transformation Act), and Goal ES-5 (Reduce Emissions from Buildings)). The SMP goals and actions that a HPBS program in Kirkland would directly advance are listed below:

Goal BI-2: Increase the resilience of the built environment by requiring 50% of new construction to be Certified Net-Zero-Energy by 2025 and 100% of new construction to be certified Net-Zero-Energy by 2030

Action BI-2.3: Encourage and incentivize buildings that are part of Council-approved Master Plans/Development Agreements/Planned Unit Developments to be high-performing green buildings that are charger-ready.

Goal BI-4: Reduce water use in buildings by 10% by 2025 and 20% by 2030 as compared to a 2019 baseline

Action BI-4.2: Revise the City's Green Building program to require greater water efficiency than required by Leadership in Energy and Environmental Design (LEED), Built Green and Passive House.

## **PROPOSED AMENDMENTS**

Attachment 1 included the proposed Zoning Code amendments. The amendments will codify and standardize the City's current high performance building standard requirements be in one code section (rather than imposed on each use district where multiple standards have been required over time). Other areas of the Zoning Code that require green building certifications will be revised to reference the draft code amendment below.

The City has a variety of green building requirements in place that have usually been imposed when additional development intensity is proposed. The rationale is that there is a nexus between additional land use intensity and associated impacts and additional land value that is being created through an "upzone". The extra value of the increased development allowances also makes it more financially viable to pay for green building measures such as found in high performance buildings. Examples include the green building certification requirements that have been mandated with upzones for projects like Kirkland Urban and the South Kirkland Park and Ride.

In the future, the proposed centralized standards can be applied to new development proposals on a case-by-case basis when additional development intensity is requested by a developer or property owner.

Centralizing these green building requirements in one place would allow the Zoning Code to be updated more efficiently as needed to reflect industry standards and best practices. This approach avoids code that perpetuates a low standard certification (like LEED Silver) over time and would be a desirable outcome of completing SMP Action BI-2.3.

It should be noted that a HPBS code amendments would build on baseline energy efficiency measures already required by the Washington State Energy Code (WSEC). Some certification programs are designed to create energy performance that exceeds the basic WSEC requirements. For example, the Built Green 4 Star Certification (residential homes and residential multi-family and mixed-use buildings) targets 12-18% greater energy performance than WSEC requires. LEED is a national program (for most building types) and its Silver Certification for energy performance is equivalent to a code-built building in Washington State.

However, to move towards achievement of SMP goal BI-2, it is important to recognize that the City's SMP goal is net-zero energy (NZE) for new buildings. NZE buildings are important because they do not produce carbon emissions that impact the community. NZE buildings may not be achievable for taller buildings as the space on the rooftops is not large enough to create as much solar energy as the building uses. The next practical step as recommended with these amendments is decarbonizing (having zero fossil fuel use) in new buildings by establishing a performance standard requiring all electric buildings (with exception for commercial cooking). This step of electrification of new buildings is a performance standard that moves the City towards its carbon emission goals when the electricity supply is carbon neutral in 2030 and then fully carbon-free/fossil fuel free in 2045.

There are added benefits to using third-party green building certification programs to advance the City's goals. In addition to these programs requiring energy efficiency, most of the performance measures listed below are embedded and verified as part of the certification process:

- Life cycle assessment
- Siting and structure design efficiency
- Water efficiency
- Materials efficiency
- Indoor environmental quality enhancement
- Operations and maintenance optimization
- Waste reduction
- Equity

There are many examples of cities that have pursued requirements, incentives, programs and a combination of those tools. Locally, the cities of Seattle and Shoreline have done a good job of creating incentives for high-performing buildings. Shoreline requires higher performing buildings as part of transit and light rail station area planning. Attachment 2 shows what each city (including Kirkland) has provided for incentives and if this is embedded in a program or if codified. High performing building requirements, if they exist, are also shown for each city.

Attachment 3 provides more detail about the City of Seattle green building incentive programs and Attachment 4 provides more detail about the City of Shoreline Deep Green Incentive Program. Both of these programs/codes represent the leading edge in encouraging and requiring high performing buildings in the region.

