



Photos by Nic Lehoux

Sustainable Buildings & Sites Policy

Regional Development & Sustainability Committee

September 20, 2011

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- *demonstrate the City's commitment*
- *yield cost savings to the City taxpayers*
- *provide healthy work environments*
- *contribute to the City's environmental goals*

Buildings over **5,000 square feet** meet a minimum **LEED Silver** rating

Photo by Benjamin Drummand



Photos courtesy of Mithun



Photo by Pragnesh Parki



Total Environmental Benefits of 22 City of Seattle LEED Projects certified 2003 – February 2011

Annual Projected Energy Savings <i>(compared to LEED baseline, ASHRAE 90.1)*</i>	15,716,000 kWh
Annual Projected CO2 Emission Reduction <i>(resulting from energy savings)</i>	14,419,100 lbs/yr
Annual Projected Potable Water Savings	4,536,800 gallons/yr
Annual Projected Stormwater Reduction	1,108,200 gallons/yr
Construction Waste Diverted	51,700 tons
Bike Parking Spaces Added	167
Number of Showers Added	83

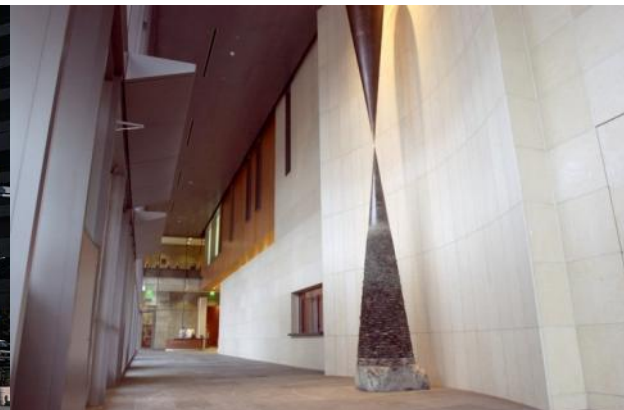
**ASHRAE 90.1 is a national standard against which all LEED projects are compared. The Seattle Energy Code is more stringent than ASHRAE 90.1, therefore relative savings against the SEC would be less.*

Photo by Michael Burns



Initial Project Cost	\$71,874,000
Estimated Green Cost	\$1,728,100 (2.4%)
Initial utility rebates	\$423,070
Yearly Energy Savings	26%
<i>Compared to Seattle Energy Code baseline</i>	
Yearly Water Savings	46%
<i>Per FTE. Compared to Public Safety Building</i>	
Yearly utility savings	\$113,400

Photos by Christian Richters



year completed

2002	FISHER PAVILION	Seattle Center	certified
2002	SEATTLE JUSTICE CENTER	FAS	silver
2003	MCCAOW HALL	Seattle Center	no rating
2003	SOUTHWEST PRECINCT	FAS	no rating
2003	CARKEEK PARK ELC	Parks	gold
2004	SEATTLE CENTRAL LIBRARY	SPL	silver
2004	CEDAR RIVER TREATMENT FACILITY	SPU	gold
2004	PARK 90/5A - Airport Way Center	FAS	silver
2004	PARK 90/5C - Airport Way Center	FAS	gold
2004	HIGHPOINT COMMUNITY CENTER	Parks	certified
2005	YESLER COMMUNITY CENTER	Parks	gold
2006	NORTHGATE CIVIC CENTER	Parks	gold
2006	ZOOMAZIUM	Woodland Park Zoo	gold
2006	NORTH CASCADES ELC	SCL	silver
2006	SEATTLE JOINT TRAINING FACILITY	FAS	silver
2007	SEATTLE CITY HALL	FAS	gold
2007	MONTLAKE COMMUNITY CENTER	Parks	gold
2007	OPERATIONS & CONTROL CENTER	SPU	gold
2008	FIFTH AVENUE GARAGE	Seattle Center	gold
2008	FIRESTATION 10	FAS	silver
2009	FIRESTATION 28	FAS	gold
2010	WEST ENTRY	Woodland Park Zoo	gold
2010	FIRESTATION 17	FAS	silver
2010	FIRESTATION 35	FAS	gold
2010	FIRESTATION 39	FAS	gold
2010	FIRESTATION 37	FAS	gold
2011	FIRESTATION 30	FAS	gold



