21.67.010 Purpose

A. **The purposes of the Green Building and Green Infrastructure Incentive Program (GBP) provisions are to:**

1. Provide incentives to implement green building and green infrastructure development techniques in all types of development within the City;
2. Reduce the carbon footprint of existing and proposed developments by promoting energy efficient design and construction methods;
3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;
4. Reduce development costs related to construction and the provision of utilities; and
5. Manage stormwater in a way that mimics natural stormwater management.

Document as of:2/20/2013
Effective on:12/17/2011

21.67.020 Applicability

A. The provisions of this chapter specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single-family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.

B. This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.

C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, GDD, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master planned development, conditional use permit, binding site plan, boundary line adjustment, or site plan entitlement.

D. Not all incentives established in this chapter apply to all types of land development.

Document as of:2/20/2013
Effective on:12/17/2011

21.67.040 Techniques and Incentives for Development

Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, Techniques Explained, and RZC 21.67.060, Incentives Explained, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.

A. Green Building and Green Infrastructure Incentive Program Techniques

Table 21.67.040A
Green Building and Green Infrastructure Incentive Program Techniques

Technique	Points Awarded – Residential Development	Points Awarded - Nonresidential Development
1. Site assessment	2 (when optional)	2 (when optional)
■ Assessments plus identification of amenities	1 additional	1 additional
2. Green Building Certification		
■ Demonstrate ability to meet BuiltGreen 4-star/LEED silver	2	N/A
■ Demonstrate ability to meet BuiltGreen 5-star/LEED gold	3	N/A
3. Drought-tolerant landscaping	1	1
4. Native vegetation retention		
■ 20 percent	1	1
■ 30 percent	2	2
■ 50 percent	3	3
5. Impervious surface area reduction		
■ 10 percent	1	1
■ 20 percent	2	2
6. Permeable materials		
■ 50 percent	1	1
■ 100 percent	2	2
7. Green Roofs		
■ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
■ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
■ 25 percent of roof area	1	1
■ 50 percent of roof area	2	2
8. Roof rainwater collection	1	1
9. Minimal excavation foundation		
■ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure

■ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
■ Thereafter, developments using this technique for all structures	3	3
10. Bioretention or infiltration		
■ 50 percent detained or infiltrated	1	1
■ 75 percent detained or infiltrated	2	2
■ 100 percent detained or infiltrated	3	3
11. Water Sense Program	2	N/A
12. Alternative forms of energy that power 50 percent of the building's energy needs	3	3
13. Two Electric Vehicle Charging Stations located on-site or 5 percent of required parking spaces reserved for low-emission vehicles	N/A	1
14. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
15. Demonstrate ability to meet LEED silver standards or equivalent in alternative certification program	N/A	3
16. Demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program	N/A	5
17. Demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program	N/A	7
18. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

B. Green Building and Green Infrastructure Incentive Program Incentives

Table 21.67.040B
Green Building and Green Infrastructure Incentive Program Incentives

Incentive	Points Required – Residential Development	Points Required – Nonresidential Development
1. Sustainable development award	0	0
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
■ Duplex	3	N/A
■ Triplex	4	N/A
■ Fourplex	5	N/A
5. Lot size reduction		
■ 15 percent	2	N/A
■ 25 percent	3	N/A
■ 30 percent	4	N/A
6. Density bonus		
■ 5 percent	3	N/A
■ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road standard	2	N/A
9. FAR Bonus*	5	5
10. Building Setback Flexibility*	N/A	3
11. Height Bonus*	N/A	4

TABLE NOTES:

* Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, Techniques Explained)

Note: Stormwater infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs, an additional incentive.

(Ord. 2652)

Document as of:2/20/2013
Effective on:4/28/2012

21.67.050 Techniques Explained

Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, Green Building and Green Infrastructure Incentive Program Techniques.

A. Site Assessment. (Three points possible)

1. In addition to the required site review described in RZC 21.67.030.A, *Site Review*, no later than the time of land use permit application, the applicant shall prepare a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is required when certain natural stormwater management techniques are used (see RZC 21.67.030.B). When the technique is optional, it shall be worth two points.

2. No later than the time of land use permit application, the applicant shall describe in written and graphic form how some or all of the elements identified in subsection A.1 of this section will be used as amenities for future residents or occupants. This shall, at a minimum, include identification of open space tracts, nonmotorized trail corridors, or both, that would not ordinarily be required. (One point)

B. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.

Table 21.67.050
Residential Green Building Certification

Development Type	Certification Level	Points Awarded
Single-family development	Demonstrate ability to meet BuiltGreen 4-star/LEED for Homes Silver	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for Homes Gold[1]	3 if all units have demonstrated ability to meet certification level
Multifamily development	Demonstrate ability to meet BuiltGreen 4-star/LEED for New Construction Silver[2]	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for New Construction Gold[2, 3]	3 if all units have demonstrated ability to meet certification level

TABLE NOTES:

[1] 51 percent of all units shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.