## **PUBLIC MEETINGS**

[January 27, 2022](#): Staff briefed the Planning Commission on the draft High Performance Building Standards, answered questions, and received feedback. The Planning Commission asked the following questions and staff responses are included below:

- Can staff verify that using Built Green 4-Star level (versus Built Green 5-Star) is equal to other standards such as LEED Platinum?

**Staff Response:**

After additional research and discussions with local experts, staff learned that Built Green 4-Star for commercial and multi-family buildings is equivalent to a LEED Platinum certification. The reason for this is that Built Green 4-Star aligns with the Seattle Energy Code and requires essentially the same number of energy credits that LEED requires for its buildings to be certified as Platinum.

Built Green 5-Star is a much higher standard than a LEED Platinum rating because it also requires on site solar energy production. Therefore, staff continues to recommend Built Green 4-Star as the appropriate standard.

- What additional measures could the City take to get more high performing buildings beyond the requirements included in this code amendment?

**Staff Response:**

The City is revising its voluntary incentive green building program to include all building types later this year. Because expediting the review of permits has been identified by the development community as a valuable incentive for green buildings, this additional program will capture more projects beyond this code amendment. In addition, the City is pursuing a heat pump campaign to promote energy efficient mechanical systems in existing buildings which is an important aspect in promoting both new and existing high performance buildings.

- How might the high performing buildings standards play out in determining the code requirements in the NE 85<sup>th</sup> Street Station Area Plan?

**Staff Response:**

The High Performance Building Standards could serve as a baseline consideration for development in the Station Area when the code requirements are evaluated for the NE 85<sup>th</sup> Street Station Area Plan. Incentive based zoning above the baseline could then consider additional performance measures to achieve even higher levels of sustainability.

- Are there potential conflicts for use or rooftops space between green roofs and solar panels vying for the same area?

**Staff Response:**

Concerns about roof top space competition will be lessened with the removal of the NZE performance standard and the corresponding rooftop solar production. Therefore, the developer has more altitude to choose how to allocate rooftop space.

Less rigid solar requirements could yield more space for rooftop green infrastructure that offers other environmental benefits related to stormwater quantity and quality and reduction of heat island effect in the community.

Since the draft code has an electric vehicle charger readiness performance requirement, should there also be a requirement for electrical outlets to charge other electric micro-mobility infrastructure to encourage the use of electric bicycles and scooters as a transportation option.

**Staff Response:**

Staff has amended the performance standard requiring Electric Vehicle readiness to include providing electrical outlets where buildings install bicycle storage so that electric bikes can be charged to promote another green transportation option.

- How do we ensure that the energy and water performance and other certifications requirements are adhered to over time.

**Staff Response:**

Recertifying a project or asking for a building or development to produce annual reports on continued energy efficiency were included with the previous version of the draft code that required all buildings to be net-zero energy (NZE) compliant. Staff is not recommending NZE buildings as a performance standard for this draft code amendment, but is recommending all electric buildings. In addition, there are financial burdens that would fall to the property or development owner to produce these reports and there are significant staff burdens to get those reports, review them and if out of compliance, involve code enforcement in this process. Therefore, staff does not recommend additional reporting requirements.

[January 20, 2022:](#) Staff briefed the Houghton Community Council on the principles of the High Performance Building Standards. After the presentation staff answered clarifying questions and received some suggestions for staff to consider such as:

- Weigh incentivizing versus requiring high performance building standards
- Talk to builders about aspects that are easy and those that are hard to do in relation to construction of high performance buildings
- Talk to owners of high performance buildings
- Survey new community members about their housing preferences

**Staff Response:**

As proposed, the draft code is similar to an incentive program because it is only triggered when a developer or property owner are requesting additional development capacity for a property. As noted above, the City is also launching a voluntary expedited permit incentive program for all building types in April 2022. The incentive will be a faster building permit review time which is supported by the Master Builders of King and Snohomish County and Built Green.

[April 8, 2021](#): Staff's initial briefing of the Planning Commission on the Sustainability Master Plan and potential action such as a High Performance Building Code amendments.

[November 3, 2021](#): Staff briefing of the City Council regarding High Performance Building Code Amendments and Council direction to proceed.

### **CRITERIA FOR AMENDING THE ZONING CODE**

Amendments to the text of the Zoning Code must satisfy the following criteria contained in Chapter 135 of the Zoning Code.

