



## PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, March 7, 2018  
Mercer Island City Hall

### CALL TO ORDER & ROLL CALL

6:00 PM

### MINUTES

February 7, 2018  
February 21, 2018

### APPEARANCES

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly into the podium microphone
- State your name and address for the record
- Limit your comments to three minutes

*The Commission may limit the number of speakers and modify the time allotted.  
Total time for appearances: 15 minutes*

### REGULAR BUSINESS

#### **Agenda Item #1: 2018 Comprehensive Plan Amendments No. 11 – Green Building**

Review of the draft language for Comprehensive Plan Amendments 11.

#### **Agenda Item #2: Comprehensive and Code Presentation and Discussion**

Staff verbal presentation to Planning Commission regarding the Comprehensive Plan and Municipal Code.

### OTHER BUSINESS

Planned Absences for Future Meetings  
Next Regularly Scheduled Meeting: March 28, 2018 at 6:00PM

### ADJOURN

### PLANNING COMMISSIONERS

Carolyn Boatsman  
Bryan Cairns  
Tiffin Goodman, Vice-Chair  
Daniel Hubbell, Chair  
Jennifer Mechem  
Lucia Pirzio-Biroli  
Ted Weinberg

PHONE: 206-275-7729  
WEB: [www.mercergov.org](http://www.mercergov.org)

AGENDA TIMES ARE APPROXIMATE

CITY COUNCIL CHAMBERS - MERCER ISLAND CITY HALL  
9611 SE 36TH STREET; MERCER ISLAND, WA 98040



## PLANNING COMMISSION MEETING MINUTES FEBRUARY 7, 2018

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### CALL TO ORDER:

The Planning Commission was called to order by Chair Dan Hubbell at 6:04 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

### ROLL CALL:

Chair Dan Hubbell, Commissioner Ted Weinberg, Lucia Pirzio-Biroli, Bryan Cairns and Carolyn Boatsman were present. Vice Chair Tiffin Goodman and Commissioner Jennifer Mechem were absent.

City staff was represented by Scott Greenberg, DSG Director, Evan Maxim, Planning Manager, Lauren Anderson, Assistant Planner, Alison Van Gorp, Administrative Services Manager/Ombudsman, Bio Park, Assistant City Attorney, and Andrea Larson, Administrative Assistant.

Commissioner Weinberg moved to approve the January 17, 2018 minutes. Commissioner Boatsman seconded move to approve minutes. Commissioner Boatsman clarified that she wanted to ensure that the Planning Commission held panel meetings with the public, which would include a question and answer format and allow for public comment, as part of the critical areas update. 5-0-0 minutes passed as amended.

### APPEARANCES:

No public appearances.

### REGULAR BUSINESS:

#### **Agenda Item #1: 2018 Comprehensive Plan Amendments Nos. 1, 2, 4, 5, 6, 9, 10, 12**

Evan Maxim, Planning Manager, gave a short presentation introducing several of the proposed 2018 Comprehensive Plan amendments.

The Commission discussed amendment numbers 1, 2, 4, 5, and 6. Following discussion, the Commission supported the proposed staff approach.

The Commission discussed amendment number 9. Following discussion, the Commission supported the proposed staff approach and directed staff to consider approaches to permitting, the adaptive identification of new hazard areas that may result from disasters, and to avoid overly general policy statements.

The Commission discussed amendment number 10. Following discussion, the Commission gave the direction to look into this further, and bring back high level goal statements.

The Commission discussed amendment number 12. Following discussion, the Commission consensus was that a robust decision-making and analysis framework was a valuable tool to the City. The STAR rating system was a valuable lens through which the City could evaluate its decisions. The Commission requested that staff develop goals and policies based upon the Commission's discussion for further review. The Commission also requested that staff engage in

further research regarding the STAR rating system and similar decision-making / analysis frameworks and their use in jurisdictions similar in size to Mercer Island.

The commission broke for recess at 7:58 PM.

The commission reconvened at 8:07 PM.

**Agenda Item #2: 2018 Comprehensive Plan Amendments Nos. 11- Green Building Goals and Policies**

Lauren Anderson, Assistant Planner, gave a brief presentation introducing the proposed 2018 Comprehensive Plan amendment supporting Green Building techniques in single family residential development.

