



November 2007

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 5
No. 10**

New Technical Codes to Take Effect in November

The effective date of the 2006 editions of the Seattle Building Code, Residential, Mechanical, Fuel Gas, Energy and Existing Building codes is November 10, 2007. The effective date will be followed by a 60-day transition period during which applicants can choose to submit their projects entirely under either the 2003 or 2006 codes. Beginning on January 9, 2008 all permit applications must comply with the 2006 Seattle Codes. Links to the ordinances adopting the codes are on DPD's Technical Codes web page at www.seattle.gov/dpd/codes/technical_codes/Overview/.

As this article went to press, the codes were not yet available for purchase. If you would like to be notified when they arrive, sign up for our mailing list at www.seattle.gov/dpd/codes/technical_codes/subscribe_to_our_mailing_list/dpd_001990.asp or check the DPD web site.

For more information about Building Code changes, contact:

Maureen Traxler, Code Development
maureen.traxler@seattle.gov, (206) 233-3892

Monthly Highlights

- Free public landslide information meetings, *pg. 2*
- Code updates for Multifamily zones available, *pg. 3*
- Commission weighs in on industrial proposal, *pg. 4*
- New amendments to Seattle's Energy Code, *pg. 6*
- City is accepting Design Review board applications, *pg. 7*
- Design commission welcomes new members, *pg. 8*
- Urban Sustainability Forum: Robert Garcia and Greg Searle, *pg. 11*
- Seven projects receive Built Green incentives, *pg. 13*
- Green building tips on increased rebates and incentives, *pg. 15*



**HELP GUIDE
SEATTLE'S DEVELOPMENT**

DPD is accepting applications for seven positions on Seattle's Design Review Boards. Applications will be accepted through Dec. 10, 2007. Terms will begin April 4, 2008, when retiring board members' terms expire.

— see details on pg. 7

Shoreline Master Program Update

DPD has begun the process of revising Seattle's Shoreline Master Program (SMP) for the first time since 1987. The SMP establishes policies and regulations governing land use along marine and freshwater shorelines. Seattle's shorelines include Puget Sound, Lake Washington, Lake Union and the Ship Canal, the Duwamish River and Green Lake. The area affected by the SMP is generally 200 feet landward from the waterline.

The goals of the SMP are to maintain preference for water-dependent uses in the shoreline, improve public access, and to restore ecological functions. Jurisdictions throughout the state are required to update their SMPs in order to comply with Washington's Shoreline Management Act. DPD is working with the Washington Department of Ecology to complete the update of Seattle's program by the spring of 2010.

Throughout the process, DPD will involve the

see **shoreline** on page 3

inside info

Workshops.....	2
City Planning.....	2-5
Technical Codes	6
Design Review	7
Design Commission.....	8-10
Publication Updates.....	10
Sustainable Building	11-15
How to Reach Us at DPD.....	16

Visit us online anytime.

www.seattle.gov/dpd

WORKSHOPS



Free Public Landslide Information Meetings

DETAILS

■ **Saturday, Nov. 3, 2007**

10:00 a.m.-Noon

North Seattle Community College
9600 College Way N
Cafeteria, College Center Bldg.
(on west side of campus)

■ **Saturday, Dec. 1, 2007**

10:00 a.m.-Noon

South Seattle Community College
6000 16th Ave. SW
Jerry Brockey Center Room A
(park in south lot)

Have a problem with a steep slope? Learn how to protect yourself and your property at one of two free landslide meetings this fall, sponsored by DPD and Seattle Public Utilities.

An annual series, the meetings will provide presentations and individual consultation on best practices for managing landslide prone properties and will be held on Nov. 3 at North Seattle Community College and on Dec. 1 at South Seattle Community College (see above for full details).

Joining City of Seattle staff will be the American Society for Civil Engineers, the Association of Engineering Geologists, the International Society of Arboriculture and Associated Building Contractors. Presentations will include a discussion of the causes of landslides and proper drainage and vegetation for sloping sites. These will be followed by a question and answer session and time for one-on-one discussions. No registration is required. Both meetings will have the same format and information.

If you have questions or would like more information on these or future workshops, please contact:

Tyson Lin
DPD Community Relations
(206) 684-8443
tyson.lin@seattle.gov

Draft EIS published for Livable South Downtown Planning Study

The Department of Planning and Development will publish the Livable South Downtown Draft Environmental Impact Statement (DEIS) in early November. The South Downtown planning area encompasses Pioneer Square, Chinatown/I.D. and the stadium area vicinity extending south to 1st Avenue S. and S. Holgate Street. The DEIS examines the impacts of alternative zoning proposals and future growth scenarios through 2030. Impacts on housing, historic resources, transportation, neighborhood businesses, and the size and shape of future buildings are among the topics assessed. Written comments will be accepted during a 45-day comment period running through mid-December, and a meeting to accept verbal comments will also be held (date and location to be determined), with comments included in a Final EIS published in the first quarter of 2008. Send written comments to the mailing address below.

Visit our website, www.seattle.gov/DPD/Planning/South-Downtown, for more information about the Livable South Downtown project. Meeting announcements and comment periods, along with the EIS, will be posted as they become available.

For more information, please contact:

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov

Susan McLain, DPD Planner
(206) 684-0432, susan.mclain@seattle.gov

Mailing address:

City of Seattle
Department of Planning and Development
700 Fifth Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

DPD Permit Turnaround Times

DPD is committed to providing good customer service to its applicants. The permit turnaround data is updated monthly online and can be viewed at www.seattle.gov/dpd/research (go to "Turnaround/Approval Times 2007").

