

A panoramic view of the Seattle skyline featuring the Space Needle, various skyscrapers, and Mount Rainier in the background under a clear blue sky. The foreground shows some green trees.

URM TDR/Retrofit Credit Sub-Group

Photo by John Skelton



Seattle Department of
Construction and Inspections

Public Workshop Planning Meeting
September 20, 2023

Today's Meeting

Goal:

- Scope Public TDR Workshop

Meeting Agenda:

- Introductions
- URM Program Update
- TDR Working Group Recommendations
- Discuss future public workshop:
 - Meeting Goals and Desired Outcomes
 - Desired Audience and Attendees
 - Time/Location
- Next Steps





Introductions

URM Program Update

Parallel Tracks

1. Technical Development

- Updated Draft URM Retrofit Technical Standard
 - Director's Rule 6-2023, *Effective 9/19/2023*
 - Proposed Resolution 32111

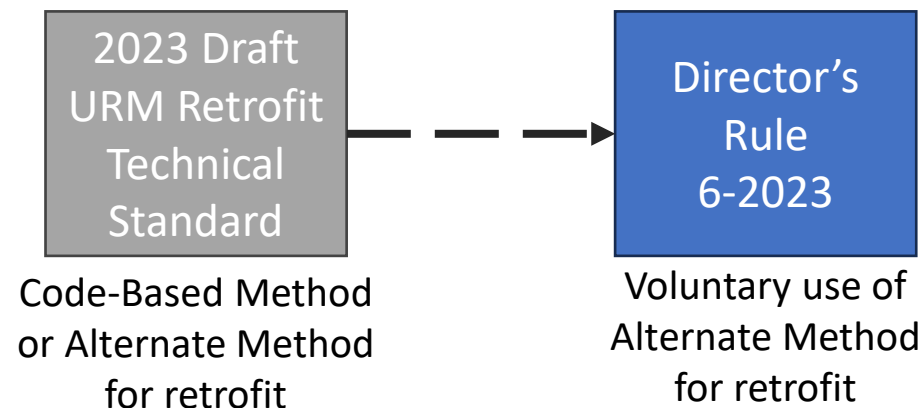
2. Policy Development (Ordinance & Program)

- TDR Program Analysis
- FEMA Grant Application
 - Congresswoman Jayapal Support



Establishing A Minimum Seismic Standard for URM Retrofits

- 2012 Draft URM Retrofit Standard
- 2023 Draft URM Retrofit Technical Standard
 - Updated seismic hazard and building codes.
 - Addresses testing and quality of existing masonry construction.
 - Establishes “Alternate Method” for eligible URMs.
 - **Sept 19: Adopted via Director’s Rule 6-2023**



- Changes to Code ^
- 2021 Seattle Code Adoption v
- Affordable Housing Design Review Amendments v
- Code Corrections v
- Floodplain Development Regulations Update v
- Home Occupations v
- Incentive Zoning Update v
- Leaf Blower Best Practices v
- Rooftop Coverage Regulations v
- Unreinforced Masonry Buildings ^**
- Get Involved
- Project Documents
- Background
- Timeline
- Urban Center College Housing v
- Accessory Dwelling Unit
- Childcare Ordinance v
- Environmentally Critical Areas Update v
- Shoreline Master Program
- Tree Protection v
- Construction Code Interpretations

Unreinforced Masonry Buildings - What & Why



What's Happening Now?