[2] Applicants may certify using BuiltGreen only if 4-star or 5-star levels are available for the particular development type. Otherwise, proponents must certify using LEED or a similarly rigorous protocol.

[3] One residential building, or buildings comprising at least 20 percent of the residential units, whichever is greater, shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.

C. Drought-Tolerant Landscaping. (One point)

1. All required street and open space tract landscaping areas shall be landscaped with drought-tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection

C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator.

2. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.

D. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.

1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:
   a. Critical areas and associated buffers;
   b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;
   c. Contiguous areas of native vegetation;
   d. Other native trees, including a five-foot buffer from the drip line; and
   e. Noncontiguous areas of native vegetation.
2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:
   a. In critical areas tracts, when critical areas are being preserved;
   b. In Native Growth Protection Areas;
   c. As common open space; and
   d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.
3. When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:
   a. Provide a written explanation of why the higher priority area is not proposed to be retained; and
   b. Enhance the lower priority vegetation according to a native revegetation plan.
4. When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.

5. When required, a native revegetation plan shall conform to the following:

   a. Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;

   b. In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and

   c. Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.

6. In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.

E. Impervious Surface Area Reduction. Maximum impervious surface area created through a development proposal pursuant to the requirements set forth in the zone use chart for the zone in which the property is located (RZC 21.08.020 through 21.08.140), shall be reduced by either at least 10 percentage points (one point) or at least 20 percentage points (two points) of the total site area (e.g., maximum impervious surface in the R-4 zone would be reduced from 60 percent to 50 percent for one point or 40 percent for two points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RZC 21.08.170.L.2.b.

F. Permeable Materials Used to Reduce Effective Impervious Surface Area.

1. Permeable materials shall be used for 50 percent (one point) or 100 percent (two points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections F.2, F.3, and F.4 of this section.

2. Permeable materials may be used on all soil types where information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the Public Works Director, demonstrating that the pervious material will function as designed.

3. Permeable materials are allowed to replace pollution-generating impervious surfaces only in Wellhead Protection Zones 3 and 4, in accordance with the Redmond Stormwater Technical Notebook. Permeable materials may only replace nonpollution-generating impervious surfaces in Wellhead Protection Zones 1 and 2, in accordance with the Redmond Stormwater Technical Notebook.

4. Permeable materials shall be considered a stormwater facility and so must be included in the required maintenance agreement.

5. In instances where the City prohibits permeable materials in the right-of-way, impervious surfaces within the right-of-way shall not count against the applicant when calculating the number of points earned through this subsection.

G. Green Roofs.

1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.

2. Compliance with this stormwater management technique shall require review and approval by the Building Official.

3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.

H. Roof Rainwater Collection. (One point)

1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. This technique is only allowed when consistent with state law.

I. Minimal Excavation Foundation.

1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.

J. Bio-retention or Infiltration.

1. Where soils permit infiltration, infiltration elements shall infiltrate at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the 50-year storm.

2. Where soils do not permit infiltration, bioretention elements, such as rain gardens and bioretention swales, shall detain at least 50 percent (one point), 75 percent (two points), or 100 percent (three points) of the six-month storm.

K. Water Sense Program. (Two points)

1. Single-family residential developments that comply with the EPA Water Sense Program shall be awarded two points.

2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.

L. Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.

M. Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.

N. Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.

O. LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.

P. LEED Gold. (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.

Q. LEED Platinum. (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.

R. Evergreen Sustainable Development Standard. (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance.

(Ord. 2652)

Document as of:2/20/2013
Effective on:4/28/2012

21.67.060 Incentives Explained

These incentives, as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B, *Green Building and Green Infrastructure Incentive Program Incentives.*

A. Sustainable Development Award. The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)

B. Priority Building Permit Processing. Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)

C. Online and Print Recognition. The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)

D. Unit Type Flexibility for Residential Development. (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)

1. Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.

2. Such structures shall comply with RZC 21.08.260, *Attached Dwelling Units*, except that such structures shall not be required to access directly to an arterial.

3. In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.

4. When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.

E. Lot Size Reduction for Residential Development. In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)

F. Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased

over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)

G. FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)

H. Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)

I. Building Setback Flexibility for Nonresidential Development. Developments proposed in the GDD, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, Business Park. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)

J. Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two-unit attached dwelling units or three-unit attached dwelling units, but not four-unit attached dwelling units.

1. Structures within nodes shall be subject to a six-foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.

2. Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.

3. A clustered node must be separated from another clustered node on all sides by a single-family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.

4. Dwelling units within clustered nodes shall share vehicular access.

5. Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.

6. Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)

K. Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points)

Document as of:2/20/2013
Effective on:12/17/2011