Type of Permit	Goal	Sept. 2007 Performance
Simple Building IP*	80% in 48 Hours	90.9%
Medium Construction IP	80% in 2 Weeks	81.3%
Complex Construction IP	70% in 6 Weeks	79.3%
Construction Issuance	90% in 120 Days	88.76%
Master Use Permit Decisions	80% in 120 Days	80.52%

*IP: Initial Plan Review by DPD staff

shoreline, *cont. from page 1*

public in identifying key issues in the city's shoreline areas, especially in the context of our region's continued growth as well as the City's responses to the challenge of climate change. DPD will host regular public meetings to request stakeholder input and provide information about progress on the SMP update

The first public meeting will occur on November 7, 2007 in the Bertha Knight Landes Room at City Hall. The public is invited to an open house from 5:30 to 7:30 p.m. A 30-minute presentation will begin at 6:00 p.m. This open house will provide participants with important information on Seattle's current shoreline program, the state of Seattle's shorelines and associated lands, new state guidelines for shoreline program updates, and DPD's plan for updating the SMP and for public participation over the next three years.

To encourage people to start thinking about these issues, DPD is sponsoring a "Shorelines of Seattle" photo competition. We invite the public to submit photographs of their favorite places, showcasing the rich variety of uses and landscapes along Seattle's shorelines. These pictures will be compiled and displayed at our first public meeting. If you would like to participate, please email your entries to moon.callison@seattle.gov.

For more information about the Shoreline Master Program or our public participation plan, please visit our website www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate. You may also contact:

Maggie Glowaki, DPD Planner, (206) 386-4036
margaret.glowacki@seattle.gov

**SHORELINE MASTER PROGRAM UPDATE
 OPEN HOUSE**

Wednesday, Nov. 7, 5:30–7:30 p.m.
 Seattle City Hall
 Bertha Knight Landes Room
 1st Floor, 5th Ave. Entrance

Multifamily Code Update Draft Recommendations Available

On Monday, October 15, DPD presented a proposal to amend the City's multifamily zoning requirements at a public open house and workshop at City Hall. Approximately 100 people turned out for a brief staff presentation and small group discussion of the many issues raised by development of multifamily housing. Attendees remarked on issues from development density, to the quality of design of new townhouse developments, to how to build better and more sustainable housing. Participants' feedback will be invaluable to DPD in finalizing a proposal for new multifamily zoning requirements to the Mayor by the end of the year. Results of the public house and workshop, along with meeting materials and draft documents, will be posted on DPD's web site:

www.seattle.gov/DPD/Planning/Multifamily.

Overall, the department's draft recommendations include amendments that would:

1. Maintain the current overall scale and density of zones, while allowing a limited increase in the height limit in Lowrise zones and consolidating Lowrise 3 and Lowrise 4 zones.
2. Allow alternatives to overly prescriptive development standards – "flexibility with limits," including:
 - basic standards — setbacks, floor area ratio and height limits — on small (infill) lots
 - additional standards — lot coverage, structure width/depth limits — on larger lots
 - greater setbacks on lots abutting single family zones.
3. Create incentives in the Lowrise 3, Midrise and Highrise zones to encourage affordable housing in exchange for additional height and floor area, and green buildings.
4. Encourage landmark preservation and new open space to be provided with transfer of development potential (TDP) in Highrise zones.
5. Improve townhouses by implementing new design standards.
6. Eliminate parking requirements in urban centers and station areas.
7. Apply the Green Factor.
8. Update, simplify and organize regulations so they are easier to understand and use.

Recommendations to change multifamily code provisions apply only to land that is currently zoned for multifamily development. No single family zoned areas are proposed to be rezoned. While Lowrise 3 (L3) and Lowrise 4 (L4) zones are proposed to be consolidated, no further remapping is anticipated.

Public review of the recommendations will continue through the month of October. The City Council's review process, anticipated to begin in early 2008, will include additional opportunities for public participation, including a public hearing.

For more information contact:

Mike Podowski, DPD Planner, (206) 386-1988
mike.podowski@seattle.gov

Planning Commission Weighs in on Industrial Size of Use Proposal

The Seattle Planning Commission recently completed its review of the Mayor's proposal to reduce size limits of non-industrial uses in industrial zones. This proposal seeks to reduce land speculation in industrial zones, thereby protecting the thriving industrial sector in Seattle and providing opportunity for existing industrial businesses to grow. The Seattle Planning Commission strongly supports the Mayor's proposed ordinance based on the following:

- It was the Planning Commission's finding that Industry in Seattle is thriving and vibrant but is at immediate risk if land speculation and encroachment are allowed to continue. Decisive action is needed if Seattle expects to maintain this important civic asset. This is a first important step in putting into place a strategy for Seattle's industrial lands.
- The recommended changes to industrial zoning will better protect this important base of our city's economy. Seattle's industrial sector provides more than 120,000 jobs, or 25% of the city's employment (including jobs in related fields). On average, industrial jobs in Seattle pay \$55,500 annually – 18% higher than the city average. These high-paying, family-wage jobs are especially valuable to those without a college education. These jobs increase the diversity of the city. Family wage jobs, essential tax revenue, and financial diversity are all vital assets that come with a strong and healthy industrial sector.
- Speculative real estate investment, responding to generous existing allowances for office and retail uses, has nearly tripled land prices in industrial lands in recent years, which in turn is forcing out many industrial tenants in favor of developing office and retail buildings. Unless we take action, real estate speculation will continue to drive up land prices and fuel the displacement of industrial activities. In the last 4 years we have seen land prices leap by 270%. Once land prices are inflated, it is common for new owners to dramatically increase rents for industrial businesses, which is increasingly forcing them and the family-wage jobs that they bring out of Seattle. By clarifying that industrially-



zoned land is for industrial users, we will stop this cycle of speculation and displacement before it undermines our base of industrial businesses.