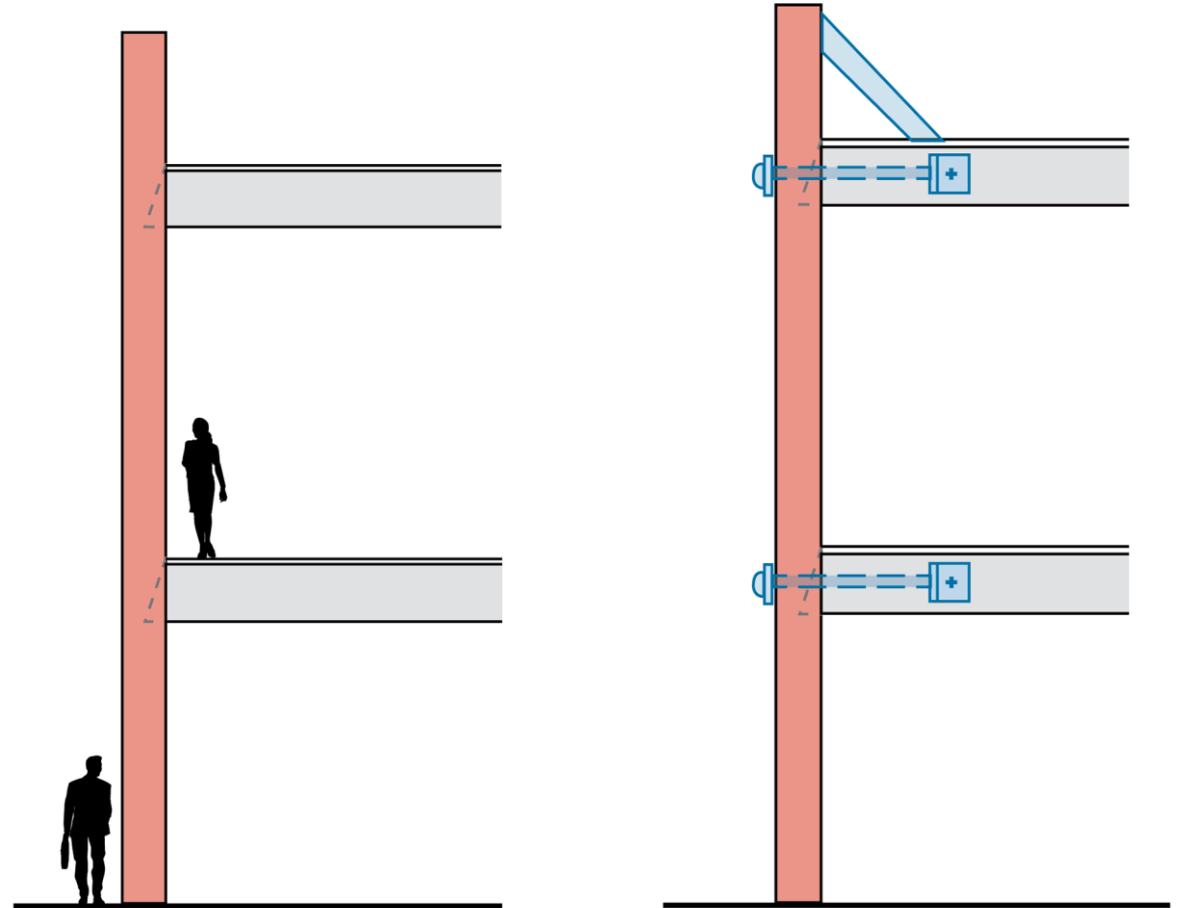
Technical Standard:

A team of structural engineers have been updating the 2012 Technical Standard to reflect changes in building codes and a better understanding of Seattle's earthquake hazard. The updated draft URM Retrofit Technical Standard and supporting Director's Rule are the first step in establishing a baseline retrofit standard for the voluntary retrofit of URM buildings. The Director's Rule and Technical Standard will be used to inform the phasing in of a mandate for the seismic retrofits of URMs as requested in Resolution 32033.

- The Draft Director's Rule 6-2023, [Alternate Method for the Seismic Improvement of Unreinforced Masonry Buildings \(URMs\)](#), is available for public comment (view the [public notice](#)). The intent of this rule is to provide a voluntary methodology for seismic improvements to URMs which addresses testing and quality of existing masonry constructions and mitigates collapse hazards in an earthquake. This rule will formally allow use of the alternate method for retrofit, reducing costs to building owners compared to a code-based retrofit while increasing life safety of the building.
- Components of the [Draft URM Retrofit Technical Standard](#) will be adopted through the above Director's Rule. It is SDCI's intent SDCI to pursue adoption of the draft Technical Standard to establish minimum compliance standards for retrofit of URMs. This draft Technical Standard will inform the development of the mandatory retrofit ordinance requested in Resolution 32033.
 - We held two virtual public meetings providing opportunities for questions and answers on the draft URM Retrofit Technical Standard on June 8, 2023, and June 12, 2023. Be sure to check out [slides](#) and [recording](#) from these presentations.

