

## Issaquah Climate Action Plan Actions related to Title 18 Land Use Code Update

CAP Focus Area, Strategies, and Actions	Title 18 Code Application
<p><b>Transportation and Land Use Strategy #1: Decrease auto reliance through sustainable land use planning that encourages dense, mixed use development patterns in Central Issaquah and nearby multimodal transportation networks.</b></p>	
<p><b>TL 1.1 Incentivize dense, mixed use, and transit-oriented developments</b> Promote dense, mixed-use, and transit-oriented developments through incentives that minimize parking structures in favor of transit, rideshare, walking, and biking. Title 18</p>	<ul style="list-style-type: none"> <li>- <b>Chapter 18.608 Parking.</b> The City is working on changes to parking policy that include flexible tools that support dense development that warrant less parking demand; and multiple levels of parking requirements tailored to land use and development intensity.</li> <li>- <b>Chapter 18.608 Parking.</b> The Title 18 update will also strengthen requirements for bicycle parking quantity and facilities.</li> <li>- <b>Chapter 18.400, Zones.</b> Currently, Central Issaquah zoning allows denser development patterns near transit</li> <li>-</li> </ul>
<p><b>TL 1.2 Incorporate sustainable design standards in City codes</b> Review and incorporate sustainable design criteria (e.g., performance-based code, certification, sustainability score) into City code and development standards.</p>	<ul style="list-style-type: none"> <li>- Staff will evaluate revised green building incentives program and higher green building requirements (Built Green, LEED or equivalent) in a subsequent phase of Title 18 update.</li> <li>- Based on Planning Policy Commission discussion on 7/28/22 the current draft could include LEED (or equivalent) requirements for larger buildings.</li> <li>- <b>Chapter 18.800, Environmental Policy (SEPA).</b> SEPA exemption for buildings less than 20,000sf that are LEED/Built Green</li> <li>- Code provisions related to energy efficiency, heating, and engineering standards are not a part of Title 18 and this update, and addressed in <b>Title 16</b>, Building and Construction Code.</li> <li>- <b>Chapter 18.610, Landscape.</b> Native, drought resistance plants required, allow lawns to go brown, new water saving irrigation standards.</li> <li>- <b>Chapter 18.516 Sustainable Micro-Infrastructure.</b> New section to address small-scale energy generation, rainwater catchment.</li> <li>- <b>Title 16</b> - State Building Code Council (SBCC) adopted a revised Energy Code for multi-family and commercial building, and it will go into effect July 2023. SBCC is also going through a public comment phase for revising the Residential Energy Code. Title 16 Building and Construction Chapter of the Issaquah Municipal Code adopts the State Energy Code. Some highlights of the changes to the Energy Code included with this update are: requires higher energy efficient buildings, requires heat pump space and water heating in lieu of fossil fuel or electric space heating, extends solar-readiness requirements to multifamily buildings, requires on-site renewable energy generation for commercial buildings over 10,000 square feet, saves energy by requiring luminaire-level lighting controls or an enhanced digital lighting control system for open offices greater than 5,000 square feet, promotes reuse and recycling of construction materials.</li> </ul>
<p><b>TL 1.3 Adopt codes prioritizing Missing Middle Housing</b> Adopt new development codes in Title 18 (Land Use Code) that facilitate a livable City, including prioritizing Missing Middle Housing and neighborhood and communitywide gaps in amenities and services.</p>	<ul style="list-style-type: none"> <li>- Housing diversity is included as one of the goals in the Goals/Outcomes Chart for this Title 18 update. Additionally, the city recently received Housing Action Plan Implementation (HAPI) grant and additional work to address housing diversity is being planned as part of that grant. The HAPI grant work is expected to be completed by July 2023.</li> <li>- The City will evaluate access to housing as part of the consolidated code to identify further improvements.</li> </ul>
<p><b>Transportation and Land Use Strategy #2: Reduce overall automobile use by promoting biking and walking and advancing shared and public transportation options.</b></p>	
<p><b>TL 2.4 Update land use codes to promote multimodal transportation</b> Update land use codes for bike storage, preferred parking for carpools, and shared vehicles to require development projects that promote multimodal transportation options. [Title 18]</p>	<ul style="list-style-type: none"> <li>- <b>Chapter 18.608 Parking.</b> Parking code update will include additional bike parking standards and regulations. Additional, language will be included to incorporate modern best practices for shared parking agreements among developments and other flexible parking tools in this code section.</li> <li>- <b>Chapter 18.306 Subdivisions.</b> Introduced subdivision design standards that de-emphasize auto in favor of pedestrians.</li> </ul>