- As it stands, the current generous allowances for office and retail in our core industrial zones does not reflect the city's established policy to preserve and enhance industrial activities there. This ordinance makes our zoning consistent with this policy. The proposed limitations on office and retail uses are consistent with controls used by many other municipalities to not only protect existing industrial businesses, but to set the stage for long-term growth in the industrial sector. These changes would make it clear that this land is intended for industrial use in the long-term, encouraging industrial business to invest in their properties and expand their employment.
- Industrial businesses cannot function well with commercial and retail uses around them. Industrial businesses are often 24-hour, noisy operations that need areas where they can operate without people complaining and with proper infrastructure.
- By clarifying that industrial land is for industrial uses, we will encourage re-investment by existing businesses and encourage a broader diversity of industrial users to set up shop. Our goal with industrial zoning should be to encourage a diversity of industrial uses. Rather than a "one size fits all" approach, Seattle has four unique zoning designations (IG1, IG2, IB, and IC) and designates some areas as special Manufacturing Industrial Centers (MICs).



These zones combined with a MIC designation outline policies and development standards that take into account the unique and diversified range of “industry” Seattle wants. The Mayor’s proposal actually goes a step further to distinguish and acknowledge the unique and diversified range of industrial uses that currently thrive in Seattle, while creating opportunities for new clean technology and other 21st Century industries. This proposal preserves and enhances that flexibility.

In June of 2007, the commission released a report entitled, *The Future of Seattle’s Industrial Lands*. The report represents the culmination of a multi-year effort by the commission that includes technical research, a public outreach event series, and an extensive review of the City’s current policies regarding industrial lands. The report outlines a series of recommendations for how to best protect and foster a thriving industrial sector. This proposed legislation represents a good first step to achieving that goal. The commission report outlines a variety of additional steps the City can pursue to help achieve this goal. For instance, we recommend that the City create an Industrial Investment Strategy to accompany the Industrial Lands Strategy that will build on the industrial needs and focus of the industrial areas. Our industrial sector is a civic asset that deserves additional public investment.

Proposed Amendment to the Sand Point Overlay District

The Seattle Department of Parks and Recreation is proposing to amend Seattle’s Land Use Code to update use and development standards for the Sand Point Overlay District. The amendments are intended to allow the continued reuse and redevelopment of the former naval base at Sand Point Magnuson Park. The proposed amendments would:

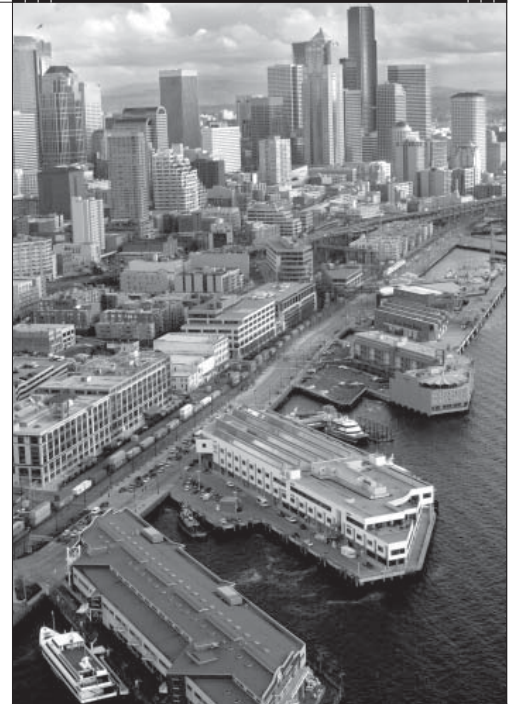
- allow additional land uses
- identify the type and placement of signs that may be permitted
- allow rooftop mechanical equipment to extend 15 feet above the height of existing buildings
- allow reconstruction of buildings on the footprint of existing buildings
- expand the boundaries of the Overlay District to include Building 27

The original Overlay District was adopted by the City Council in 1997. The Parks agency manages Warren G. Magnuson Park, that includes both adaptive reuse of former military structures for a variety of community and recreational uses, as well as traditional park uses of the remainder of Magnuson Park.

Over time, and with experience in managing and administering this unique combination of uses, it has become clear that some uses identified in the Sand Point Physical Development Management Plan were not clearly identified as permitted uses in the Land Use Code. Further, the Parks has identified a need for more effective signage and updated development standards within the District. Finally, the transfer of Building 27 from the Federal government is now complete, making it necessary to formally include this former airplane hanger into the boundaries of the Sand Point Overlay District.

The proposed amendments may be presented to the City Council for consideration in late November or early December of 2007. For more information about the proposed amendments, contact:

Kevin Bergsrud, Seattle Department of Parks and Recreation
(206) 684-5831, kevin.bergsrud@seattle.gov



City Planning, a part of Seattle’s Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City’s urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community’s vision for an exceptional and vibrant Seattle.”

2006 Seattle Energy Code

The October 2007 issue of *dpdINFO* contained a list of the more significant changes found in the 2006 Seattle Building and Residential Codes. This month, we continue with the 2006 Seattle Energy Code (ordinance 122530).