The Commission discussed amendment number 11. Commissioner Pirzio-Biroli asked that the City look into the living building challenge and passive homes. Would also like to look into uses for grey water. Cautions against not letting it become the low standard that developers always design to, rather than an aspirational standard.

The Commission supported the idea of removing unintended barriers to green building.

The Commission supported the idea of incentives and brainstormed a number of different ideas. The Commission does not support using gross floor area as an incentive, because it goes against building green.

The Commission supported the idea of requiring green building for new house construction when a house exceeded 3,000 to 5,000 square feet of gross floor area. The Commission also supported the idea of requiring green building in subdivisions, where the project exceeded either a threshold of lots (e.g. more than 4 lots) or a resultant gross floor area within the subdivision (e.g. exceeding 3,000 to 5,000 square feet of gross floor area).

Commissioner Pirzio-Biroli indicated it was helpful to do something as an educational seminars for Planning Commission, city staff, members of the community on what this means to the building and the community. Commissioner Boatsman suggested that the City look into if there are any grants for building green or housing affordability.

**OTHER BUSINESS:**

Evan Maxim gave a brief update on Critical Areas Update that was given the go ahead from City Council and about the JCC/French American/ Hertzler Ner Tamid code amendment.

Chair Hubbell meeting with Council/ City Manager next week to start doing quarterly updates.

Chair Hubbell encourages commissioners to look at the budget issues messages.

**NEXT MEETING:**

The next regularly scheduled Planning Commission meeting will be February 21, 2018 at 6:00PM at Mercer Island City Hall.

**ADJOURNMENT:** Chair Dan Hubbell adjourned the meeting at 9:01 PM.



## PLANNING COMMISSION MEETING MINUTES FEBRUARY 21, 2018

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### CALL TO ORDER:

The Planning Commission was called to order by Chair Dan Hubbell at 6:02 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

### ROLL CALL:

Chair Dan Hubbell, Vice Chair Tiffin Goodman, Commissioner Ted Weinberg, Lucia Pirzio-Biroli, Bryan Cairns, and Jennifer Mechem and were present. Carolyn Boatsman arrived at 6:03pm.

City staff was represented by Evan Maxim, Planning Manager, Andrew Leon, Planner, Bio Park, Assistant City Attorney, and Andrea Larson, Administrative Assistant.

Commissioner Weinberg moved to approve the February 7, 2018 minutes. Commissioner Cairns seconded move to approve minutes. Commissioner Boatsman clarified an amendment to the meeting for January 17, 2018 regarding the panel meeting for critical areas. 5-0-2 minutes approved.

### APPEARANCES:

No public appearances.

### REGULAR BUSINESS:

**Agenda Item #1: 2018 Comprehensive Plan Amendments Nos. 1, 2, 4, and 5- Second Review**  
Evan Maxim, Planning Manager, gave a short presentation on proposed 2018 Comprehensive Plan amendments 1, 2, 4, and 5.

The Commission reviewed Comprehensive Plan Amendment No. 1. There was consensus that the revised Land Use map should use a strong pattern, so that all people can read the map. The Commission reached consensus that the designation definition of Linear Park / I-90 should be revised to acknowledge the presence of public transportation facilities. There was consensus to include a change to Title 19 of the Mercer Island City Code and the zoning map legend to change "P" to "PI" to more closely align with the zoning designation terminology of "Public Institution".

The Commission discussed Comprehensive Plan Amendment Nos. 2 and 4. There was consensus that no further work was required on these amendments.

The Commission reviewed Comprehensive Plan Amendment No. 5. The Commission changed "primary activity" to "primary tool" in the Introduction statement regarding open space. The Commission directed staff to add a third sentence to policy 4.4, which requires that development incorporate future low impact development technologies where feasible and appropriate.

The commission recessed at 7:09pm  
The Commission reconvened at 7:16pm

**Agenda Item #2: 2018 Code Cleanup- Code Amendments- Introduction**

Andrew Leon, Planner, gave a brief presentation introducing the proposed 2018 Code Cleanup code amendment.

The Commission discussed the code cleanup code amendment and recommended clarifications in the draft text. The code amendment was expanded to include a change to Title 19 of the Mercer Island City Code and the zoning map legend to change “P” to “PI” to more closely align with the zoning designation terminology of “Public Institution”.