1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan; and
2. The proposed amendment bears a substantial relation to public health, safety, or welfare, and
3. The proposed amendment is in the best interests of the residents of Kirkland; and
4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted shoreline master program.

A brief analysis of how the proposed changes meet the criteria is discussed below.

**Staff Analysis:** The proposed amendments to the Zoning Code for High Performance Building Standards are consistent with the criteria listed above. The amendments are supported by the Comprehensive Plan's Environment Element policies including the following:

*Policy E-4.1: Expand City programs that promote sustainable building certifications and require them when appropriate.*

*Policy E-4.6: Work with regional partners such as Regional Code Collaborative (RCC) to build on the Washington State Energy Code, leading the way to "net-zero carbon" buildings through innovation in local codes, ordinances, and related partnerships.*

The amendments encourage redevelopment in a manner that is consistent with established policy direction and will help the City implement actions from the Sustainability Master Plan. It will promote high performing buildings which will use less energy and emit less pollution which is a benefit to both those living in these developments and will promote public health of those who live and work around them which is in the best interests of the community.

Criteria 4 above does not apply because these code amendments are not amending the City's adopted shoreline master program.

### **PUBLIC NOTICE**

Zoning Code Chapters 135 and 160 describe the Process IV process for amendments to the Zoning Code. Per the code requirements, public notice was distributed 14 calendar days before the public hearing, notice of the amendment was published in the official newspaper, and posted on official notification boards of the City, and on the City's website.

### **ENVIRONMENTAL REVIEW**

A SEPA addendum to the City of Kirkland 2015 Comprehensive Plan Update Draft and Final Environmental Impact Statement on the draft amendments was issued prior to the public hearing and is contained in the official file in the Planning and Building Department. The SEPA Addendum identifies that the proposed amendments would not result in new environmental impacts beyond those identified for the Comprehensive Plan Updated EIS.

### **DEPARTMENT OF COMMERCE**

Under RCW 36.70A.106, the City is required to submit a Notice of Intent to Adopt along with any amendments to development regulations to the Washington Department of Commerce (DOC) at least sixty days prior to final adoption. DOC may review the draft regulations to confirm that they are consistent with the GMA, and with multi-regional and region planning policies. The City submitted the Intent to Adopt the Draft amendments to the DOC on January 19, 2022 with an expedited review request. The request was approved by the DOC and has confirmed that the code amendments may be adopted 15 days after the original submittal date, but no sooner than February 3, 2022.

### **EQUITY IMPACT REVIEW**

An equity assessment typically considers how projects relate to equity and inclusion along the following markers of difference:

- Race or ethnicity
- Gender and gender identity
- Disability
- Age
- Sexual orientation
- Religion, faith or belief
- Socio-economic factors

An assessment considers whether any groups might be negatively impacted by a project, whether there are issues of access for some groups, and how a project might positively impact equity and inclusion.

The draft regulations include requirements for High Performance Building Standards that offer health and wellbeing benefits to residents due to consideration these factors in terms of design and materials used in construction of the building. These buildings also result in lower operational costs, including utility rates for building tenants, due to more energy efficient construction. In addition, these buildings produce less carbon emissions and use less water, which are benefits to the entire community.

### **NEXT STEPS**

Following the public hearing, the Houghton Community Council will make a recommendation to the Planning Commission. The Planning Commission will deliberate and forward recommendations to the City Council. The recommendations are scheduled to be considered by the City Council in March or April, 2022.

### **ATTACHMENTS:**

1. Draft High Performance Building Standards
2. City of Kirkland Green Building Incentives
3. City of Seattle Green Building Requirements
4. City of Shoreline Green Building Incentives and Requirements



## HIGH PERFORMANCE BUILDING STANDARDS – ZONING CODE AMENDMENTS

### **115.62 High Performing Buildings**

1. Purpose and Intent – The purpose of this section is to establish high performing building standards (HPBS) for developments in residential, commercial and mixed use zones to further reducing energy use in buildings and move towards decarbonizing the built environment.

High Performing Buildings use less energy and water, reduce surface water impacts, and are designed and built with sustainable and healthy materials. The benefits to occupants of these buildings are healthy indoor air quality, lower energy and water bills, and in some cases where solar and water collection is utilized, no energy or water bills. The benefits the community can expect are a reduction in pollution generation and water consumption, which in turn can promote public health and reduce natural resource use.