The 2006 Seattle Energy Code consists of the 2006 Washington State Energy Code plus Seattle amendments. Many existing Seattle amendments were carried over from the previous Energy Code, or deleted in those cases where previous Seattle amendments were incorporated into the 2006 Washington State Energy Code. New Seattle amendments have been adopted for the following sections and tables:

- 201: Clarify documentation for insulation materials, add definition of building entrance as a companion change to air leakage.
- 1001.5: Add table of default R-values for commonly used building materials.
- 1005.1: Provide individual table numbering, expand default options for peripheral edges of intermediate concrete floors, and add table of default U-factors for metal building walls.
- 1007.1: Provide individual table numbering, add table of default U-factors for metal building roofs, and add table with default U-factors for roofs with insulation entirely above deck.
- 1132.2: Clarify application to computer room equipment in mechanical system alterations, air-handling units located outdoors, and chiller efficiency improvements.
- 1310.2: Clarify that semi-heated spaces are calculated separately from other conditioned spaces.
- 1314: Modify to better address air leakage per ASHRAE/IESNA Standard 90.1, addendum c, and IECC 502.4.2.
- 1322: Revise exceptions 2 & 3 for consistency with Tables 10-7G and 13-1.
- Table 13-1: Increase insulation levels and improve glazing heating and cooling performance.
- 1411.1: Modify exception so that chillers designed for non-standard conditions must show compliance with the nearest value in table; and address equipment not rated.
- 1411.5: Revise to require occupancy sensor to reduce energy waste.
- 1412.4.1: Revise exceptions for non-motorized dampers for consistency with Standard 90.1.
- 1412.9 (formerly Section 1412.8): Delete existing Seattle amendment and refer to the Seattle Mechanical Code as this issue is now addressed in Section 404 of that document.
- 1413.1: Clarify when waterside economizer is allowed to be used.
- 1420-1423: Delete simple systems section to create consistent requirements for all system types.
- 1431.2: Provide prescriptive sizing option in exception 4
- 1433: Revise exemptions to lower threshold to 33,000 Btuh, lower total capacity of all units without economizers, and add clarifying note; revise to only exempt open refrigerator cases.
- 1436.1: Set thresholds for different outside air supply rates.
- 1438: Revise to require variable speed drive for all fans and pumps of 7.5 hp and larger.
- 1454: Require the side and bottom surfaces of spas to be insulated.
- Tables 14-1C and 14-1K, 14-1L, and 14-1M: Increase minimum efficiencies for chillers and corresponding changes to Tables 14-1K, 14-1L, and 14-1M.
- Table 14-1G: Clarify application.
- 1512.2: Clarify application to furniture-mounted task lighting.
- Table 15-1: Reduce lighting power allowances to 0.95 W/ft² for office and to 2.7 W/ft² (1.5 + 1.2) for retail spaces over 3,000 ft², insert "ceramic metal halide and other" HID.
- RS-29, Section 3.3.1: Standard design glazing area to be same as proposed for small window areas and to use metal stud wall construction.
- RS-29, Section 3.4.4: Standard Design fan system to comply with ASHRAE Standard 90.1.
- RS-29, Table 3-3: Standard Design to not have electric resistance space heat and to have chilled water systems.



The complete text of the Ordinance 122530 can be viewed at the City Clerk's website at www.seattle.gov/leg/clerk/clerk.htm. For more information about Seattle's Energy code, contact:

John Hogan, Senior Code Development Analyst
(206) 386-9145, john.hogan@seattle.gov

“The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,”

– Mayor Greg Nickels

Members Sought for Seattle’s Design Review Boards

Serving on one of Seattle’s Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until Dec. 10, 2007, DPD is accepting applications for board positions which will open on April 4, 2008, when retiring board members’ terms expire.

Design review provides an alternative to prescriptive zoning requirements and fosters new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings twice a month during the evenings to evaluate development projects based upon citywide and neighborhood-specific design guidelines. Projects reviewed include mixed-use developments, multifamily housing and commercial projects of certain sizes. For more information on Design Review, visit www.seattle.gov/designreview.

Each Design Review Board includes a:

- design professional
- development representative
- community at-large representative
- local business representative
- local residential representative

Board members must live in the City of Seattle. In addition, the local residential representative must be nominated by a community group or association (e.g., community council) that operates within the board district. Similarly, the local business representative must be nominated by a business group (e.g., chamber of commerce) that operates within the board district. The nominations for these local positions are often facilitated if the board member lives or works within the district he or she is serving, but residency in a district is not a requirement to serve as a local representative. Applicants need not have secured a nomination at the time of application.

Board members are appointed by the Mayor and City Council to serve two-year terms. Board members should expect to work 12-14 hours a month attending and preparing for meetings, which are held twice a month in the evenings. Board members are expected to attend at least 90 percent of the meetings.

All applicants regardless of the position should have knowledge of or interest in architecture, urban design and the development process; the ability to listen, communicate effectively and run public meetings; a passion for design and community development; and the ability to work well with others under pressure. For each specific board position (design professional, development representative, etc.) the most successful applicants demonstrate how they understand the concerns of that group. Prior experience with community or neighborhood groups is a plus. Women, persons with disabilities, sexual minorities and persons of color are encouraged to apply.

DESIGN REVIEW



Opportunities to Serve in 2008

The following seven Design Review Board positions will open on April 4, 2008 in these board districts, as retiring members’ terms expire:

- Northwest
 - community at-large representative
- Northeast
 - no openings
- Queen Anne/Magnolia
 - community at-large representative
 - development representative
- Southeast
 - local residential representative
- Southwest
 - development representative
 - community at-large representative
- Downtown
 - no openings
- Capitol Hill/First Hill/Central District
 - design professional

How to Apply

Individuals may apply for one of the above positions, or for other positions that may become available during the year. Interviews will be held in January 2008. Send a cover letter, resume and an application form by Dec. 10, 2007, to Tom Iurino at the email address below. Email submissions preferred.

