

Living Building Pilot Program Legislation



Photo by John
Skelton



Seattle Department of
Construction & Inspections

Land Use Committee
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Today's Briefing

- Living Building Pilot Program Background
- Proposal
- Questions



Living Building Challenge - Background

- Is a green building rating system created by the International Living Future Institute
- Recognizes buildings meeting the highest level of sustainability
- Buildings use innovative building design techniques and features



Background – cont'd

- Green features include: natural daylighting and ventilation, passive and active solar energy systems, rainwater capture and use, wastewater treatment and reuse, and ultra-efficient heating, ventilation and air conditioning (HVAC) systems.
- To accommodate these innovative designs, and to give incentive for such buildings, applicants are eligible for additional



Proposal

- Amend the code to clarify that Living Building projects are eligible for bonuses that might not otherwise be allowed due to minimum lot size restrictions in the Downtown Mixed Residential (DMR) zone in the Belltown Neighborhood.
- The amendment addresses a DMR zoning limit that constrains building height by lot size (SMC subsection 23.49.156.A).
- The amendment would clarify that a development proposal in this zone could use bonuses to achieve 175 feet in height on a lot that is less than 19,000 square feet in area.

Proposal Objective

The proposal would allow a green building that also contains family-sized housing units in one of the densest neighborhoods in the city and region where high-rise housing development is already allowed.

QUESTIONS?

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