Issue/Commissioner	Discussion Notes	Issue Status
1. Why don't we have an emphasis on Transportation mitigation as part of green building update and a Transportation based LEED program? (*Miller*)	**<u>Staff Comment/Recommendation:</u>** <u>7/13/11:</u> Staff has reviewed the Sustainable Transportation Access Rating System (STARS) as an alternative program to LEED and acknowledges that it would be a great asset to the incentive program, once it has been completely developed and adopted. Staff recommends re-visiting the incentive program at such time that the STARS program is adopted and could be incorporated as part of the program. Opportunities to explore mitigating transportation impacts could also occur in parallel through the Transportation Master Plan Update. The proposed expansion of the green building incentive program expansion to non-residential zones was prompted by a recommendation of the Code Rewrite Commission through the goals set by the Code Rewrite process. The Commission felt that including incentives to promote green building in non-residential zones should be addressed, as there was no ability to incent commercial and non-residential developers to build green. Additionally, staff consulted with a number of commercial developers at the outset of this code amendment process specifically relating to the incentives that developers would like to see in exchange for building green. The most popular responses that staff received related to height and floor area bonuses. Additionally, staff reviewed a study of bonuses offered by jurisdictions across the nation and the most popular bonuses appeared to be density or floor area bonuses. The draft proposal provides developers with the option to obtain these bonuses for non-residential development either through building green or through the City's established transfer of development rights programs. Staff also proposes to provide ongoing feedback to the Commission once the incentive program has been adopted and provide an annual update to the Commission based on proposals submitted to the City. Staff is also currently working with developers of a mixed-use project on a pilot program; for green building and will provide a staff report to the Commission on the findings of the pilot program. Staff would also be amenable to organizing a "Developers' Forum" with an emphasis on	Opened 6/15/11

	developers of non-residential projects, relating to meaningful incentives from their perspective. Staff estimates that based on current workload this could occur during the first quarter of 2012. <u>6/29/11:</u> The City's Comprehensive Plan has several policies that address achieving measurable targets relating to mitigating the impacts from transportation – FW 32: Provide mobility choices by investing in transportation programs, projects and services that promote a "walkable community," a complete bicycling network and enhance the attractiveness of transit, ridesharing and use of alternate fuels that reduce greenhouse gas emissions FW 32.5: Use Performance measures to measure progress towards Redmond's transportation system TR-33: Protect air and water resources and conserve energy resources by: • Maintaining or doing better than under current standards in reducing carbon monoxide, ozone and particulants, as established in *VISION 2040*, and • Observing Federal and State clean air acts by maintaining conformity with *VISION 2040* and by following the requirements of Chapter 173-420 Washington Administrative Code (WAC): "Conformity of Transportation Activities to Air Quality Implementation Plans"; • Supporting and coordinating with Federal, State and regional actions to facilitate the transition toward alternative transportation energy sources and reduce greenhouse gasses from transportation sources; and • Reducing stormwater runoff and impervious surface from transportation facilities and protect aquifers The TMP Update which is proposed to come before Planning Commission includes strategies that implement the goals in the Transportation Element of the Comprehensive Plan. Included in the strategies are goals of infusing sustainability within the TMP through incorporation of LID techniques along local streets such as rain gardens in Overlake zones and bioswales in the Downtown zones. Additional changes proposed within the TMP include green streets, and reports on transportation targets, as well as strategies to reduce Vehicle Miles travelled (VMT).	