For an application form, visit www.seattle.gov/designreview or contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

**Seattle
Design
Commission**



“Championing civic design excellence in Seattle’s public realm”

Design Commission Update

The Design Commission has remained active this summer and early fall with regular meetings and an increasing collection of outside commitments.

In October, the Commission welcomed three new members to its ranks and bid a fond farewell to Pam Beyette, who served for the last four years as the Fine Artist member, and Evan Bourquard who served for the last year as the Get Engaged member. New members are profiled on the Commission’s website. They include:



Juanita La Fond
Get Engaged Member
Term Expires Sept. 30, 2008

Juanita graduated from the University of Southern California in 2003 with a Bachelor of Science in urban planning with emphasis in design, and minor in architecture. Her passion for safe, inclusive, and enjoyable

public spaces and transit options has grown through her work in higher education in Los Angeles, environmental consulting in San Francisco, and advocacy for parks and open spaces at the Seattle Parks Foundation. Juanita is delighted to serve the citizens of Seattle and advocate for ecological, culturally sensitive, and community-supportive design in our city.



Norie Sato
Fine Artist
Term Expires: Oct. 1, 2009

Norie Sato is an artist who has worked in public art for over 30 years as an artist, arts planner, arts commissioner and teacher. She has experience in transit, educational facilities, civic structures, libraries,

convention centers, laboratories, streetscapes, parks and infrastructure projects. She is a member of the national Public Art Network Council, a part of Americans for the Arts. She was a member of the Seattle Planning Commission and the Seattle Arts Commission, and is currently a Board member of Seattle’s premier avant-garde performing arts presenter, On the Boards. She has worked on projects throughout the U.S. including projects in Miami, Scottsdale, Salt Lake City, Ames (Iowa), Madison (Wisconsin), Dallas, as well as Federal Way, Seattle, Bothell and Bellevue in our area.



Darby Watson
Urban Planner
Term Expires: Oct. 1, 2009

Darby has over seven years experience providing urban design, landscape architecture and planning services in the Pacific Northwest. Her recent experience includes complex public transportation

systems, urban boulevard streetscape design, and urban design guidelines. She has also developed county-wide guidelines and codes for transit oriented developments. Darby specializes in sustainable design, urban open space, and the incorporation of public art in urban design. She is a certified planner and brings knowledge and experience in project management, phased development, and innovative regulations and standards. Darby is also the chair-elect of the American Planning Association’s Urban Design and Preservation Division.

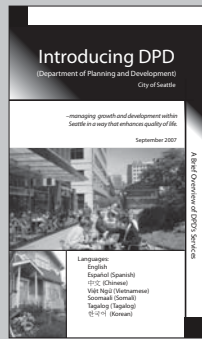
Recent Key Projects at the Design Commission

- **Fire Stations** – completed early review of five new neighborhood fire stations under development in High Point, Crown Hill, Ravenna/Bryant, Mount Baker and Lake City, and in late fall will continue to review all this same set of buildings in the schematic design stage. In addition, a Design Commission representative is part of the consultant selection panel for two new fire stations in Greenwood and Roanoke Park, and the full Commission will begin to review those projects in early 2008. On a sunny day in early August, the Commission enjoyed a hard hat site tour of Fire Station 10 and the Core Command Center and was joined by staff from FFD, SFD and the design team. This impressive new civic building lies just south of the Yesler Viaduct between Fourth and Fifth Avenues and was a recipient of a Design Commission Award for Design Excellence in 2005. The Commission was pleased to see the progress with the building and looks forward to the project opening later this year.

- **Civic Square** – in late August, four Commission members joined the Downtown Design Review Board (DRB) in a second early design guidance meeting, focusing on the tower design and refinements to the public plaza, transit tunnel connection and low-rise retail pavilions. Loading and parking access on James and Cherry was a noted concern, as was the incorporation of public art opportunities and need to strengthen the design relationship between the tower and open space below. This new public-private, mixed use office, retail and residential project will be constructed on the site of the former Public Safety Building due west of City Hall. In September, Karen Kiest and Darrell Vange of the Design Commission were joined by Bill Gilland of the DRB and briefed the City's Client Group on early design recommendations to date. They noted a number of concerns that resonated with the Client Group's own early review and the design team is now refining the project design in notable ways in response. The next joint review will be held on November 13 and the Commission will conduct a follow up briefing of the Client Group soon after. The City Council will take up legislation on several design and development conditions by year end, and has asked for input from the Commission as it weighs approval of this significant new project. The Design Commission and DRB will continue to review the project's design through 2008. Construction is anticipated to start in 2009 and is targeted for completion by 2011.
- **Mercer Corridor** – the Commission approved design development of SDOT's \$120 million project, after lengthy and comprehensive presentations at two meetings in August and September. The Commission was joined by Councilmember Peter Steinbrueck at its September meeting and appreciated his interest in the project. The Commission has been following the project for the last several years and was an early supporter of the 2-way Mercer scheme that will improve traffic flows through South Lake Union and frame redevelopment and streetscape design opportunities in the area. The Commission is particularly focused on the urban design concepts driving the new roadway design and flagged particular concern with the lighting scheme. They will continue to review the project through early 2008, helping to ensure that important design details will not get lost in the final value engineering stage of the project.
- **South Downtown Transportation Projects** – the Commission has spent considerable time lately reviewing early design work on several major roadway projects in the South Downtown area, all of which are related to and help inform progress on the Alaskan Way Viaduct's replacement. These include: SR-519, South Spokane Street Viaduct – Fourth Avenue Off Ramp, South Lander Street, East Marginal Way Flyover and the South Alaska Way Viaduct connector. The complex interweaving and concurrent schedules of all projects necessitates comprehensive thinking about urban design and streetscape design and the Commission has been a strong advocate that these roadways and new connections make appropriate civic statements given their capital investments and serve pedestrians and bicyclists, not just vehicles.
- **University Link Light Rail** – in September, the Commission welcomed members of the Seattle Planning Commission and Seattle Arts Commission in a modified version of the former Light Rail Review Panel (LRRP) and approved 30 percent design work on Capitol Hill Station. They strongly supported efforts to look at future development and streetscape design opportunities surrounding all three entries to the proposed new tunnel station. The Commission was pleased with the design team's approach to draw in natural light, accommodate bicycles and integrate the vent structures into the architecture through glazing or green screens. The impact along Nagle Place was a particular concern and future opportunities to make this pedestrian friendly rather than a mere service road were encouraged. The Commission was also intrigued to learn about

