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cc Penelope Redford/WESTPALM@WESTPALM
bcc
Subject Green Task Force

History:  This message has been forwarded.

Dear All, I apologize for my typing in advance, however the thrust should be clear. I believe it is urgent that The Green Task Force develop suggestions/guidelines as soon as possible for Construction Services and Planning.

Rough/Initial Draft for Development Incentives

The City of West Palm Beach has been tasked to generate a list of nationally recognized green certification agencies which have established "green" standards and guidelines. If an applicant can demonstrate to the city its intention (in the form of an agreement) in obtaining certification from one of the approved "green" building agencies, the City of West Palm Beach has the discretion to offer the applicant development incentives on an individual project basis. Each development has a multitude of variables which ultimately affect the prescribed incentive package which can be offered to each property/development. The guidelines set forth by the City of West Palm Beach for obtaining developer incentives for "green" projects can't be based on the requirements of one specific green certification agency, but must allow for the developer to attempt and meet the specifications of at least one of the approved agencies set forth by the city.

Below is a list of the potential development incentives that the City of West Palm Beach can choose to give the applicant based on the specifics of the proposed green project.

1. Expedited/Priority Review

*Based on proposed green project

*will be determined based on a sliding scale for any of the following factors: building size, (sf), number of units, lot size, environmental impact, etc.

*based on zoning/land use designation consistency and city wide impact due to development

2. Reduced Application and Building Permit Fees

*Based on a sliding scale of the proposed project

*Reduced building permit fees due to the rigorous review required by certification agency

3. Bonus Development Aspects

*City retains the right to allow certain development benefits

*Based on the proposed green aspects of the proposed project

*Possible additional density

*possible additional FAR

*possible additional building height

*reduction in required parking as a swap for green space

4. Matching Grant Funding and Grant Assistance

*City can determine to match all of or a portion of the grants that the proposed green project may have obtained from the county, state, and federal levels.

*City can assist the developer on obtaining associated grants for the proposed property

Some thoughts on what the City might do, clearly, the sooner our policy is in place, the sooner we can begin to officially and efficiently pass green projects.

Thank you.

Commissioner Douglas