**OTHER BUSINESS:**

Evan Maxim gave a brief report and review of the draft Planning Commission calendar.

Chair Hubbell and Vice Chair Goodman gave a brief update to the Commission on the meeting that the Chair and Vice Chair had with the Mayor, Deputy Mayor and staff.

Chair Hubbell will be absent on March 7, 2018.

**NEXT MEETING:**

The next regularly scheduled Planning Commission meeting will be March 7, 2018 at 6:00PM at Mercer Island City Hall.

**ADJOURNMENT:** Chair Dan Hubbell adjourned the meeting at 7:59pm

DRAFT



**DEVELOPMENT SERVICES GROUP**

9611 SE 36TH ST., MERCER ISLAND, WA 98040

(206) 275-7605

**TO:** Planning Commission

**FROM:** Lauren Anderson, Assistant Planner

**DATE:** March 7, 2018

**RE:** **2018 Comprehensive Plan Amendment No. 11 Green Building Incentives**

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**Summary**

On February 7, 2017, staff provided the Planning Commission with a brief background about residential Green Building, the three aspects of Green Building (removal of barriers, incentives, and requiring Green Building), and received guidance from the Planning Commission and authorization to proceed with residential green building incentives.

On March 7, 2018, the staff has the following objectives: 1) to summarize the previous Planning Commission review, 2) to answer questions brought up in the February 7<sup>th</sup> meeting, and 3) to review the draft Comprehensive Plan Amendment Goals and Polices (Attachment A).

**Background**

On February 7<sup>th</sup>, the Planning Commission reviewed the rationale for the proposed Comprehensive Plan amendment supporting the use of green building methods and materials in new single-family home development. The Planning Commission provided preliminary guidance on the eventual green building program, summarized below. The Planning Commission also requested additional information prior to action on the Comprehensive Plan, which is provided below. Last, staff is focused on preparing the draft Comprehensive Plan amendment language, which is captured at the end of this section and in Attachment A.

Green Building Program Guidance.

During the February 7<sup>th</sup> meeting the Planning Commission provided some preliminary guidance on an eventual green building program:

1. Establish a threshold for requiring green building for new single-family residences exceeded 3,000 to 5,000 square feet and subdivisions resulting in more than 4 lots or a resultant gross floor area within the subdivision (e.g. exceeding 3,000 to 5,000 square feet of gross floor area). The Planning Commission articulated that large scale development has a cumulative impact on the environment, economy and community.

2. Consider the following as possible incentives for green building:
  - a. Tree wind turbine credited as a replacement tree;
  - b. Provide solar protection (e.g. sunlight easements) for solar power;
  - c. Incentives for remodeling / refurbishing of existing homes;
  - d. Allow zero lot line and parking reductions for green buildings;
3. An increase in gross floor area should not be used as a green building incentive.
4. Create incentives to exceed the minimum requirements for green building.
5. Consider a fee-in-lieu option, and do not focus on negative incentives.
6. Ensure that there is adequate follow through on the green building program to result in a community benefit (e.g. require monitoring following installation).

### Planning Commission Questions.

During the February 7<sup>th</sup> meeting the Planning Commission requested additional information from staff:

1. Cost / Benefit Analysis: Most projects will have increased upfront costs that will be balanced with time with savings. The upfront costs (~2.4%) are amortized over time and result in cost savings through a reduction in energy use and lower maintenance costs. LEED certified homes are designed to use about 30-60% less energy than a conventional home, which will cut down energy bill costs. Built Green conducted a study with the City of Seattle and Seattle City Light and found that Built Green homes exceeded energy savings expectations and perform far better than non-certified homes. The energy savings ranged from 25% to even 40% over the State Energy Code (non-certified homes). Please refer to Attachment B for a Cost / Benefit Analysis for Green Building.
2. Third party verification: For LEED homes the registration fee ranges from \$150-225 per home and the certification fee ranges from \$225-300 per home. Additional fees will be charged by the verification team and the homeowner/builder would need to contact the team for more information. For Built Green third-party verification the fees vary, however the Built Green Program provided an estimate of \$600-\$1,400 for a single-family home or townhome Please refer to the links provided in Attachment B for more information on verification and certification for Built Green and LEED homes.
3. Other Programs: There are other programs besides Built Green and LEED, such as Passive House, the Living Building Challenge, and Salmon Safe. Please refer to Attachment C for more information on other Green Building programs.
4. Green Building Grants. There are multiple grants, tax credits, and rebates for Green Building; please refer to Attachment B: Cost / Benefit Analysis- WA Financial Incentives. The Database of State Incentives for Renewable and Energy Efficiency (DSIRE) is a useful resource.