The purpose of a Citywide policy on sustainable buildings and sites is to:

- ❖ demonstrate the City's **commitment** to addressing climate change and creating a sustainable future;
- ❖ provide **leadership** in setting community standards for sustainable development;
- ❖ provide responsible **stewardship** of the City's fiscal resources and public assets;
- ❖ create **quality environments** that are healthy and provide community benefit.

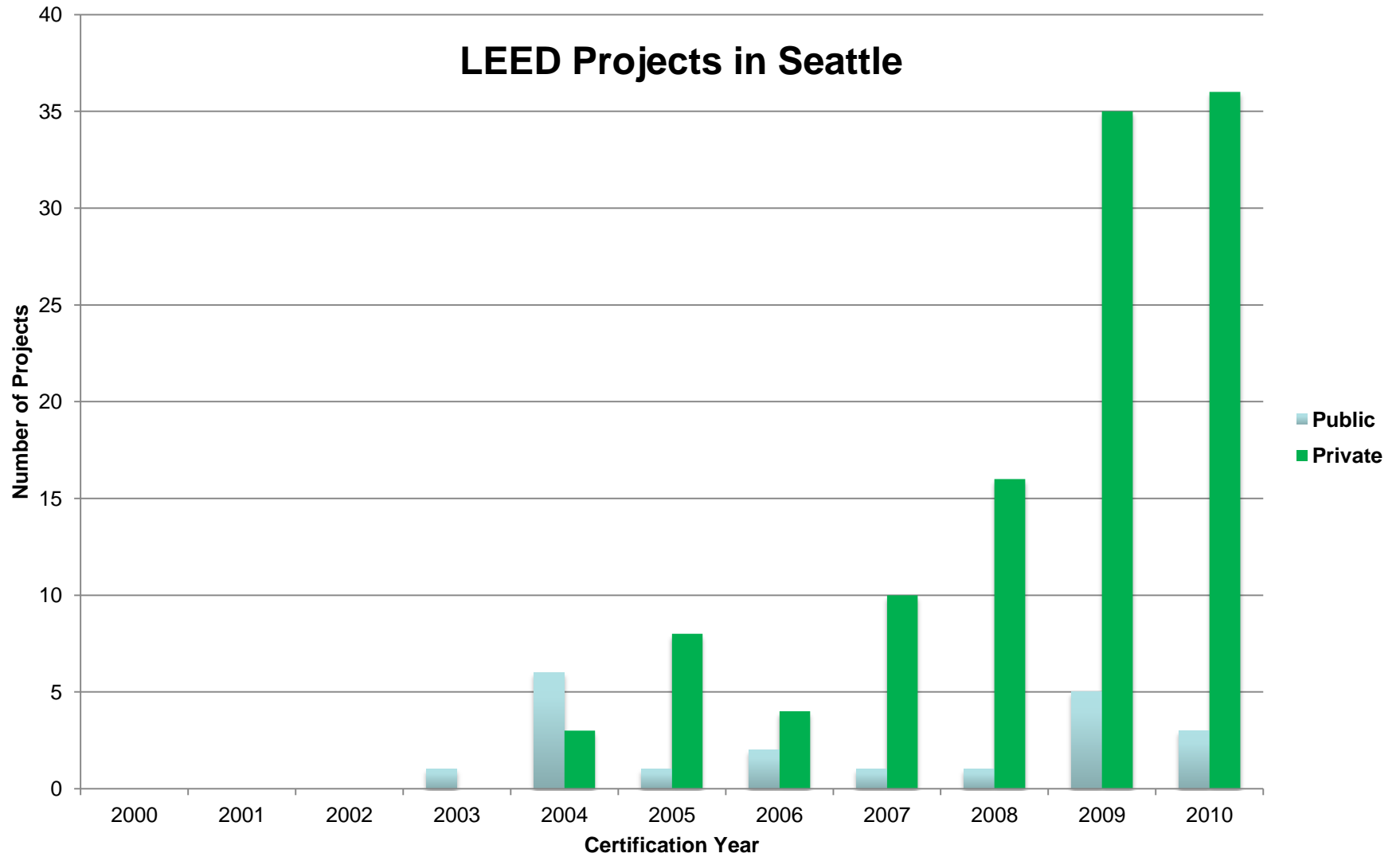


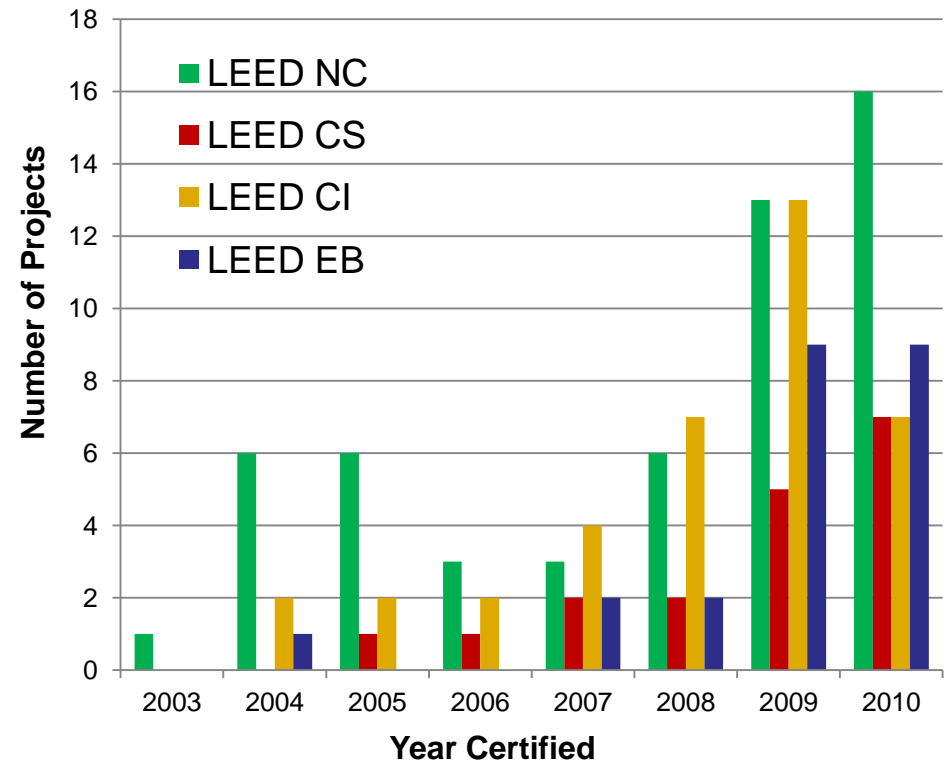
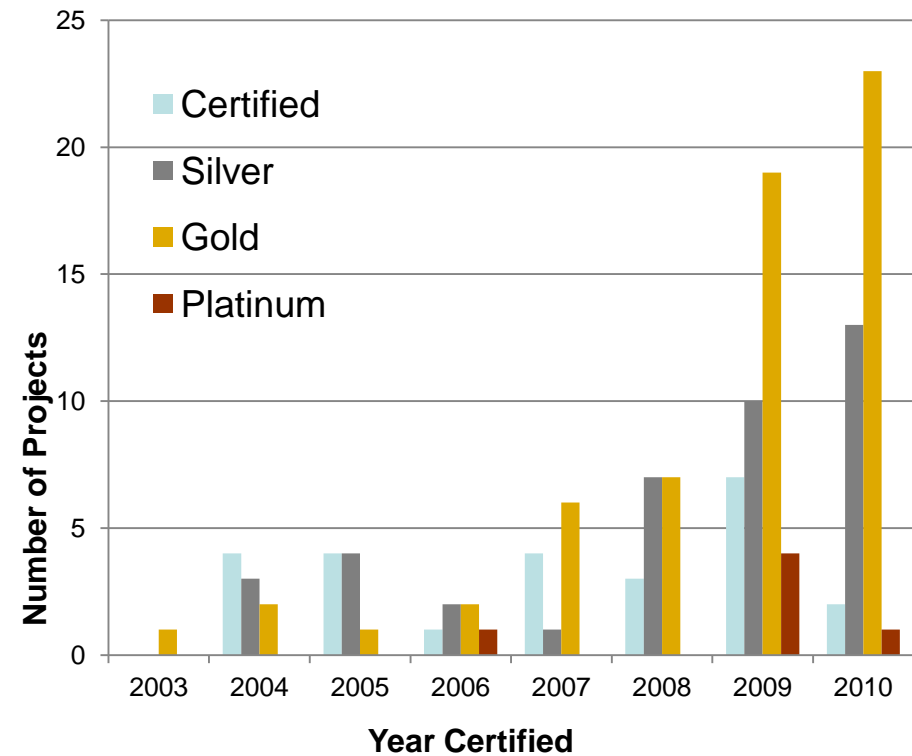
- ❖ LEED Gold + PLUS Minimum Requirements
 - ❖ Broaden scope
Sites, Small Projects, Leasing
 - ❖ Pilot advanced standards
 - ❖ Assessment & Performance





