

CITY OF SEATTLE
RESOLUTION _____

A RESOLUTION declaring the City of Seattle will continue to promote and encourage the development of buildings that achieve the highest level of environmental sustainability by requesting updates and enhancements to its Living Building and Seattle Deep Green pilot programs; and requesting the formation of a Green Building Advisory Board to advise the City on sustainable building practices (~~creating a Sustainable Building Advisory Board to guide the City Council and the Department of Planning and Development in determining the qualification standards and design that projects must meet that would participate in the City's Living Building and Seattle Deep Green Pilot Programs, or any programs that replace them. The City Council also directs the Department of Planning and Development to make improvements to the City's Living Building and Seattle Deep Green Pilot Programs, and requests the Executive submit legislation implementing improvements to or replacing the existing programs~~)).

WHEREAS, the City of Seattle (City) has established itself as a leader in sustainable building since first adopting a Sustainable Building Policy in February 2000; and the City has implemented new programs, regulations, and incentives to encourage the private market to respond to the challenges of building a more sustainable city; and

WHEREAS the City has adopted incentive programs to support developing buildings that meet or exceed standards in a variety of programs that embrace sustainability in building and design; including the Leadership in Energy and Environmental Design (LEED), Built Green, and Washington Evergreen Sustainable Development programs; and

WHEREAS, the City has (~~raised the bar in~~) demonstrated its support for sustainable buildings by adopting incentive programs that support advanced green-building standards like the Living Building Challenge™ that establishes goals for building owners, architects, design professionals, engineers, and contractors to design and build new well-designed structures that: (~~are well designed and~~) achieve a high level of environmental performance((-)), (~~These buildings~~) are responsive to their eco-region's characteristics, and incorporate efficient operation of building systems by, for example, generating their own energy with renewable resources; (~~and~~) while capturing, treating, and reusing their wastewater; and

WHEREAS, achieving a high level of environmental performance requires a fundamentally different approach to building design, construction, and operation that may necessitate changes to current development codes; and

1 WHEREAS, the City Council adopted Ordinance 123206 in December 2009 and ~~((a bill~~
2 ~~introduced as Council Bill 117516))~~ adopted Ordinance 123942 in July, 2012 to establish
3 and expand the Living Building Pilot Program ~~((in the Land Use Code;))~~ and ~~((to~~
4 ~~include))~~ add a new category ~~((an emerging type))~~ of building typology called Seattle
5 Deep Green ~~((, a hybrid of the Living Building Pilot))~~ that also seeks significant
6 reductions in the use of water and ~~((electricity))~~ energy and the reuse of collected
7 stormwater; and

8 WHEREAS, the City Council ~~((is requesting))~~ requests that the Department of Planning and
9 Development further ~~((expand))~~ improve the Living Building and Seattle Deep Green
10 Pilot Programs to ensure an enhanced level of review and consultation for these
11 buildings; and receive ongoing input into these programs by professionals trained in the
12 highest levels of sustainable ~~((architecture and))~~ building design, operation and
13 maintenance;

14 NOW, THEREFORE,

15 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
16 **MAYOR CONCURRING, THAT:**

17 Section 1. The City Council ~~((has passed an ordinance introduced as Council Bill~~
18 ~~117516))~~ adopted Ordinance 123942 that implements ~~((revises))~~ land use regulations intended to
19 spur property owners, developers, and others to participate in the City's Living Building, and
20 Seattle Deep Green Pilot Programs ~~((, or a successor program))~~. ~~((Therefore, the))~~ The City
21 Council now declares its intent to further promote and enhance ~~((the))~~ development of new
22 ~~((deep green))~~ buildings authorized under these programs and achieve long term-compliance
23 with program requirements by: requesting legislative updates to the City's ~~((by consideration of~~
24 ~~alternate regulatory and entitlement approaches through improvements to the current))~~ Living
25 Building, ~~((and))~~ Seattle Deep Green Pilot Programs, or establishing a replacement pilot program
26 that would carry out key initiatives ~~((including))~~ that include, but not limited to:

1 A. Developing a clear statement of intent for each ((of the)) pilot program ((and possible
2 scaling of development incentives offered that is consistent with the level of environmental
3 performance desirable or achievable under one or more performance rating systems included in
4 the pilot program.));

5 B. Updating development standards by offering a variety of incentive levels for
6 buildings developed under these programs in exchange for lasting qualitative and quantitative
7 environmental performance that is consistent with City objectives and neighborhood planning
8 goals;

9 C. ~~((B)) ((Recognize and incorporate))~~ Recognizing and incorporating ((multiple deep-
10 green-rating systems)) into a new pilot program multiple approaches that could include
11 ((including consideration of a)) Seattle-specific ((rating system)) criteria ((that does not rely on a
12 third party certification.)) for high levels of energy performance;

13 D ~~((C Recognize the value and participation of a technical advisory group and the~~
14 ~~appropriate role of the advisory group in the current Living Building and Seattle Deep Green~~
15 ~~Pilot Program, by identifying how the advisory group could participate in the entitlement process~~
16 ~~as appropriate, and how the group could participate in developing any new or updated~~
17 ~~programs))~~ Creating a Green Buildings Advisory Board to participate in the current *Living*
18 *Building Challenge*TM, Seattle Deep Green Pilot Programs, and the existing Design Review
19 Program early in the entitlement process in order to screen proposals for eligibility and assist in
20 developing new or updated programs;

1 E ((D)). Considering interdepartmental coordination and commitment to test alternate
2 approaches to a revised or new pilot program that builds on the success of the current pilot and is
3 guided by the experience gained in observing pilot projects and administering current programs
4 ((its administration)); and

5 F((E-Examine)) Examining revisions to project review, building performance
6 monitoring, and enforcement mechanisms ((including)) imposing ((fines of other)) penalties that
7 are sufficient to compel compliance with long-term building performance goals other program
8 requirements ((for non-performance)).

10 Section 2. The Council requests that the Department of Planning and Development work
11 with the City Council and stakeholders to form a standing Green Buildings Advisory Board
12 composed of a minimum of 7 members. Membership shall include individuals who collectively
13 meet all of the following qualifications: certified in LEED architecture; certified in sustainable
14 building practices; certified in building energy systems engineering; and membership in a
15 neighborhood community council. The advisory group shall be nominated by the Mayor and
16 appointed by the Council. Legislation establishing the Green Buildings Advisory Board should
17 be submitted to the Council no later than August 31, 2013. The Council also requests the
18 Department of Planning and Development work with other City departments, stakeholders, and
19 the new Green Buildings Advisory Board to develop recommendations for improving the
20 accessibility and use of the Living Building and Deep Green Pilot Program or replacing the
21 program with an improved pilot program. Legislation implementing the new pilot program
22 should be submitted to Council no later than December 31, 2013 ((to develop recommendations
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~~for improving the Living Building and Deep Green Pilot Program or replacing the program with a new and improved pilot, with implementing legislation, to be submitted to Council no later than March 30, 2013)).~~

Adopted by the City Council the ____ day of _____, 2013 ((~~2012~~)),

and signed by me in open session in authentication of its adoption this _____ day

of _____, 2013 ((~~2012~~)).

President _____ of the City Council

THE MAYOR CONCURRING:

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2013 ((~~2012~~)).

Monica Martinez Simmons, City Clerk

(Seal)