Introducing DPD

A Brief Overview of
DPD's Services



DPD is pleased to announce the recent release of its new multi-language brochure, *Introducing DPD*. This document provides a brief overview of DPD's services as well as contact information and office hours for Permits, Enforcement and Planning.

This brochure includes translations in six languages: Spanish, Chinese, Vietnamese, Somali, Tagalog and Korean.

If you would like a copy of this brochure contact:

Moon Callison
DPD Community Relations
(206) 615-1486
moon.callison@seattle.gov

Don't forget to visit DPD on the web!

At www.seattle.gov/dpd, you can:

- Apply for an electrical permit
- Request an inspection
- Check the status of your permit
- Report a code violation
- Download codes, forms and publications
- Catch up on news & events
- Comment on land use actions
- Review properties using GIS mapping feature
- Follow progress on city planning projects
- And much, much more!

design commission, cont. from page 9

early ideas for the art program. Follow-up reviews will be conducted next March and September. Also, the Commission will begin review of the UW Stadium Station later this year.

- **SR-520 Bridge Replacement and HOV Project** – this summer, the Commission was briefed by Washington State Department of Transportation and their design team on the overall project status and corridor design work focusing on the east side, as west side work awaits input from the Governor's mediation consultants. A Design Commission representative now serves as one of three City of Seattle members on the state's Mediation Stakeholders Group, charged with defining the preferred design alternative for the west side of the roadway which runs through Seattle. Regular monthly meetings of that group will continue through 2008.

Upcoming:

Looking ahead, a host of new and ongoing projects are tentatively scheduled on upcoming Design Commission agendas this fall and winter, including:

- Seattle Center Broad Street Green and Skate Park – early design work
- King County/Metro Trolley Barn project – design development
- Myrtle Reservoir and Morgan Substation – schematic design of 2 park projects
- Zoo Penguin Exhibit and West Entry Project – schematic design review
- Lake Union Trail – early design review
- Alley Vacation – for a new commercial/retail project along Mercer Corridor in SLU
- Street Vacation - Port of Seattle's plans for Alaskan Way South at Terminal 30
- Aurora Avenue North Improvements (SR-99) – schematic design review
- Thomas Street Pedestrian Bridge – design development review

Design Commission meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on Design Commission activities, contact:

Design Commission staff at DPD
(206) 615-1349
www.seattle.gov/designcommission




Get Involved in Urban Sustainability



Final Urban Sustainability Forum Events in 2007

Save the date for the final two Urban Sustainability Forum events of 2007. Both events will kick off with a catered celebration that integrates sustainability, art and, with your attendance, community connection. Please join us.

Healthy Parks, Schools and Communities: the Urban Green Movement

Monday, November 19, 5:00 p.m.-7:00 p.m.
Seattle Central Library, 1000 Fourth Ave., Seattle

FEATURED PRESENTER: Robert Garcia, The City Project, www.cityprojectca.org

ABOUT THE EVENT: Nationally, there are unfair disparities in access to safe places to play, an example being in Los Angeles where 91 percent of people living near toxic sites are people of color. While 87 percent of non-Hispanic respondents reported that “there are safe places for children to play” in their neighborhood, only 68 percent of Hispanics, 71 percent of African Americans and 81 percent of Asians agreed. Learn how advocates and activists are building a new urban green movement to maximize public access to safe places to live, learn, work, play and pray while ensuring the fair treatment of people of all colors, cultures and incomes.



García

ABOUT THE PRESENTER: Robert García is an attorney with experience in advocacy, mediation and litigation involving social justice, human health and environmental and criminal justice. He has influenced the investment of over \$20 billion for healthy livable communities for all in the Los Angeles region, and is a leader in the urban park movement, bringing the simple joys of playing in the park and school field to children in park-starved communities.

Save the Date to Learn About One Planet Living

Creating the Greenest Neighborhoods in North America

Monday, December 10, 5:00 p.m.-7:00 p.m.

Seattle City Hall, 600 Fourth Ave., Seattle

FEATURED PRESENTER: Greg Searle, One Planet Living, www.oneplanetliving.org

FEATURED ARTIST: Perri Lynch, www.velocitymadegood.org

ABOUT THE EVENT: One Planet Living is an endorsement given to a select handful of the greenest neighborhoods in the world. These Zero Carbon/Zero Waste mixed-use developments integrate the highest standards in green building, renewable energy, sustainable agriculture and transportation, biodiversity regeneration and “green lifestyles.” These developments set the most ambitious targets for green community development yet seen in North America. The goal: reduce the ecological footprint of residents by 80 percent to a truly sustainable, “one planet” level.

About the Urban Sustainability Forum

Our energizing public forum is an opportunity for business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future of Seattle. Join us to hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

These events are sponsored by the City of Seattle (Department of Transportation and DPD), the Seattle Public Library, BetterBricks, Cascadia Region Green Building Council.

