

Fall 2011 Zoning Code Amendments

Written Testimony received as of December 2, 2011

From: Thara Johnson
Sent: Friday, December 02, 2011 9:45 AM
To: 'Gremmert, Scott (CNS COE)'
Subject: RE: Green Infrastructure Code Amendment

Hi Scott

Thank you for your comments and your feedback regarding the proposed amendment. I'm sorry for the delayed response relative to your questions. You are correct, City Council will be adopting changes to the remainder of the City relative to the Green Infrastructure program on December 6th. This code amendment review process and associated public hearing for the program occurred in July, 2011 and the proposal included expanding the program from residential zones to non-residential zones in the city, providing for a number of new techniques that would be applicable to non-residential development and updating the residential program so that the City is consistent with current green building codes and standards.

I have sent a request onto our Natural Resources department regarding the recharge rate for the City's primary aquifer and will forward that information on as soon as I receive it.

Please do not hesitate to get in touch with any additional questions or feedback,

Sincerely,

**Thara Johnson - Associate Planner,
City of Redmond,
Planning & Community Development
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fax: 425-556-2400
Em: tmjohnson@redmond.gov**

From: Gremmert, Scott (CNS COE) [<mailto:scott.gremmert@honeywell.com>]
Sent: Monday, October 31, 2011 11:47 AM
To: Thara Johnson; Kim Dietz
Cc: Gloria Meerscheidt
Subject: RE: Green Infrastructure Code Amendment

So long as the offsets (you call them "incentives" below) are commensurate with the added costs and/or reduction in property values for properties *already* in planning/development, I think the proposed revisions are a good idea. To levy these on property already being actively considered for development without cost-equivalent offset would be an unfair burden. To levy them (possibly *without* offset) as condition of rezone of any property not already zoned for urban density seems also a good idea.

Water resources are the next big global conflict, and every change starts at home.

I assume these revisions would also apply to any other part of the city that undergoes re-development?

Do you have data on recharge rate for the city's primary aquifer (the one 50' below downtown)? Perhaps you can send me a link?

SG

From: Thara Johnson
Sent: Tuesday, November 22, 2011 3:57 PM
To: jbetrozoff1@cox.net
Cc: Kim Dietz
Subject: RE: GREEN SOMETHING?

Hello John

The City currently has a Green Infrastructure Incentive program which grants incentives (such as a density bonus) in exchange for compliance with a number of green building techniques which can be chosen from a menu. Currently, one of the techniques listed includes meeting Built Green 3 star requirements. Additionally, the Wedge neighborhood standards include requirements to comply with this program. We have revised the Green Infrastructure code through a code amendment process, which is expected to be adopted by Council in the next few weeks and includes expanding this incentive program citywide and also updating the incentive program to be consistent with state requirements and other city regulations. What we have found is that majority of home builders currently meet 3 star built green, without taking advantage of our Incentive program and after the adoption of the new Washington State Energy code, meeting the requirements under Built Green 3 star is essentially a requirement, therefore, we have proposed to remove it from the incentive program.

However, we also wanted residents from the Wedge neighborhood, to have an additional opportunity to review this change since the Wedge neighborhood standards specifically require certain elements within the Green Building Incentive program and in order to be consistent with our amendment that is soon to be adopted, we would need to change 3 star to 4 star.

If you have any additional questions or would like to meet with me in person or speak over the phone, I would be happy too.

Best Regards,

**Thara Johnson - Associate Planner,
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From: John Betrozoff [<mailto:jbetrozoff1@cox.net>]
Sent: Saturday, November 19, 2011 1:04 PM
To: Kim Dietz
Subject: GREEN SOMETHING?

Kim,

I received a handout from Redmond dated October 31, 2011 regarding Green stuff program that may or may not apply to my property. The end of the handout indicated the statewide requirement is Built Green 3 star which is what Redmond already has. Don't really understand the handout and don't understand why the change or changes when Redmond already meets the statewide requirement.

I also do not know if I should be concerned that my property is being regulated further than the excessive amount it already has or not. I cannot determine what the net effect of this handout would be on my property.

John Betrozoff