<p><b>TL 2.5 Require Transportation Management Action Plans</b> Require Transportation Management Action Plans (TMAP) for private developments that address increased transportation demand from their property and comply with City mobility policies.</p>	<ul style="list-style-type: none"> <li>- Current TMAP requirement thresholds in Title 18 need to be updated to work more effectively, but the ICAP notes this requirement as a long-term action and will not be addressed in the current Title 18 update project.</li> </ul>
<p><b>Transportation and Land Use Strategy #3: Reduce automobile emissions by expanding EV infrastructure and helping facilitate the transition to electric vehicles.</b></p>	
<p><b>TL 3.2 Implement codes requiring EV infrastructure in single-family residences</b> Implement new building codes to require EV infrastructure for single family developments as state code allows.</p>	<ul style="list-style-type: none"> <li>- <b>Chapter 18.608 Parking.</b> The City included in the Title 18 updates the adopted EV readiness regulations(Ordinance 2960).</li> <li>- The State Building Code Council will allow single-family requirements in a future code update. State Code needs to be updated before the City can adopt it's own EV parking regulations for single family zones.</li> <li>- Townhomes are the exception and were added with regulations that align with ICAP goals.</li> </ul>
<p><b>Natural Systems &amp; Water Resources Strategy #1: Capitalize on the many environmental and community benefits of trees and natural systems, including carbon capture and shade, by maintaining and expanding tree canopy cover and preserving tree health and expanding climate resilient natural landscapes</b></p>	
<p><b>NS 1.3 Update land use codes to prioritize tree retention</b> Include requirements in Title 18 (Land Use Code) to increase scrutiny and review over tree removal in certain areas by prioritizing retention of healthy trees and tree canopy. The requirements will focus on balancing the tradeoffs between (1) the retention of existing healthy trees, (2) the planting of new trees in locations that better support tree health and maintain or increase the City's tree canopy, and (3) the efficient and strategic use of limited developable land within Issaquah.</p>	<ul style="list-style-type: none"> <li>- <b>Chapter 18.812, Tree Preservation.</b> More stringent standards for tree removal and retention will be implemented with Title 18 update. This includes new and expanded preservation goals and benchmarks.</li> <li>- <b>Chapter 18.810. Terrain Management.</b> New section that prioritizes conservation of natural grades and their vegetation, while incentivizing strategic use of developable areas.</li> <li>- Work to strengthen wetland and stream buffers in the critical areas code further support the ICAP priority of protection of trees over waterways, riparian areas, and critical ecosystems and habitats.</li> </ul>
<p><b>Natural Systems &amp; Water Resources Strategy #2: Conserve valuable water resources by promoting water efficiency and reuse and improving stormwater management.</b></p>	
<p><b>NS 2.3 Incentivize low impact development projects</b> Incentivize low impact development (LID) projects (e.g., bioretention facilities, permeable pavement) and explore enacting LID requirements for new developments as part of Title 18 (Land Use Code).</p>	<ul style="list-style-type: none"> <li>- <b>Title 13.28, Stormwater Management, and Title 16.26, Clearing, Grading, and Stormwater Management</b> are more directly applicable to LID requirements, incentives, and implementation.</li> <li>- LID requirements are located outside of Title 18 in the Stormwater Manual.</li> <li>- Currently, Issaquah's adopted stormwater management manual requires every project (private and public) involving 2,000sf or more of hard surface area to provide LID techniques, if feasible.</li> <li>- Incentives are not needed, since the code already requires this action. A change will be incorporated into the ICAP.</li> </ul>