Sustainable Development Policy

Council Briefing – November 1, 2010

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Existing Green Building Policy

City of Seattle Sustainable Building Policy (Resolution 30121)
Adopted: February 22, 2000

The purpose of a Citywide policy on sustainable building is to **demonstrate the City's commitment to environmental, economic, and social stewar**dship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments for staff and visitors, and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City helps to set a community standard of sustainable building.

It shall be the policy of the City of Seattle to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. . . All **facilities and buildings over 5,000 gross square feet** of occupied space shall meet a minimum **LEED Silver** rating.

20 LEED City Facilities

2003 – CARKEEK PARK ENVIRONMENTAL LEARNING CENTER	**gold**
2004 – SEATTLE JUSTICE CENTER	**silver**
2004 – SEATTLE CENTRAL LIBRARY	**silver**
2004 – FISHER PAVILION	**certified**
2004 – HIGHPOINT COMMUNITY CENTER	**certified**
2004 – PARK 90/5A (Airport Way Center)	**silver**
2004 – PARK 90/5C (Airport Way Center)	**gold**
2005 – SEATTLE CITY HALL	**gold**
2006 – CEDAR RIVER TREATMENT FACILITY	**gold**
2006 – YESLER COMMUNITY CENTER	**gold**
2007 – ZOOMAZIUM	**gold**
2008 – NORTHGATE CIVIC CENTER	**gold**
2009 – FIRESTATION 10	**silver**
2009 – NORTH CASCADES ENVIRONMENTAL LEARNING CENTER	**silver**
2009 – MONTLAKE COMMUNITY CENTER	**gold**
2009 – SEATTLE CENTER GARAGE	**gold**
2009 – SEATTLE JOINT TRAINING FACILITY	**silver**
2010 – SPU OPERATIONS & CONTROL CENTER	**gold**
2010 – FIRESTATION 28	**gold**

October 2010

Northwest Municipalities

2004 – **VANCOUVER, BRITISH COLUMBIA**

City Owned – New Construction	LEED for New Construction	**GOLD**
> 500 Square Meters		

2005 – **KING COUNTY**

County Owned – New Construction	LEED for New Construction	**GOLD**
County Funded – New Construction	LEED for New Construction	GOLD
> 5,000 Square Feet		

2006 – **PORTLAND, OREGON**

City Owned – New Construction	LEED for New Construction	**GOLD**
City Funded – New Construction	LEED for New Construction	SILVER
City Owned or Leased – Tenant Improvements	LEED for Commercial Interiors	SILVER
*or, G/Rated Tenant Improvement Guide		
City Owned – Existing Buildings	LEED for Existing Buildings	SILVER

2005 – BELLINGHAM

City Owned – New Construction	LEED for New Construction	SILVER
> 5,000 Square Feet		