Information on all 2007 speakers is available on our website at www.seattle.gov/dpd/greenbuilding.

Questions?

Janet Stephenson
City Green Building Outreach
(206) 615-1171
janet.stephenson@seattle.gov

Green Building Events in Seattle

Here's a snapshot representing just a few green building events in Seattle this month. For more information, and more event listings, please go to www.seattle.gov/dpd/greenbuilding and click on "events calendar."

Living Green Series at Carkeek Park

www.seattle.gov/parks/environment/Carkeek.htm
Carkeek Park Environmental Learning Center is offering classes this fall on ways to create an environmentally friendly, sustainable household. There are classes on putting solar panels to use, using all the fruit from a fruit tree, remodeling a home with sustainable materials, and education on the salmon life cycle. Please register for the courses one week prior to the class date. All classes will take place at the Carkeek Park Environmental Learning Center located at 950 NW Carkeek Park Rd. Please call (206) 684-0877 to pre-register or email: carkeek.park@seattle.gov.

- November 8 — *What's Good for You is Good for the Watershed*
- November 13 — *Greener and Healthier Household Alternatives*

Lighting Workshops at the Lighting Design Lab

www.lightingdesignlab.com/calendar/classes.html
Lighting remains one of the easiest and most cost effective ways to make buildings more efficient. Even if you have done a retrofit as recently as 10 years ago, there are new products and strategies that can work for you. We will examine methods on how to approach a retrofit for maximum results. Stay for the afternoon and learn the pro's and con's of emerging technologies and trends, focusing on what works, what is now a must have and what you should hold off on.

- November 7 — Lighting Design Lab Seattle, 400 E Pine St. #100, Seattle

Green Resource Council of the Northwest:

Specifying Green-Pulling it All Together and Certification Systems – First, Second and Third Party: A 2-hour workshop for commercial interiors professionals, exploring the fundamentals of how to specify green. Participants will learn how to ask the right questions when talking with manufacturers' representatives to gain more in-depth product information, as well as gain a technical understanding of certification systems and what they all mean.

Green Roundtable Discussion: This roundtable discussion includes a panel of manufacturers and design pro-

fessionals who will address the top concerns related to their sector when "specifying green" on a commercial interiors project. Wrap up with Q&A session. To register, please contact Brooke Best at (206)686-3357 or email Brooke@apexfacility.com.

- November 15 — UW Center for Urban Horticulture, Northwest Horticultural Society (NHS) Hall, 3501 NE 41st St. Seattle

Urban Sustainability Forum:

Building the New Green Urban Movement within Diverse Communities

Featuring: Robert Garcia. See article on page 11

- November 19 — Seattle Central Library, 1000 Fourth Ave, Seattle

Sustainable Development: Incorporating Green Designs into Your Building Projects

www.lorman.com

One of a series of seminars hosted by Stoel Rives, Attorneys-at-Law, to keep informed about new developments, regulations or laws that affect the green building industry. Lucia Athens, City Green Building's program manager, leads a discussion on green building policy developments at the City of Seattle.

- November 28 — Washington State Convention Center, 800 Convention Place, Seattle



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Announcing the 2007 Built Green Incentive Recipients!

In April's *dpdINFO* (www.seattle.gov/dpd/News/dpdINFO) we alerted readers to the availability of cash incentives to help you build green. This month, we're proud to announce the seven local companies who are the 2007 Built Green Incentive Recipients – and the launch of a second round of incentive funding!

The Built Green Incentive was developed by the Master Builders Association's Built Green program, King County and the City of Seattle to encourage environmentally motivated companies to try enhanced green building techniques in their building projects. The Built Green Incentive is funded by grants from King County and Seattle Public Utilities both of whom are committed to market transformation and the support of local high-level green building projects.

The incentive was targeted at builders interested in developing projects that will meet the Built Green 4- or 5-Star certification levels. In the Built Green program, 4 and 5-Star projects meet superior environmental standards, including Energy Star® certification, and must be independently verified. The incentives will help offset some of those certification costs, which will include performance testing. Based on the past eight years of certifying local projects, Built Green has found that once a builder incorporates these advanced techniques into their building practices, that builder is much more likely to continue to incorporate them in future projects.

Competition for the incentives was fierce and made for some difficult decisions by the funding committee.



*gProjects, LLC received 2007 incentive funding to build a set of 5-star homes in Seattle. In 2006, they completed this 3-star certified project at 19th and Pine.
Photo credit: Jeff Case Photographic.*



*gProjects uses FSC Certified wood, cork, bamboo, stained concrete and I-beams in achieving their totally unique signature design aesthetic.
Photo credit: Jeff Case Photographic.*

Of the 35 projects that applied for funding, the following seven were selected.

5-Star Level, Single Home

- Shirey Contracting, Inc. – Zero Energy House, Bellevue
- Pomeroy Consulting – Pomeroy Residence, Bellevue
- Knox Family – Knox Family Residence, Seattle
- Nelse Design Build – Green3, Seattle

5-Star Level, More than 4 Units

- CAST Architecture – Fremont Townhomes, Seattle
- gProjects LLC – Urban Canyon, Seattle

4-Star Level, More than 4 Units

- TMG - Cottages, LLC – Kings Cottages, Unincorporated King County

The incentives were awarded for new construction projects ranging from a single family home, townhome projects, and larger developments of 10 homes or more. The funding ranged from \$2,500 to \$15,000 for each project with a total of \$45,000 awarded.