2. Requirements
  - a. To be considered a High Performing Building, a development shall be certified to meet the current versions of one or more of the following programs: International Living Future Institute's (ILFI) Living Building Challenge™, Living Community Challenge™, Petal Recognition (energy, water and materials petals at a minimum), or Zero Energy™ (ZE) and Core programs; Built Green's 4-Star™ program; the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design™ (LEED) Platinum program.
  - b. An applicant may propose, and the Planning Official may approve, alternative certification(s) if the Planning Official determines that the alternative certification(s) is equal or superior to the programs listed above in terms of the resulting building performance.
  - c. Proof of registration in one of the certification programs in section (a) or section (b) must be provided prior to development permit submittal.
  - d. Performance Standards:

All projects shall adhere to the following performance standards and show compliance with them at time of time of the development permit submittal:

- 1) In zones where a maximum density is specified the development shall attain that maximum density, or exceed the maximum density through allowed bonuses;
- 2) Provide an Embodied Carbon Assessment of existing and proposed buildings and set embodied carbon limits and reductions;
- 3) All parking areas are Electric Vehicle Charger Ready;
- 4) All bicycle storage areas shall include electrical outlets to charge electric bicycles and other forms of micro-mobility;
- 5) Provide a deconstruction and material diversion plan;
- 6) Achieve a reduction in water use in buildings and development by at least 20% over Washington State code requirements;
- 7) Demonstrate that buildings are all electric. Excepted from this requirement are

gas commercial cooking appliances provided a corresponding and appropriately sized electrical outlet and all related infrastructure is provided.

### **KZC 25.10.080 HENC 2 Zone**

3. Development shall be designed, built and certified to achieve the High Performance Building Standards described in KZC 115.62. ~~or exceed one or more of the following green building certification standards: Built Green 5-star certified, LEED Gold certified, or Living Building Challenge certified.~~

### **KZC 30.20 (Permitted Uses Table – Office Zones)**

Special Regulations: PU-41: A transit-oriented development containing attached or stacked dwelling units or residential suites use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall meet the following requirements:

- p. Development shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62~~the following green building standards: Built Green 5 Star certified, LEED Platinum certified, or Living Building Challenge petal certified (energy, water and materials petals at a minimum), or living building challenge certified.~~
- q. A residential suite shall meet the following requirements:
  - 1) Development shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62.~~one (1) or more of the following green building standards: Built Green 5 Star certified, LEED Platinum certified, or Living Building Challenge petal certified (energy, water and material petals at a minimum), or living building challenge certified.~~

### **KZC 35.10.050 FHNC Zone**

#### **2. Maximum height of structure is as follows:**

- a. Thirty-five feet above average building elevation;
- b. **Fifty-five feet above** the midpoint of the subject property on the abutting right-of-way, if:
  - 6) Development shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62. ~~one or more of the following green building certification standards: Built Green 5-star certified, LEED Gold certified, or Living Building Challenge certifi~~

### **KZC 35.10.060 HENC 1, HENC 3 Zones**

- 2. In the HENC 1 zone:
  - b. **Structure height may be increased to 35 feet above ABE if:**

- 6) Development shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62~~one or more of the following green building certification standards: Built Green 5 star certified, LEED Gold certified, or Living Building Challenge certified.~~

### **KZC 50.35 CBD-5**

**50.35.070 (Office Use Zone Chart) Special Regulation 3.f.** The project shall be designed, built and certified to achieve or exceed ~~must be built to the High Performance Building Standards described in KZC 115.62~~LEED silver or comparable standard.

### **KZC 50.35.100 (Assisted Living Facility Use Zone Chart) Special Regulation 6.**

~~6)~~ The project shall be designed, built and certified to achieve or exceed ~~must be built to the High Performance Building Standards described in KZC 115.62~~LEED silver or comparable standard.