- ❖ Seattle Climate Initiative
 - ❖ Comprehensive Plan
 - ❖ Climate Neutral Seattle
 - ❖ Climate Action Plan
 - ❖ 2030 District
 - ❖ Community Power Works
 - ❖ Energy Benchmarking
 - ❖ Better Building Challenge





Greensburg, KS	LEED Platinum + 42% energy reduction ¹
State of Michigan	LEED Platinum Equivalent
Portland, OR	LEED Gold + 30% energy ¹ & water reduction; no potable water for irrigation; 85% waste diversion; green roof; on-site renewable energy
Vancouver, BC	LEED Gold + 30% energy reduction By 2030: GHG neutral
King County	LEED Gold
Federal Government	LEED Gold + Energy Star + 30% energy reduction ¹ 2030: Net-Zero Energy
State of Minnesota	MN Sustainable Bldg Guidelines + EUI target @ 60% energy reduction ²
Dallas, TX	LEED Gold + 17% energy reduction ¹ ; 20% water reduction
Washington State	LEED Silver

1. compared to ASHRAE 90.1 baseline; 2. compared to typical regional building of the same type

		New Construction, Additions & Major Renovations	Minor Renovations & Tenant Improvements	Sites
LARGE PROJECTS	Applicability	City owned buildings; projects receiving 50% City financing; Non-city entity occupying City building; City occupying non-city owned building	City occupying City-owned building; Non-city entity occupying City building; City occupying non-city owned building	City owned facilities
	Standard	LEED Gold + 15% energy reduction 30% water reduction, 90% (75%) waste diversion Bicycle facilities	LEED Gold + 30% water reduction 75% (60%) waste diversion	Citywide site management guidelines (Parks: Utilize Ideal Green Parks for new construction and renovations)
	Project Scope	5,000 SF or greater	5,000 SF or greater <i>-and-</i> mechanical, electrical & plumbing	All landscaped areas
SMALL PROJECTS	Applicability	City owned buildings; Projects receiving 50% City financing; City occupying non-city owned building	City occupying City-owned building; Non-city entity occupying City building; City occupying non-city owned building	N/A
	Standard	Complete Capital Green checklist	Complete Capital Green checklist	
	Project Scope	Less than 5,000 SF <i>-or-</i> Non-LEED eligible	Less than 5,000 SF, Non-LEED eligible <i>-or-</i> Scope doesn't include mechanical, electrical & plumbing	