



# 2030 Challenge Pilot

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Planning, Land Use & Zoning Committee

May 16, 2018

# SDCI PURPOSE AND VALUES

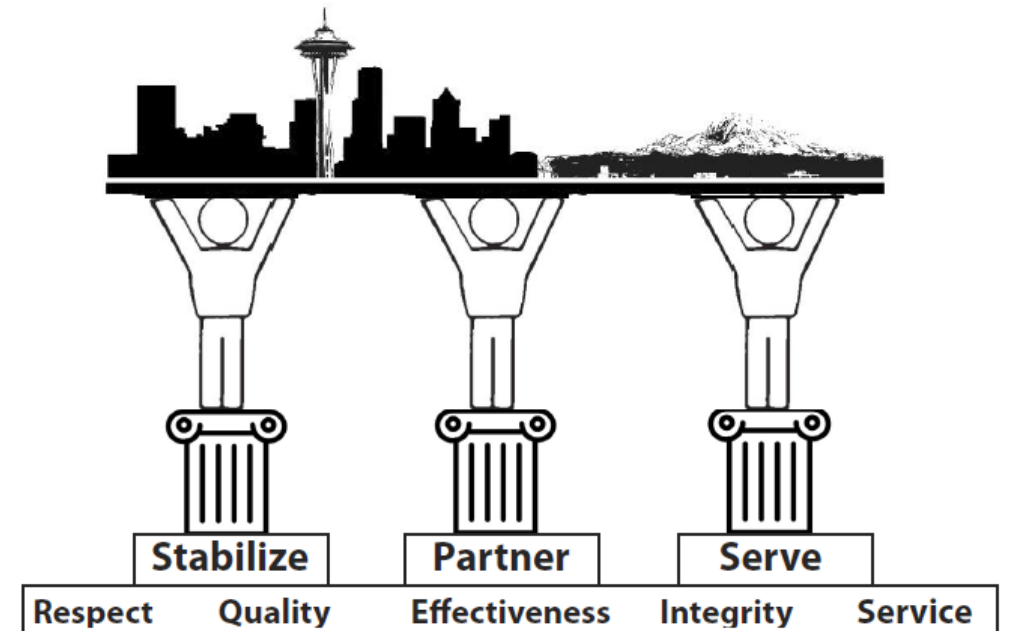
---

## Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

## Our Values

- Respect
- Quality of work
- Equity
- Integrity
- Service



# WHAT IS THE 2030 CHALLENGE?

---

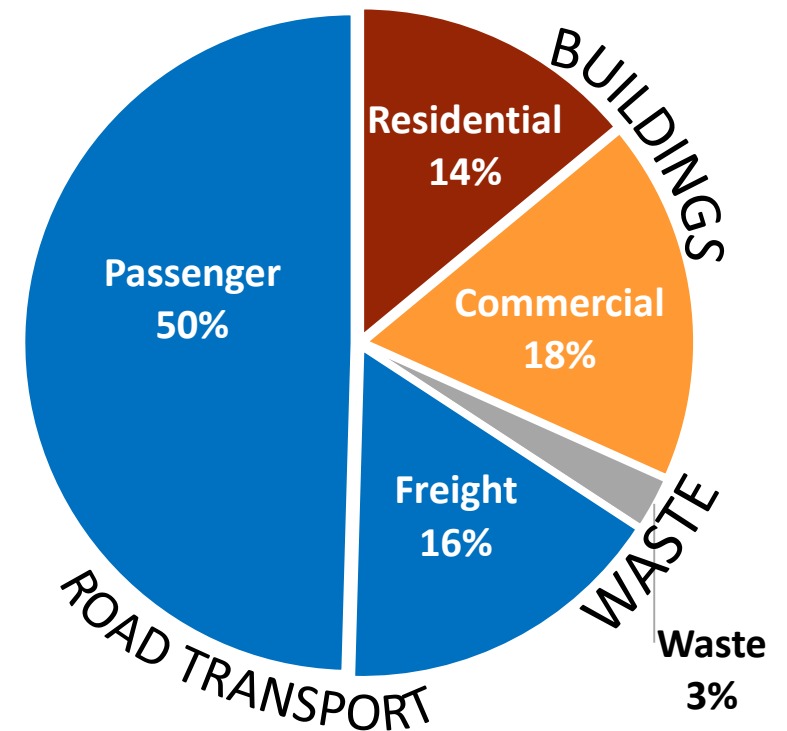
- “The Seattle 2030 District is an interdisciplinary public-private collaborative working to create a groundbreaking high-performance building district in downtown Seattle. With the [Architecture 2030 Challenge for Planning](#) providing our performance goals, we seek to develop realistic, measurable, and innovative strategies to assist district property owners, managers, and tenants in meeting aggressive goals that reduce environmental impacts of facility construction and operations.”
- *About Seattle 2030 District.*  
<http://www.2030districts.org/seattle/about>  
(accessed May 7, 2018)



