



City of Seattle
Department of Planning
& Development

city green building

Building a better Seattle



Sustainable Development Policy

Design Commission - November 4, 2010

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www.seattle.gov/dpd/greenbuilding



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Existing Green Building Policy

City of Seattle Sustainable Building Policy (Resolution 30121)

Adopted: February 22, 2000

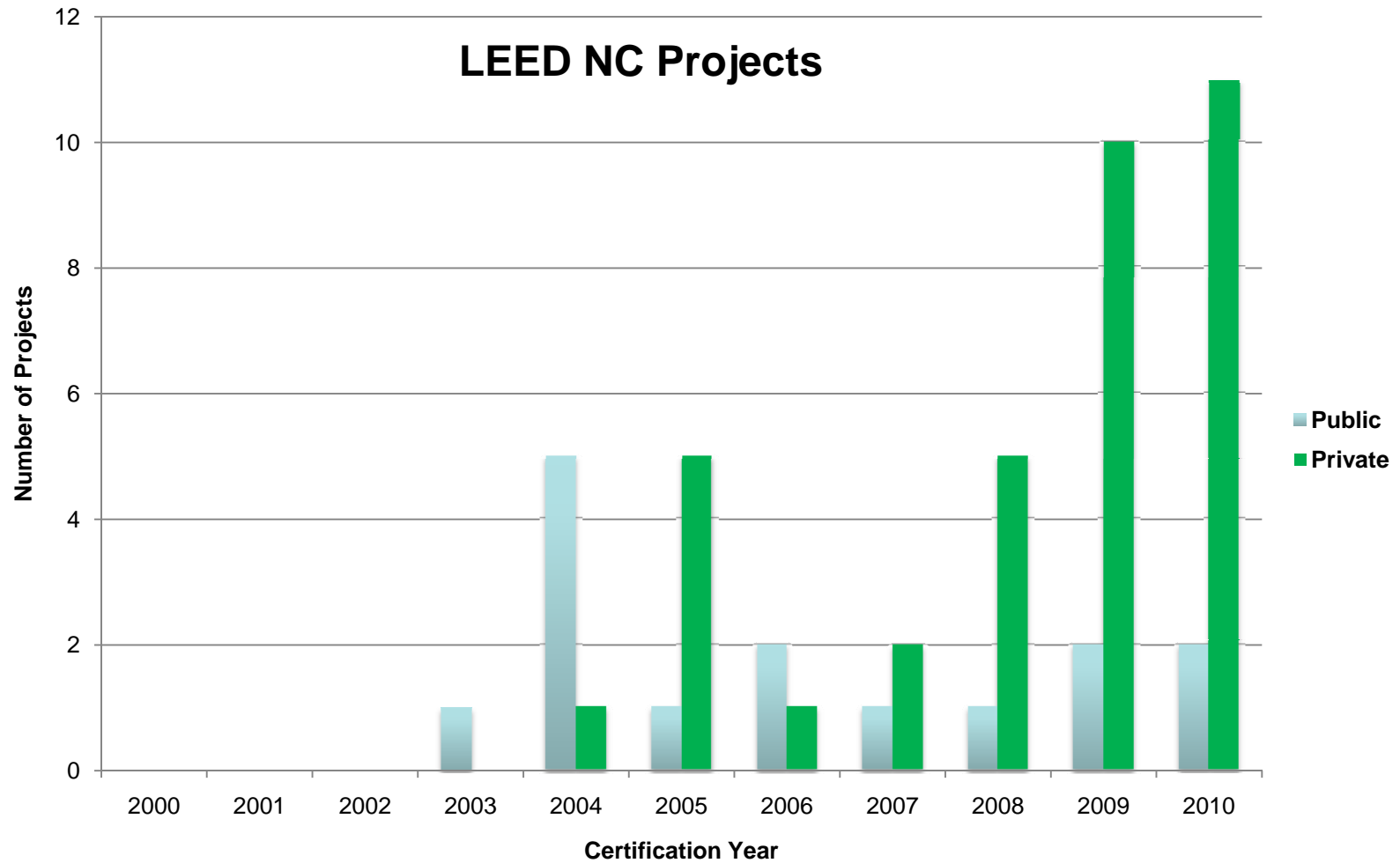
The purpose of a Citywide policy on sustainable building is to **demonstrate the City's commitment to environmental, economic, and social stewardship**, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments for staff and visitors, and to contribute 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.





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





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%



2004 – **VANCOUVER, BRITISH COLUMBIA**

City Owned – New Construction
> 500 Square Meters

LEED for New Construction

GOLD

2005 – **KING COUNTY**

County Owned – New Construction
County Funded – New Construction
> 5,000 Square Feet

LEED for New Construction

GOLD

LEED for New Construction

GOLD

2006 – **PORTLAND, OREGON**

City Owned – New Construction
City Funded – New Construction
City Owned or Leased – Tenant Improvements
*or, G/Rated Tenant Improvement Guide

LEED for New Construction

GOLD

LEED for New Construction

SILVER

LEED for Commercial Interiors

SILVER

City Owned – Existing Buildings

LEED for Existing Buildings

SILVER

2005 – **BELLINGHAM**

City Owned – New Construction
> 5,000 Square Feet

LEED for New Construction

SILVER

2005 – **EVERETT**

City Owned – New Construction
> 5,000 Square Feet

LEED for New Construction

SILVER

2005 – **WHATCOM COUNTY**

City Owned – New Construction
> 5,000 Square Feet

LEED for New Construction

SILVER



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Why an Update?

Climate change.

Leadership.

An evolving market.

Financial responsibility.





BRIEFINGS

Status / Input

Draft Recommendation

INDIVIDUAL DEPARTMENTAL SCOPING SESSIONS

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

MO Senior Staff
Oct. 28

Environment &
Sustainability IDT
Oct. 28

City Council
Nov. 1

Design
Commission
Nov. 4

Planning
Commission
Nov. 18

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. 30

Approach:
Tenant Improvement / Sites

7: Nov. 13

Implement-
ation / Measure-
ment & Verification

8: Jan. 13

Review draft recommen-
dation

Departmental Feedback via IDT Members

FOCUS GROUPS

Project Managers

Operations &
Maintenance Staff

Budget / Financing

Green Building
Task Force



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.
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	New Construction Major Additions & Alterations	Tenant Improvements	Existing Buildings	Existing Buildings: Operations & Maintenance	Ongoing Project Assessment	Sites
Include in Policy?*	12 of 12	11 of 12	11 of 12	10 of 12	12 of 12	11 of 12
Potential Approaches	<ul style="list-style-type: none"> • Third Party <ul style="list-style-type: none"> ○ LEED NC ○ Living Building Challenge ○ 2030 Challenge • City Defined 	<ul style="list-style-type: none"> • LEED CI • FAS Capital Green • City Defined 	<ul style="list-style-type: none"> • LEED EB O&M • Energy Star • City Defined 	<ul style="list-style-type: none"> • LEED EB O&M • City Defined 	<ul style="list-style-type: none"> • Performance measurement & verification • Periodic performance reporting 	<ul style="list-style-type: none"> • Sustainable Sites Initiative • Ideal Green Parks • City Defined
Comments / Conditions	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Follow intent of LEED CI w/o certification • Scaled approach 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Asset mgmt process • Increase funding, staff & expertise • Tie to existing conservation programs 	<ul style="list-style-type: none"> • LCA process, cost/benefit analysis • GHG part of budget analysis 	<ul style="list-style-type: none"> • 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).



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