	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. 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. **PC Comments:** 6/29/11: The Commission expressed an interest in exploring an alternative to a LEED style rating system which mitigates the impacts from transportation caused by new development. The Commission also requested information regarding to outreach and feedback from developers relative to the incentives proposed by staff and recommended organizing a developers forum to get views from developers, particularly those specializing in non-residential projects, regarding meaningful incentives from their perspective, surface additional techniques, and help avoid unintended Program consequences. 6/22/11: Additional information was requested relating to specific measurable targets addressing the impacts caused by transportation within the City. Staff was also requested to provide tool to gauge measurable results.	
2. Cost analysis for LEED and the increased cost for developers to build to LEED standards *(O'Hara)*	**Staff Comment/Recommendation:** 6/22/11: Staff will provide the Planning Commission with findings from a study conducted on the cost of LEED at the public hearing. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11

3. Where does the City of Redmond stand in comparison with other jurisdictions relative to this code amendment?	**Staff Comment/Recommendation:** 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. **PC Comments:** 6/22/11: Satisfied with staff response. 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 competitive disadvantage to meet jobs and housing targets because it could encourage developers and employers to choose to locate outside the City of Redmond.	Opened 6/15/11 Closed 6/22/11
4. Has the authority of local jurisdictions been challenged over requiring that private projects comply with LEED or equivalent programs? *(Wiechers-Gregory)*	**Staff Comment/Recommendation:** 6/22/11: Staff will research legal precedent and consult with the City Attorney regarding this matter. Staff researched legal cases and was unable to find any published lawsuits or legal precedent. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11
5. How do we address sites that are not conducive to sustainable design or compatible with LEED? *(Bontadelli)*	**Staff Comment/Recommendation:** 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. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11
6. Why can permeable materials	**Staff Comment/Recommendation:**	Opened

not be utilized to a greater extent within the City, such as local streets designed with permeable paving? *(Miller)*	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. **PC Comments:** Satisfied with staff response.	6/15/11 Closed 6/22/11
7. Provide directive from City Council to address the transition from the incentive program to requirements for green building? *(Biethan)*	**Staff Comment/Recommendation:** 6/22/11: Staff has included a copy of the Clean and Green budget offer as Attachment 2 of the packet. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11
8. International Green Construction Code (IGCC): Provide information relating to the IGCC program, relative to: • Sponsors of the IGCC • The scope of the requirements • Whether the IGCC standards are to be adopted by the State, • Names of jurisdictions that have signed on to adopting the IGCC? *(Hinman, Bontadelli)*	**Staff Comment/Recommendation:** 6/29/11: Staff has included a flow chart as Attachment 3 which illustrates the process. 6/22/11: IGCC has been sponsored by International Code Council, American Institute of Architects, ASHRAE, IES and USGBC. 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. 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. 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	Opened 6/15/11 Closed 6/29/11

	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). 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. In summary, the IGCC is intended to be adopted by jurisdictions on a mandatory basis, to be administered primarily by building officials. It is intended to be adopted by governmental units and administered by building departments. Jurisdictions that have adopted the IGCC: Fort Collins, Colorado; Richland, Washington; Kayenta Township, Arizona; Keene, New Hampshire; State of Rhode Island. 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 – • Final Action Hearing: November 2-6, 2011 • Publish 2012 International Green Construction Code (March 2012) **PC Comments:** 6/29/11: Satisfied with staff response. 6/22/11**:** The Commission requested that additional information be provided relating to implementation and adoption process for the IGCC and what notification would be provided should the City decide to or be required to adopt the IGCC.	

9. Provide a map which provides a location of each transit stop within the Urban Centers. (*Miller*)	**Staff Comment/Recommendation:** 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. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11
10. Definition of gasoline service and whether it excludes biodiesel or diesel. (*Wiechers-Gregory*)	**Staff Comment/Recommendation:** 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. **PC Comments:** Satisfied with staff response.	Opened 6/15/11 Closed 6/22/11
11. Public Comment from Sustainable Redmond relating to suggested changes within the incentive program *(PC)*	**Staff Comment/Recommendation:** 7/13/11: Staff is in agreement with the following public comments and will incorporate the changes into the draft: • Removing the site assessment requirement for applicants utilizing the green roof technique • Expanding the alternative energy technique to residential development. **PC Comments:**	Opened 6/29/11