**KZC 50.35.110 (Stacked or Attached Dwelling Units Use Zone Chart). Special Regulation 6** The project shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62~~LEED silver or comparable standard.~~

### **KZC 56 - YBD 1**

56.10.010 (Attached or Stacked Dwelling Units Use Zone Chart). Special Regulation 16.: Development shall be designed, built and certified to achieve or exceed the High Performance Building Standards described in KZC 115.62~~the following green building standards:~~

- a. ~~Evergreen Standard or Built Green 4 star certified for all housing units.~~
- b. ~~For the parking garage and nonresidential uses, either a LEED Silver CS (Core and Shell) certified or LEED CS checklist with a third party independent verification and inspection to meet the LEED CS Silver Standard.~~

### **KZC 125 – Planned Unit Development**

#### **125.35 Decision on the PUD – Criteria for Approving a PUD**

The City May approve a PUD only if it finds that all of the following requirements are met:

3. The applicant is providing one (1) or more of the following benefits to the City as part of the proposed PUD:
  - f. Incorporation of renewable energy systems (e.g., solar, geothermal or wind) designed to create as much energy as the project uses on an annual basis also known as Net Zero or Carbon Neutral projects, or achievement of the High

Performance Building Standards described in KZC 115.62 other sustainability certifications that include, but are not limited to, International Living Futures Institute (ILFI) Living Building Challenge (full or Petal certification (Energy, Water, Materials)), Leadership in Energy and Environmental Design (LEED) Platinum, Built Green Net Zero, Salmon Safe, ILFI Net Zero or Passive House programs. Other sustainability certification programs or carbon sequestration programs not mentioned here can also be considered.

**BXC Zone: Amendments being considered under File number CAM20-00674 will be adjusted to comply with proposed KZC 115.62 (based on the sequence of adoption)**

## **KZC Chapter 5 Definitions**

### 5.10.XXX All Electric Building

Buildings that only uses electricity to heat and cool spaces, and heat water.

### 5.10.272.5 Electric Vehicle Charger Ready

Provisions of electrical panel capacity and space to support a 208/240-volt branch circuit for each parking space, and the installation of raceways, either underground and surface mounted, to support electric vehicle charging stations. Sometimes called "Conduit Only."

### 5.10.278.5 Embodied Carbon

Carbon that is released in the manufacturing, production, and transportation of building materials.

### 5.10.610.5: Operational Carbon

The amount of carbon emitted during the operational or in-use phase of a building. This includes the use, management, and maintenance of a product or structure.

### 5.10.562: Net Zero Energy (NZE) Building

Buildings that are energy efficient and produce as much energy as the buildings use on an annual basis.

### 5.10.563 Net Zero Energy Ready (NZER) Building

Buildings that are constructed using the same energy efficiency specifications as a Net Zero Energy Building, but without the same energy production requirements.

## Green Building Incentives/Mandates in Kirkland Zoning Code

### KZC 25.10.080 HENC 2 Zone

3. Development shall be designed, built and certified to achieve or exceed one or more of the following green building certification standards: Built Green 5 star certified, LEED Gold certified, or Living Building Challenge certified.

### KZC 30.20 (Permitted Uses-Special Regulations: PU-41)

p. A transit [oriented](#) development containing attached or [stacked dwelling units](#) or [residential suites](#) use in the PR 1.8 [TOD zone](#) within the Totem Lake Business District (TLBD) **shall** meet the following requirements: [Back to Table](#)

Development shall be designed, built and certified to achieve or exceed the following green building standards: Built Green 5 Star certified, LEED Platinum certified, or Living Building Challenge petal certified (energy, water and materials petals at a minimum), or living building challenge certified.

q. A [residential suite](#) **shall** meet the following requirements:

1) Development shall be designed, built and certified to achieve or exceed one (1) or more of the following green building standards: Built Green 5 Star certified, LEED Platinum certified, or Living Building Challenge petal certified (energy, water and material petals at a minimum), or living building challenge certified.

### KZC 35.10.050 FHNC Zone

Maximum [height of structure](#) is as follows:

- a. Thirty-five feet above [average building elevation](#);
- b. **Fifty-five feet above** the midpoint of the subject property on the abutting [right-of-way](#), if:
- 6) Development shall be designed, built and certified to achieve or exceed one or more of the following green building certification standards: Built Green 5 star certified, LEED Gold certified, or Living Building Challenge certified.

### KZC 35.10.060 HENC 1, HENC 3 Zones

2. In the HENC 1 zone:

b. **Structure height may be increased to 35 feet above ABE** if:

6) Development shall be designed, built and certified to achieve or exceed one or more of the following green building certification standards: Built Green 5 star certified, LEED Gold certified, or Living Building Challenge certified.

