



REDMOND ZONING CODE REWRITE—PHASE 2 GREEN BUILDING INCENTIVE PROGRAM

REDMOND
2050

From Suburb to City

UPDATE AND ALIGNMENT WITH THE
ENVIRONMENTAL SUSTAINABILITY ACTION PLAN



We look forward to your comments. Please scan and use RZC Rewrite Let's Connect webpage to share your comments with the project team. Your feedback will help us prepare code amendments for formal review beginning Q1 2023.
www.letsconnectredmond.com/rzcrewrite

The **goal of the Green Building Incentive Program (GBP) update** is to realign the program elements with the Environmental Sustainability Action Plan (ESAP) goals, including efforts to decarbonize and advance high performance green buildings. Buildings account for the largest source of emissions in Redmond. The GBP update is one of many strategies the city is pursuing to reduce emissions from buildings.

The **proposed language is a complete rewrite of the original GBP**. The current GBP language incentivizes techniques that are now requirements or common practice as the State Energy Code and low impact development requirements have become progressively more stringent. The updated language incentivizes developments to push past minimum standards.

This is a **100% voluntary program** that provides land use incentives for projects that seek to go above and beyond minimum code requirements. Green buildings provide long term health and operating cost savings to occupants.

The proposed program structure includes **minimum program requirements**, including 100% electric buildings and energy use disclosures, to directly support long term decarbonization efforts.

The proposed Green Building Incentive Program prioritizes techniques that support the goals of the Environmental Sustainability



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Topic	Current Code	Preliminary Draft	Stakeholder Comments (August 2022)	Refined Draft
Minimum Requirement for Program Participation	None.	Program participation requires 100% electric developments, certification through approved green building certification standard, minimum stormwater requirements, and energy	Provide a pathway for new green building certification programs to be added to the approved list.	Shift from approved green building certification program to any green building certification program that requires projects to model energy use intensity.
Green Building Techniques	RZC 21.67.040 Techniques and Incentives for Development	Techniques updated to align with ESAP goals while also reducing the program administration/verification	Add language to support water use reduction and renewable energy.	New technique added to encourage longer term purchase of renewable energy.
Non-compliance with program requirements	None.	Leverage bond system of up to 2% of estimated building cost at time of building permit to align with program	None.	Leverage penalty system of up to 2% of estimated building cost should project fail to meet program
Program Compliance Procedures	None.	Green building certification programs require occupancy as a prerequisite for certification. Timelines and instructions within the GBP clarify expectations.	None.	Language refined within the Appendix to further clarify requirements.

Contact: Jenny Lybeck, jlybeck@redmond.gov, 425-556-2121 for information about this project component.
www.redmond.gov/RZCrewrite and www.redmond.gov/Redmond2050

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