AIA Seattle

November 6, 2026

RE: Seattle Green Building Incentives

Dear Mayor Wilson,

We are writing on behalf of the undersigned businesses, institutions, and organizations in support of an effort to update and expand Seattle's Green Building Incentive programs to better support the City's climate goals and evolving development market.

Seattle has long been a national leader in sustainable building policy through incentive programs such as the Living Building Pilot Program. However, many of these incentives were developed under market conditions that no longer reflect today's construction costs, financing environment, or regulatory landscape. Updating these programs would help ensure that high-performance low-carbon buildings remain financially viable while advancing the City's climate commitments.

Many of the City's most effective incentives, such as additional floor area and height allowances, come at little to no direct cost to the City while creating meaningful value for development teams. However, current green building incentives are only available within specific zoning designations and many reference outdated green building standards making them difficult to implement. Updating these programs and expanding their availability would prove an efficient investment relative to the environmental and community benefits they deliver while directly supporting Seattle's Climate Action Plan stated goal to reduce building sector emissions.

We, along with the signatories below, urge you to authorize the City to establish a working group with representatives from OPCD, SDCI and/or Seattle's AEC community to propose updates to the Green Building Incentive and Living Building Pilot programs for approval.

Thank you for your consideration on this important issue.

Sincerely,

Megan Greenfield
Co-chair, AIA Seattle Committee on the Environment

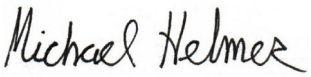
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Built Green, a program of the Master Builders Association of King and Snohomish Counties
CannonDesign
Certa Building Solutions, Inc.
Civic by Nature LLC
Cushing Terrell
Davies-Crooks Associates
Fast + Epp
First Lamp Architects
Force 5 Consulting
Glumac
HKP Architects, PLLC
IMEG
Integrus Architecture
Kodama Studio
Living Future
LMN Architects
Mithun
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