**KZC 125****125.35 Decision on the PUD – Criteria for Approving a PUD**

---

3. The applicant is providing one (1) or more of the following benefits to the City as part of the proposed PUD:
6. Incorporation of renewable energy systems (e.g., solar, geothermal or wind) designed to create as much energy as the project uses on an annual basis also known as Net Zero or Carbon Neutral projects, or achievement of other sustainability certifications that include, but are not limited to, International Living Futures Institute (ILFI) Living Building Challenge (full or Petal certification (Energy, Water, Materials)), Leadership in Energy and Environmental Design (LEED) Platinum, Built Green Net Zero, Salmon Safe, ILFI Net Zero or Passive House programs. Other sustainability certification programs or carbon sequestration programs not mentioned here can also be considered.

**KZC 56 - (YBD 1) South Kirkland Park and Ride**

56.10.010 Special Regulation 16.: Development shall be designed, built and certified to achieve or exceed the following green building standards: a. Evergreen Standard or Built Green 4 star certified for all housing units. b. For the parking garage and nonresidential uses, either a LEED Silver CS (Core and Shell) certified or LEED CS checklist with a third party independent verification and inspection to meet the LEED CS Silver Standard.

**Bridle Trails (in process): Will be synced with this code amendment**

**Kirkland Urban Master Plan**

LEED Gold Core and Shell

## City of Seattle Green Building Permitting Incentives

Incentive Name	Description	Benefit	Requirement	Authority
Living Building Pilot	Up to 20 projects based on Living Building Challenge green building certification. 12 projects currently enrolled.	Substantial Height, Floor Area increases, and additional design review development standard departures	-Living Building Challenge full building certification or petal certification -25% less energy/carbon emissions compared to energy code based on performance, not models -No potable water uses for non-potable purposes.	Land Use Code SMC 23.40.060
Green Building Standard (Zoning Incentive)	Standard applies in various zones citywide and generally provides more development capacity	Floor area increase, height increases, option to build 2 <sup>nd</sup> ADU. In some multifamily residential zones, the standard applies when exceeding a floor area threshold.	-Green Building Certification -lead hazard mitigation during demolition -options for salvage and deconstruction -no fossil fuel use for heating, water heating or residential cooking	Land Use Code SMC 23.58D and Director's Rule 4-2021
Priority Green Expedited	Expedites the review of building permits	Provides a faster building permit process and single point of contact	-Same as above, and projects must meet additional requirements to. - be more energy efficiency than energy code - provide environmental product declarations to address embodied carbon - use products with low volatile organic compounds and no added formaldehyde. -limit size of dwelling units	Not codified





# 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"> <li>• <a href="#">ILFI's Living Building Challenge</a>; or</li> <li>• <a href="#">ILFI Living Community Challenge</a></li> </ul>	Up to: <ul style="list-style-type: none"> <li>• 100% reduction in city-imposed application fees</li> <li>• 100% density bonus</li> <li>• 50% reduction to minimum parking</li> </ul>	<ul style="list-style-type: none"> <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	<ul style="list-style-type: none"> <li>• <a href="#">ILFI's Petal Recognition</a>; or</li> <li>• <a href="#">Built Green's Emerald Star</a></li> </ul>	Up to: <ul style="list-style-type: none"> <li>• 75% reduction in city-imposed application fees</li> <li>• 75% density bonus</li> <li>• 35% reduction to minimum parking</li> </ul>	
3	<ul style="list-style-type: none"> <li>• <a href="#">USGBC's Leadership in Energy and Environmental Design™ Platinum</a>; or</li> <li>• <a href="#">Built Green's 5-Star</a>;</li> <li>• <a href="#">ILFI's Zero Energy</a> + <a href="#">Salmon-Safe</a>; or</li> <li>• <a href="#">Passive House Institute's PHIUS+ Source Zero</a> + <a href="#">Salmon-Safe</a></li> </ul>	Up to: <ul style="list-style-type: none"> <li>• 50% reduction in city-imposed application fees</li> <li>• 50% density bonus</li> <li>• 20% reduction to minimum parking</li> </ul>	
4	<ul style="list-style-type: none"> <li>• <a href="#">Built Green's 4-Star™</a>; or</li> <li>• <a href="#">PHIUS+™</a></li> </ul>	Up to: <ul style="list-style-type: none"> <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