### Draft Comprehensive Plan Amendment.

The City's objective is to encourage Green Building practices and techniques for residential projects on Mercer Island to benefit the environment, overall community health, and economy. The Green Building Comprehensive Plan Amendment seeks to minimize adverse impacts on the environment through policy and to use education and outreach to increase understanding of environmental stewardship. To achieve

this, our goals include: 1) remove barriers, 2) add incentives, and 3) require Green Building for single-family development. Staff has drafted Comprehensive Plan Goals and Policies for Green Building, please review and provide feedback on Attachment A.

### **Next Steps**

At the March 7<sup>th</sup> meeting, staff will provide an overview of the proposed Green Building goals and policies for single family residences Comprehensive Plan Amendment. Staff will request the Commissioners to review the draft goals and polices and to provide input. Staff seeks input on the following:

1. Are there additional goals and policies that we should consider that are not addressed in Attachment A?
2. Are there items that should be addressed prior to the Public Hearing?

Based upon the provided direction and discussion tonight Staff anticipates the next meeting will be the Public Hearing in August. If the direction is that an additional Planning Commission meeting is needed, then another meeting will be scheduled prior to the Public Hearing.

I welcome questions you may have at this stage of the process. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at [lauren.anderson@mercergov.org](mailto:lauren.anderson@mercergov.org) or 206-275-7704.

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### Attachments:

- A. Draft Comprehensive Plan Amendment Goals and Policies
- B. Cost / Benefit Analysis
- C. Other Programs



# Attachment A: 2018 Comprehensive Plan Amendments Green Building – Draft Text

## Amendment 11 – Single Family Green Building Introduction

Amend the Land Use Element to amend the Introduction to read:

“... From 2010 to 2014, with the entire community’s sustainability in mind, the City has implemented a wide range of outreach programs, efficiency campaigns, alternative energy initiatives, land-use guidelines, and other natural resource management measures designed to minimize the overall impacts generated by Island residents, for the benefit of future generations. Due to the 20-year horizon envisioned by this comprehensive plan, it is especially appropriate to include measures that address the long-term actions needed to reduce greenhouse gas emissions, ideally in collaboration with other local governments. Actions that the City will take in the management of its own facilities and operations are addressed in the Capital Facilities Element of this plan. In 2018, the City continued to promote and support sustainable development, through the development of green building goals and policies for new single family development.”

These measures, and others under consideration, are identified in more detail in a rolling 6-year Sustainability Plan, to be adopted in ~~2018-2019~~2016, which will guide the City’s internal and external actions while taking into account the interrelated issues of climate change, population change, land use, public infrastructure, transportation choices, natural resources management, quality of life, public health, and economic development.”

Amend the Land Use Element to create a new Goal 20, which reads:

Goal 20: Encourage the use of green building methods and materials, for single family residences, to reduce impacts on the built and natural environment. Green building should result in demonstrable benefits, through the use of programs such as, but not limited to, Built Green, LEED, the Living Building Challenge, Passive House, Salmon Safe, or similar regional and recognized green building programs.

Amend the Land Use Element to create new policies 20.1, 20.2 20.3, 20.4, and 20.5, which read:

20.1 Eliminate regulatory and administrative barriers, where feasible, to new single family residential green building.

20.2 Develop a green building program that creates incentives for new single family residential development and building to incorporate green building techniques into new construction.

20.3 Evaluate requiring the use of green building techniques for new single family construction and development of subdivisions as a component of a green building program.

20.4 The use of green building methods and materials should not result in a financial barrier to sustainable development of new single family homes on Mercer Island.

20.5 Educate and provide technical resources to the citizens and building community on Mercer Island regarding green building and sustainable development.