# CLIMATE CHANGE RESPONSE

Proposal helps carry out the Mayor's updated [Seattle climate strategy](#) to reduce carbon pollution and make Seattle a national leader in fighting climate change.

The strategy is a set of short- and long-term actions that provide a roadmap for our City to act, particularly on leading contributors of greenhouse gases: transportation and buildings.



2014 SEATTLE GHG EMISSIONS BY SECTOR

# HISTORY OF GREEN BUILDING PILOTS

- The Living Building Pilot\* - adopted by City Council December 2009, amended in 2012, in July 2014 & in 2016.
- 2 completed projects participated in the Living Building Pilot: Bullitt Center & Brooks Building.
- 4 projects in permit review process.
- Current and prior pilots have not been used to the extent intended by the Mayor and City Council.

\*Living Building Challenge was created by International Living Future Institute (ILFI) as a green building rating system to recognize buildings that achieve the highest level of sustainability.



# PROPOSAL SUMMARY

---

## Response to Council direction in Ordinance 125163

### **Establish a new 2030 Challenge Pilot**

- Promote the renovation, construction & operation of buildings at the highest green standards.
- Allow 20 projects by 2025.
- Require buildings to meet energy, water & transportation efficiency standards.
- Allow additional floor area & structure height.

### **Update the Living Building Pilot Program**

- Allow the same incentives as the 2030 Challenge Pilot.
- Update penalty provisions to be consistent with the 2030 Challenge Pilot.

# PROJECT ELIGIBILITY

---

- Include renovation of an existing building meeting size thresholds
- Participate in Design Review
- In an urban center, outside Chinatown/International District & shoreline areas
- Meet energy, water & transportation standards
- Maintain requirements for the life of the building



# PROPOSED STANDARDS

---

## Energy

Building must perform at 25% below the current energy code (under the 2015 code, roughly a 70% reduction from national median energy use).

## Water

Manage the combination of stormwater and potable water use by 50% below proposed baselines.

## Transportation/Carbon Emissions

Reduce Single Occupancy Vehicle travel by achieving the Comprehensive Plan targets for 2035 for bike, car/van pool, and pedestrian travel.





# PROPOSED INCENTIVES

---

## Additional Floor Area

- 25% more FAR than allowed in zone
- 30% more FAR when renovate an unreinforced masonry (URM) building
- Allowance for space occupied by mechanical equipment

## Additional Height

Zone with height limits up to 85 feet	
Residential Use	12.5 feet
Nonresidential Use	15 feet
Zones with height limits above 85 feet	
Residential Use	25 feet
Nonresidential Use	30 feet

Pilot incentive is additive to other incentive programs and is not subject to MHA or incentive zoning

# DESIGN REVIEW - DEPARTURES

---

Allows Design Review departure requests for both pilots for the following:

- Tower spacing requirements in Downtown Mixed Commercial zones
- Tower floor area limits and tower width limits for portions of structures in residential use in Downtown Mixed Commercial zones
- Structure height limits in Downtown zones and Seattle Mixed-South Lake Union zones



# COMPLIANCE/PENALTIES

---

- Applicants must submit a third-party report demonstrating compliance within 2 years after issuance of Certificate of Occupancy
- Reduce maximum penalty from the current maximum of 5% to 3% of project construction value
- SDCI to monitor and evaluate whether penalty is sufficient as more projects enroll and achieve compliance



# QUESTIONS?

---

Mike Podowski, SDCI

[mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)

206-386-1988

Sandra Mallory, Office of Sustainability and Environment

[sandra.mallory@seattle.gov](mailto:sandra.mallory@seattle.gov)

206-615-0731

[www.seattle.gov/sdci](http://www.seattle.gov/sdci)

