| Issue/Commissioner | Discussion Notes | Issue Status |
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| 1. Why don't we have an emphasis on Transportation mitigation as part of green building update and a Transportation based LEED program? (*Miller*) | **Staff Comment/Recommendation:**<br>6/22/11: LEED Includes provisions to earn credits through Alternative Transportation techniques such as – Public Transportation Access, Bicycle Storage & Changing Rooms, Low Emitting and Fuel efficient vehicles, and Parking capacity. Therefore, the Sustainable Sites goal includes a number of Alternative transportation provisions. The Living Building Challenge also incorporates techniques such as "car free living". This technique requires that each new project should contribute towards the creation of walkable, pedestrian-oriented communities or evaluate the potential for a project to enhance the ability of a community to support a car free lifestyle.<br><br>Staff concurs with Commissioner Miller's position that there is not a program that focuses on opportunities to mitigate the impacts of transportation, however, if a program were to be developed that emphasized alleviating greenhouse gas impacts caused by transportation, developers could choose to utilize that program.<br><br>**PC Comments:** | Opened 6/15/11 |
| 2. Cost analysis for LEED and the increased cost for developers to build to LEED standards *(O'Hara)* | **Staff Comment/Recommendation:**<br>6/22/11: Staff will provide the Planning Commission with findings from a study conducted on the cost of LEED at the public hearing.<br><br>**PC Comments:** | Opened 6/15/11 |
| 3. Where does the City of Redmond stand in comparison with other jurisdictions relative to this code amendment? | **Staff Comment/Recommendation:**<br>6/15/11: Staff responded that several jurisdictions have implemented requirements for municipal buildings to be constructed to LEED Silver standards and have incentive programs offered to developers to build to LEED or Built Green standards in exchange for bonuses. However, the City of Redmond is proposing requiring that all new non-residential construction be built to LEED Gold or an equivalent certification program, without the requirement for certification.<br><br>**PC Comments:**<br>6/15/11: Commissioners expressed concern that including requirements for complying with LEED standards or other equivalent programs in 2013 would put Redmond at a | Opened 6/15/11 |

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| | competitive disadvantage to meet jobs and housing targets because it could encourageg developers and employers to choose to locate outside the City of Redmond. | |
| 4. Has the authority of local jurisdictions been challenged over requiring that private projects comply with LEED or equivalent programs?<br><br>*(Wiechers-Gregory)* | **Staff Comment/Recommendation:**<br>6/22/11: Staff will research legal precedent and consult with the City Attorney regarding this matter.<br><br>**PC Comments:** | Opened 6/15/11 |
| 5. How do we address sites that are not conducive to sustainable design or compatible with LEED?<br><br>*(Bontadelli)* | **Staff Comment/Recommendation:**<br>6/22/11: LEED, Architecture 2030 Challenge, Living Building Challenge and other certification programs provide a number of different techniques to achieve compliance with the program, and provide developers with the flexibility to choose from a menu that would enable many different scenarios. If a site was deemed to be unable to achieve points under one specific category, points could still be achieved through other techniques.<br><br>**PC Comments:** | Opened 6/15/11 |
| 6. Why can permeable materials not be utilized to a greater extent within the City, such as local streets designed with permeable paving?<br><br>*(Miller)* | **Staff Comment/Recommendation:**<br>6/22/11: Staff will review research and consult with the City's Public Works division regarding this issue and provide a response at the next study session.<br><br>**PC Comments:** | Opened 6/15/11 |
| 7. Provide directive from City Council to address the transition from the incentive program to requirements for green building?<br>*(Biethan)* | **Staff Comment/Recommendation:**<br>6/22/11: Staff has included a copy of the Clean and Green budget offer as Attachment 2 of the packet.<br><br>**PC Comments:** | Opened 6/15/11 |

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| 8. International Green Construction Code (IGCC): Provide information relating to the IGCC program, relative to:<br>• Sponsors of the IGCC<br>• The scope of the requirements<br>• Whether the IGCC standards are to be adopted by the State,<br>• Names of jurisdictions that have signed on to adopting the IGCC?<br><br>*(Hinman, Bontadelli)* | **Staff Comment/Recommendation:**<br>6/22/11: IGCC has been sponsored by International Code Council, American Institute of Architects, ASHRAE, IES and USGBC.<br><br>The IGCC was created with the intent to be administered by code officials and adopted by governmental units at any level on a mandatory basis and has been developed by the International Code Council (ICC) in association with cooperating sponsors ASTM International (ASTM) and the American Institute of Architects (AIA). Other organizations indicating their support include the U.S. Green Building Council (USGBC), producers of the LEED green building rating systems, and The Green Building Initiative (The GBI), producers of the Green Globes green building rating system.<br><br>The IGCC was developed with the intent to be consistent and coordinated with the ICC family of Codes & Standards: the I-Codes. It is applicable to the construction of high performance commercial buildings, structures, and systems, including existing buildings subject to alterations and additions, utilizing both traditional and innovative construction practices.<br><br>It also applies to residential occupancies other than low-rise residential buildings that fall under the scope of the International Residential Code (IRC). The IGCC also allows jurisdictions to choose ASHRAE Standard 189.1 as an alternative compliance path. ASHRAE Standard 189.1, Standard for High-Performance Green Buildings Except Low-Rise Residential Buildings, is an American National Standards Institute (ANSI) standard developed by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) in association with the Illuminating Engineering Society (IES) and the U.S. Green Building Council (USGBC).<br><br>The IGCC is not a rating system, it incorporates an innovative new concept, that of project electives, which is designed to encourage and drive the construction of buildings that exceed the already stringent minimum requirements of the code, much like rating systems do. In addition, it contains other innovative features which allow jurisdictions to customize and tailor the code to address environmental concerns of a local nature and to respond to environmentally related political agendas.<br><br>In summary, the IGCC is intended to be adopted by jurisdictions on a mandatory basis, to | Opened 6/15/11 |

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| | be administered primarily by building officials. It is intended to be adopted by governmental units and administered by building departments.<br><br>Jurisidictions that have adopted the IGCC: Fort Collins, Colorado; Richland, Washington; Kayenta Township, Arizona; Keene, New Hampshire; State of Rhode Island.<br><br>At this time, staff is not aware of whether the State of Washington intends to adopt the IGCC. The proposed schedule for adoption of the code –<br><br>• Final Action Hearing: November 2-6, 2011<br>• Publish 2012 International Green Construction Code (March 2012)<br><br>**PC Comments:** | |
| 9. Provide a map which provides a location of each transit stop within the Urban Centers.<br><br>(*Miller*) | **Staff Comment/Recommendation:**<br>6/22/11: Staff has included a copy of a Redmond Transit Map which provides locations of transit routes as Attachment 3. Staff will work with the Transportation management group to create map that identifies locations of transit stops within the Urban centers.<br><br>**PC Comments:** | Opened 6/15/11 |
| 10. Definition of gasoline service and whether it excludes biodiesel or diesel.<br><br>(*Wiechers-Gregory*) | **Staff Comment/Recommendation:**<br>6/22/11: The definition of fuel station speaks to petroleum fuels, therefore, the definition would need to be revised through the Reconciliation process to address this issue.<br><br>**PC Comments:** | Opened 6/15/11 |