20.6 Conduct annual tracking of new, or significantly-remodeled, structures verified under various green building programs on Mercer Island and incorporate statistics into City's sustainability dashboard.

Attachment B- Cost / Benefit Analysis Table:

| Topic:                                 | Fact:   | Source:   |
|--|---|---|
| Upfront Cost                           | <b>Upfront costs of 2.4 percent</b> are quickly recouped, as a homeowner will save money for the duration of his or her green home’s lifespan.  | <a href="https://www.usgbc.org/articles/benefits-green-homebuilding">https://www.usgbc.org/articles/benefits-green-homebuilding</a>   |
| Energy use                             | The typical household spends about \$2,150 a year on residential energy bills. LEED-certified homes are designed to use about <b>30 to 60 percent less energy</b>   | <a href="https://www.usgbc.org/articles/benefits-green-homebuilding">https://www.usgbc.org/articles/benefits-green-homebuilding</a>   |
| Utility Savings                        | The largest study of its kind to examine actual savings from green home-building certification programs, researchers analyzed data provided by electric utility Seattle City Light, comparing their modeled expectations with their actual electricity use from a year of occupancy. The study showed that <b>certified homes saved homeowners more than \$500 per year in electricity bills</b> and prevented more than a half ton of carbon emissions per home. | <a href="http://www.builderonline.com/design/washington-state-built-green-homes-exceed-expectations_o">http://www.builderonline.com/design/washington-state-built-green-homes-exceed-expectations_o</a>   |
| Energy Efficiency Savings- Built Green | Built Green conducted a study with the City of Seattle and Seattle City Light by examining how much electricity the homes used after being occupied for at least one year. The electricity data was for all single-family residences and townhomes that were built in 2014, which was 746 homes. Refer to <b>Graphic A</b> below with their findings and the link has the full report.  | <a href="http://www.builtgreen.net/index.cfm?/NEWS-events--classes/Latest-News/page/Built-Green-Homes-Are-Even-More-Efficient-Than-We-Thought">http://www.builtgreen.net/index.cfm?/NEWS-events--classes/Latest-News/page/Built-Green-Homes-Are-Even-More-Efficient-Than-We-Thought</a> |
| Green Home Desire                      | <b>More than half of consumers rank green and energy-efficiency as top requirements</b> for their next homes, and LEED certification is a top individual attribute of apartment rentals, second only to location near a central business district.  | <a href="https://www.usgbc.org/articles/benefits-green-homebuilding">https://www.usgbc.org/articles/benefits-green-homebuilding</a>   |
| Green Homes Value Increase             | According to a 2016 report, “What Is Green Worth? Unveiling High-Performance Home Premiums in Washington, D.C.,” by real estate appraiser and author Sandra K. Adomatis and the Institute for Market Transformation, high-performing single family and multi-family homes with green features in Washington, D.C. will <b>sell for 3.5 percent more</b> than those without green features.  | <a href="https://www.usgbc.org/articles/benefits-green-homebuilding">https://www.usgbc.org/articles/benefits-green-homebuilding</a>   |
| Green Home Growth (LEED)               | More than 370,105 residential units have earned LEED certification as of July 2017 around the world. The US Green Building Council has predicted that the residential green construction market will <b>grow by 24.5%</b> from 2017-2018.   | <a href="https://www.usgbc.org/articles/benefits-green-homebuilding">https://www.usgbc.org/articles/benefits-green-homebuilding</a>   |