For more information on the requirements to certify a project at the 4- and 5-star levels within the Built Green program, visit the checklist section of the website at www.builtgreen.net/checklists.html. In addition to the numerous requirements established within the checklist, there were

incentives, *cont. from page 13*

additional requirements added specifically for the Built Green Incentive that included:

- Meet the King County 2005 Surface Water Design Manual Standards or equivalent.
- 75% minimum recycling rate for all construction and demolition debris.
- Meet at least five of the following:
 - Install FlushStar® approved 1.6 gallon or dual flush toilets.
 - Install WashWise approved clothes washer(s).
 - Install bathroom faucet aerators with 1.0 gallon per minute (gpm) or less.
 - Install showerheads with 2.0 gpm or less.
 - Install dishwasher(s) with an energy factor of 0.68 or higher.
 - Landscape with native or locally-adapted plants.
 - Install functioning drip irrigation system, or no irrigation.

These projects will ultimately serve as quality examples of innovative ways in which we can build high performance homes that are attractive and cost effective. Please stay tuned to the Built Green Incen-

A **second round** of incentive funding is beginning November of 2007, with applications due by the end of December 2007 and distributions occurring in early 2008. If you are interested in applying or would like more information on the Built Green Incentive application criteria and requirements, please visit the website at www.builtgreen.net/incentive.html.

tive website for pictures and updates as the projects are currently underway!

“The incentives are a great way for those companies that are already building green to take the next step into even greener pastures,” said Aaron Adelstein, Built Green executive director. “Through their leadership and expertise, they will inspire others in the region, demonstrate market

demand, and provide a model for others to replicate.”

To learn more about many other incentives available all year round for green building go to www.seattle.gov/dpd/greenbuilding and click on “Incentives and Assistance.”

About Built Green

Built Green is an environmentally-friendly, non-profit, residential building program of the Master Builders Association of King and Snohomish Counties, developed in partnership with King County, Snohomish County, and other agencies and environmental groups in Washington State. For more information see www.builtgreen.net.



Applicant Services Center is Here to Serve You



The Applicant Services Center is DPD’s central point where you can apply for a permit, participate in one-on-one coaching, pay fees and get general information about the permitting process. Other services include plans review, over-the-counter trade permits, address assignment and drainage and sewer review. The waiting room is equipped with free wireless internet.

ASC hours are:

M, W, F: 7:30 a.m.-5:30 p.m.

Tu, Th: 10:30 a.m.-5:30 p.m.

Note: Sign-in for service ends at 4:30 p.m. every day.

Contact us at:

DPD Applicant Services Center
(206) 684-8850
TTY – (206) 233-7156

Incentives for New Commercial and Multifamily Building Projects

City Green Building brings you news of increased rebates and incentives.

Water Conservation Incentives From Seattle Public Utilities

Who would have thought five years ago that today, you can choose from over 100 models of high efficiency toilets that use less than 1.6 gallons and perform better than any toilet has in the past. Urinals are using little to no water., but no one wants to stop there. Seattle Public Utilities now offers a custom incentive of \$10 per gallon per day saved for innovative, cost effective and demonstrated water conservation technology in new commercial sector construction. Dewatering a foundation and reusing that water, steam condensate reclaim, stormwater collection and reuse, or zero blowdown cooling tower water treatment are a few examples of technologies that could qualify for this new financial incentive. Finding new ways to use less can really pay off with a nice check and lower utility bills over the life of the building.

For more information on water saving incentives, please go to www.savingwater.org. Utilities participating in the Saving Water Partnership offer financial incentives for:

- Owners/managers of apartments and condos
- Industrial and commercial customers
- Sprinkler and irrigation systems
- New construction and major remodels
- Irrigations systems/commercial and residential

Energy Efficiency Incentives from Seattle City Light

Seattle City Light has increased the incentive levels for multifamily and small commercial lighting upgrades, and commercial and industrial lighting and equipment upgrades.

For Efficient Lighting Projects

Energy Smart Services

- From \$.13 and \$.14 cents to \$.20 cents per first-year kwh savings.
- Funding caps in existing buildings rise from 60 to 70 percent of project cost.

For High Efficiency Industrial Equipment (expected 15-year service life)

Energy Smart Services

- From \$.15 to \$.23 cents per first-year kwh savings.



Ivars Acres of Clams and The Salmon House: Improvements produced end-use water savings of over 50 percent, while maintaining full service to close to one million customers.

For Small Commercial Lighting Retrofit Projects

Smart Business Program

- Increases in several of our standard rebate amounts.

For Multifamily New Construction Common Area Lighting

Built Smart Program

- Increase from \$0.15 to \$0.20 per first-year kwh savings.

For Multifamily Retrofit Lighting Projects

Common Area Lighting Program

- Increase from 70 percent to 85 percent of the project cost (based on average installed costs).

City Green Building offers information on and links to these and many other incentives available to multifamily and commercial projects – all in one place! Just go to www.seattle.gov/dpd/GreenBuilding/, click on “Multifamily” or “Commercial” and click on “Incentives” and you’ll find a comprehensive list of resources, that can offer your project significant savings.

Please for more details, please visit www.energysmartservices.com and www.seattle.gov/conserv. For more information about energy efficiency incentives, contact:

Seattle City Light’s Help Line
(206) 684-3254

Ready to take advantage of federal dollars?

You have until December 31, 2007. That’s the deadline to secure tax credits of up to \$500 for energy-saving products such as high-efficiency furnaces, water heaters, windows and insulation. Happily, credits of up to \$2,000 for solar upgrades – including solar water heaters and photovoltaic roof panels – remain through December 31, 2008. And don’t forget, the City of Seattle also offers cash incentives to help you benefit from energy and water efficiency technologies.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
<i>Hours: M,W,F: 9am-4:30pm; Tu,Th: 10:30am-4:30pm</i>	
Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*; 1-4:15pm</i>)	684-8850

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