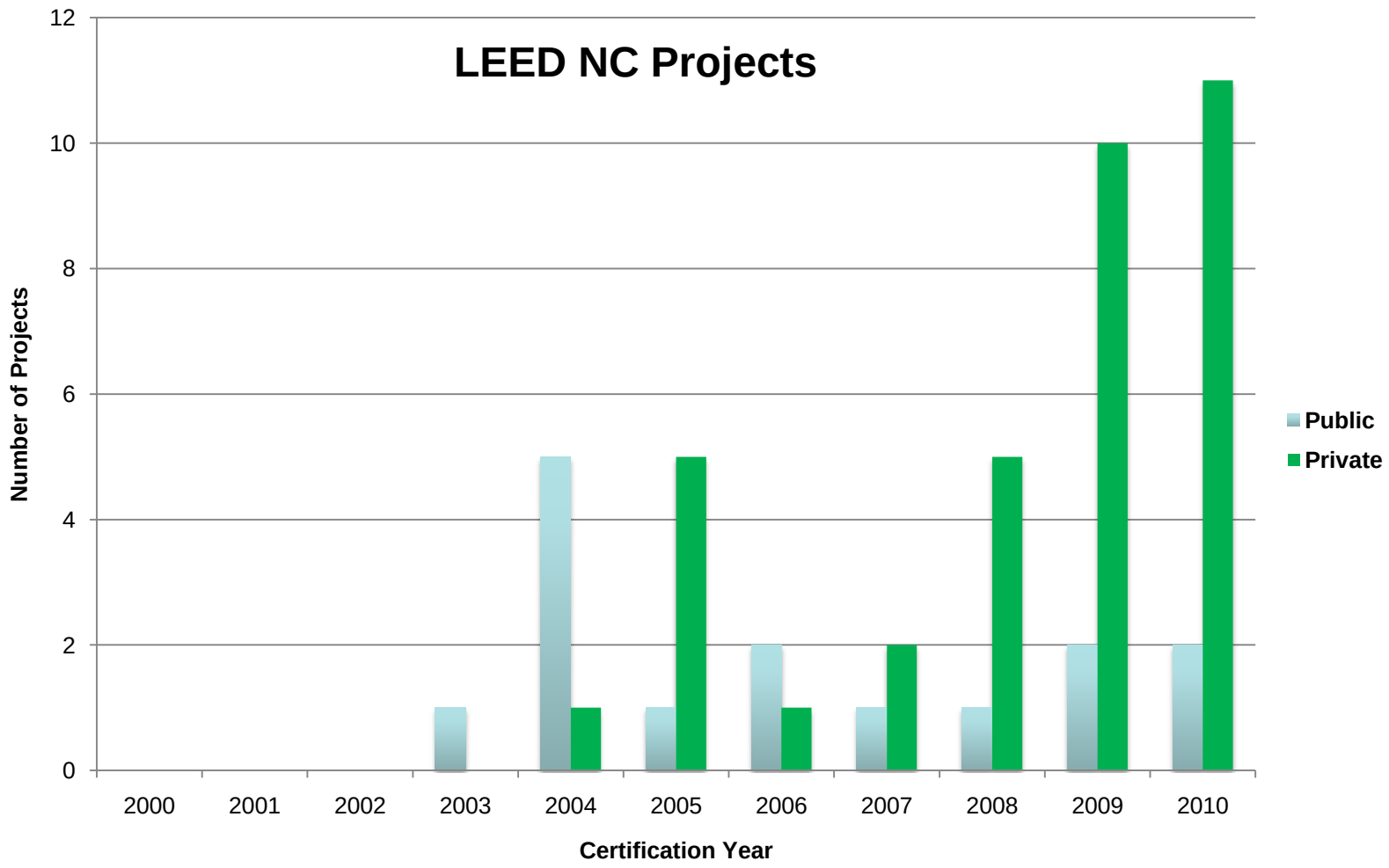
2005 – EVERETT

City Owned – New Construction	LEED for New Construction	SILVER
> 5,000 Square Feet		

2005 – WHATCOM COUNTY

City Owned – New Construction	LEED for New Construction	SILVER
> 5,000 Square Feet		

Growth of LEED



Growth of LEED

Seattle LEED Certified Projects
as of 10/1/2010

Seattle LEED Certified Projects by Level		
Platinum	5	4%
Gold	56	45%
Silver	38	31%
Certified	25	20%
Total	**124**	100%

City LEED Certified Projects by Level		
Platinum	0	0
Gold	11	55%
Silver	7	35%
Certified	2	10%
Total	20	100%

Seattle LEED Certified Projects by Type		
New Construction	51	41%
Existing Buildings	20	16%
Commercial Interiors	36	29%
Core & Shell	17	14%
Total	124	100%

City LEED Certified Projects by Type		
New Construction	17	85%
Existing Buildings	0	0%
Commercial Interiors	2	10%
Core & Shell	1	5%
Total	20	100%

City of Seattle
Department of Planning
& Development
city green building

Policy Update Process

INDIVIDUAL DEPARTMENTAL SCOPING SESSIONS

Q4 2009
OSE, SPU, SCL, FAS, PARKS, SC, SPL, SDOT, OH, CBO

BRIEFINGS

Status / Input

MO Senior Staff
Oct. 28

Environment & Sustainability IDT
Oct. 28

City Council
Nov. 1

Design Commission
Nov. 4

Planning Commission
Nov. 18

Draft Recommendation

MO Senior Staff
January

City Council
January

INTERDEPARTMENTAL TEAM MEETINGS: OSE, SPU, SCL, FAS, PARKS, SC, SPL, SDOT, OH, CBO

1: Aug. 2
- Background
- IDT Purpose
- Research
- Feedback on Exist. Policy

2: Aug. 26
- Other Exist. City Policies
- SDP Goals
- SDP Scope

3: Sept. 16
- Goals / Principles
- Standards
- Scope & Approaches

4: Oct. 19
Approach: New Construction / Major Renovation

5: Nov. 2
Approach: Exist. Buildings / Operations & Maintenance

6: Nov. 18
Approach: Tenant Improvement / Sites

7: Nov/Dec
Implementation / Measurement & Verification

8: Dec/Jan
Review draft recommendation

Departmental Feedback via IDT Members

FOCUS GROUPS

Project Managers
Sept. 14

Operations & Maintenance Staff
Oct. 25

Budget / Financing
November

Goals & Guiding Principles

GOALS

The purpose of a Citywide policy on sustainable development is to:

- demonstrate the City's commitment to addressing climate change and creating a sustainable future by protecting, conserving, and enhancing the region's environmental resources;
- provide leadership in setting community standards for sustainable development;
- provide responsible stewardship of the City's fiscal resources and public assets over time, leveraging our investments to create financial, public and environmental value;
- create quality environments that are healthy and provide community benefit.

GUIDING PRINCIPLES

- Be at the forefront of sustainable development, leading the way through both example and education and acting as a catalyst for change.
- Support innovation that is both environmentally and economically sound.
- Ensure that projects are designed at the highest level of resource efficiency, for economic viability, and practical operation over the long-term by using whole building life-cycle assessment.
- Prioritize actual performance. Conduct continuous assessment and ongoing evaluation of City properties, using adaptive management and ongoing improvement to advance the performance of existing projects.
- Design for both permanence and adaptability, investing up front to ensure the long-term viability of City projects.
- Design projects that create a vibrant community and contribute to livable, walkable neighborhoods.
- Design for climate adaptability and resilience.
- Design to minimize our contribution to climate change.

Policy Scope

	New Construction Major Additions & Alterations	Tenant Improvements	Existing Buildings	Existing Buildings: Operations & Maintenance	Ongoing Project Evaluation	Sites
Include in Policy?*	12 of 12	11 of 12	11 of 12	10 of 12	12 of 12	11 of 12
Potential Approaches	• Third Party ○ LEED NC ○ Living Building Challenge ○ 2030 Challenge • City Defined	• LEED CI • FAS Capital Green • City Defined	• LEED EB O&M • Energy Star • City Defined	• LEED EB O&M • City Defined	• Performance measurement & verification • Periodic performance reporting	• Sustainable Sites Initiative • Ideal Green Parks • City Defined
Comments / Conditions	• Customize LEED to ensure desired performance, tie to city priorities • Addt'l criteria from LEED ND • Scaled approach: Vary requirement by scope/size of project	• Follow intent of LEED CI w/o certification • Scaled approach	• Funding req'd to implement • Req'ts trigger when retrofit or change HVAC • Conduct LEED EB Pilot • LEED EB for select portfolio • Levy for facility improvements	• Asset mgmt process • Increase funding, staff & expertise • Tie to existing conservation programs	• LCA process, cost/benefit analysis • GHG part of budget analysis	• Scaled approach • Conduct pilot

Departmental Feedback: Input received at IDT meetings and in individual communications with departmental representatives.
*Identifies the #'s of departments who support including this project type in the update policy. The numbers represent general support for inclusion, but often only as long as certain conditions are met (e.g. yes, include existing buildings if funding is available for upgrades).

New Construction
Major Additions & Alterations

LEED for NEW CONSTRUCTION - CUSTOMIZED

Attain LEED certification and meet specific credit requirements to match the City's priorities.

CITY DEFINED

Develop the City's own targeted approach with specific performance criteria for energy, GHG, water, waste and transportation.

PROS

- National recognition via an existing and respected system
- Widely adopted in private sector
- Used as policy by multiple jurisdictions
- Quality assurance & compliance verification provided by 3rd party
- The existing policy, relying on LEED, is straightforward
- Ability to customize point requirements to specific goals
- Could require credits that demonstrate viability of future green code

- Local control of requirements
- Tailored to meet specific environmental goals of City
- Allows strategic focus on specific elements
- Conceptually, could be simple by focusing on key goals
- Can orient towards ongoing monitoring
- No certification fees to 3rd party
- Could focus expenditures on targeted city priorities

CONS

- Costs for documentation and certification
- No local control of rating system
- Over time, LEED may not end up being the ultimate tool for the private sector
- There may be City goals that aren't easily addressed within LEED

- Requires City staff & resources to develop, review and verify compliance
- An unknown system with unknown resource implications
- Unclear how would transfer to use in the private sector

UNIQUE IDEAS

- Utilize Living Building Challenge as a design framework
- Ensure that capital projects policy feeds into future private development policy

- Important to have aspirational goals
- Scale up requirements over time
- Incorporate tree canopy goals into requirements
- Consider community and social components