|                                 |  |   |
|---------------------------------|--|---|
| Green Home Growth (Built Green) | <p>Built Green has a list of certified homes as well as a map. From looking at the map you can see that on Mercer Island there's:</p> <ul style="list-style-type: none"> <li>• one home that is enrolled in the Built Green program,</li> <li>• one 2-Star home,</li> <li>• two 3-Star homes, and</li> <li>• one 5-Star home</li> </ul>  | <p>List:<br/> <a href="http://www.builtgreen.net/index.cfm?/SEE-green-homes">http://www.builtgreen.net/index.cfm?/SEE-green-homes</a><br/> Map:<br/> <a href="https://fortress.maptive.com/ver3/BuiltGreen">https://fortress.maptive.com/ver3/BuiltGreen</a></p>  |
| WA Financial Incentives         | <p><b>124 possible programs</b> listed on the Database of State Incentives for Renewable and Energy Efficiency (DSIRE) that could be used in Washington.</p>   | <p><a href="http://programs.dsireusa.org/system/program?fromSir=0&amp;state=WA">http://programs.dsireusa.org/system/program?fromSir=0&amp;state=WA</a></p>  |
| WA Financial Incentives         | <ol style="list-style-type: none"> <li>1. Federal Tax Credits for Energy Efficiency (Energy Policy Act)</li> <li>2. Tax Incentive Assistance Project (TIAP)</li> <li>3. National Association of State Energy Officials (NASEO)</li> </ol>  | <p><a href="https://archive.epa.gov/greenbuilding/web/html/funding.html">https://archive.epa.gov/greenbuilding/web/html/funding.html</a></p>  |
| Verification/Certification      | <p>Refer to links provided. For LEED homes the registration fee ranges from \$150-225 per home and the certification fee ranges from \$225-300 per home. Additional fees will be charged by the verification team and the homeowner/builder would need to contact the team for more information. For Built Green, the cost of third party verification varies but for single-family homes or townhomes can range from \$600-\$1,400. The price varies, as Built Green does not set a price for third-party verifiers and they let it act as an open market. Staff's Built Green information contact: Leah Missik, Built Green Program Manager.</p> | <p>Built Green:<br/> <a href="http://www.builtgreen.net/index.cfm?/Certify-Projects/Verification">http://www.builtgreen.net/index.cfm?/Certify-Projects/Verification</a><br/> LEED: <a href="https://new.usgbc.org/cert-guide/homes">https://new.usgbc.org/cert-guide/homes</a><br/> LEED Fees: <a href="https://new.usgbc.org/cert-guide/fees#homes">https://new.usgbc.org/cert-guide/fees#homes</a></p> |

## Electricity Savings of Built Green Homes vs. Other Homes



Built Green homes **outperformed** the other homes and our expectations!

Graphic A: Built Green Study Findings (Seattle)

## Average Built Green Home Yearly Electricity Savings



## Annual Built Green Savings Equals



Production equivalent to **13+ solar panels** (\$10,000+ cost)



Driving an electric vehicle **for over 15,000 miles**



A 12W LED running continuously for **over 44 years**



**Over half a ton of averted CO<sub>2</sub>** (equivalent of carbon produced by half an acre of forests in one year)



Built Green is the green home certification program of the Master Builders Association of King and Snohomish Counties.  
[builtgreen@mbaks.com](mailto:builtgreen@mbaks.com) | [builtgreen.net](http://builtgreen.net)



Attachment C: Other Programs

| Program  | Information  | Link  |
|--|--|---|
| Passive House<br>(aka Passivhaus)  | Passive House is a standard developed in Germany in the early 1990's. The Passive House Institute US (PHIUS) was created as the interest in passive building grew in North America. In March 2015 the PHIUS + 2015 Passive Building Standard was released and is based upon climate-specific comfort and performance criteria. Buildings designed and built to this standard perform 60-85% better on energy consumption compared to a code compliant building.  | <a href="http://www.phius.org/home-page">http://www.phius.org/home-page</a> |
| Living Building Challenge (LBC) by the International Living Future Institute | The LBC is organized into seven performance areas, also referred to as petals, which includes the following: place, water, energy, health & happiness, materials, equity, and beauty. The LBC is a rigorous program and has a higher benchmark of sustainability than the other programs mentioned. It's a rigorous sustainability benchmark due to the building being: 1) regenerative and connecting occupants to light, air, food, nature and community, 2) self-sufficient, and 3) creating a positive impact on human and natural systems. A local example is the Bullitt Center in Seattle, it is a certified Living Building. | <a href="https://living-future.org/lbc/">https://living-future.org/lbc/</a> |
| Salmon Safe  | Salmon Safe was founded by the Pacific Rivers Council and started off certifying farms in Oregon's Willamette Valley and has grown. After a project is Salmon-Safe certified, there is an annual verification process to ensure long term environmental performance. Salmon-Safe reviews the following: landscape management practices, stormwater systems performance, and other program elements to make sure the project is operating as designed.  | <a href="https://www.salmonsafe.org/">https://www.salmonsafe.org/</a>       |