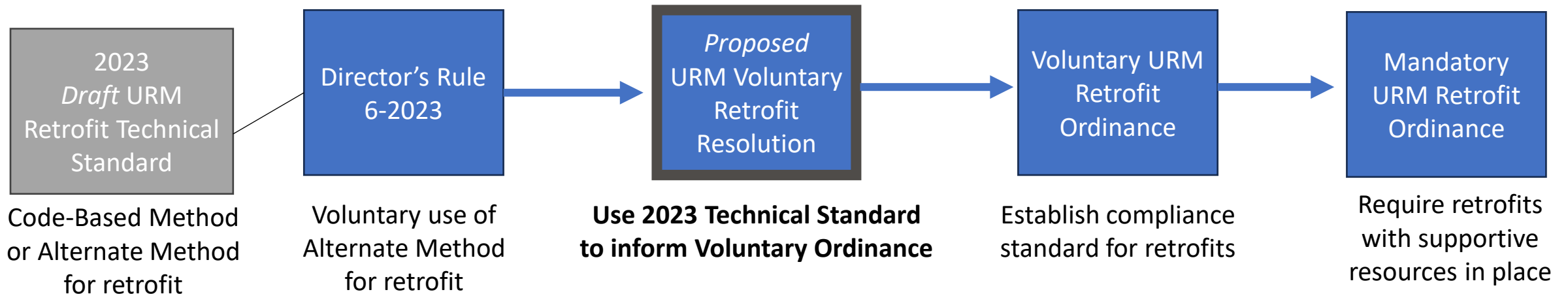
The Alternate Method:

- Consists of :
 - Bracing the parapets.
 - Strengthening connections between walls and floors.
 - Preventing the walls from falling outwards.
- Is designed to:
 - Prevent collapse and loss of life while minimizing design and construction costs.



Proposed URM Voluntary Retrofit Resolution

- Long-term goal remains establishing a Mandatory URM Retrofit Ordinance
- Introduces a short-term goal: Voluntary URM Retrofit Ordinance (*Spring/Summer 2024*)
 - Establishes a retrofit compliance standard.
 - Provides building owners assurance their retrofit will be compliant with future legislation.



Goals of Proposed Resolution 32111

1. Celebrate the milestone of publishing the updated Draft URM Retrofit Technical Standard.
2. Provide transparency to building owners of SDCI's intent to use this Draft URM Retrofit Technical Standard to inform future legislation.
3. Formally add development of a URM Voluntary Retrofit Ordinance and Retrofit Recognition Process to SDCI's workplan.

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Legislative information prior to February 2015 can be found on the [Online Information Resources](#) page.

[Help](#)

1 record	Show	Group	Export	
Record No	Ord/Res No:	Type	Status	Title
Res 32111		Resolution (Res)	Introduction & Referral Ready	A RESOLUTION declaring the City Council's and the Mayor's intent to recognize the seismic retrofit of unreinforced masonry buildings in compliance with the City's URM Retrofit Technical Standard.

Continuing Implementation of Resolution 32033

URM Policy Development Working Groups				
Group	Technical Standard Briefing Working Group	Communications Working Group	Funding Working Group	Owners' & Tenants' Needs Working Group
<i>Intent</i>	<i>Provide forum for Q&A on technical standard</i>	<i>Community engagement and acceptance</i>	<i>Explore ways to mitigate cost of retrofits</i>	<i>Address physical and economic displacement</i>
<i>Sub-Group</i>		<i>Case-studies sub-group</i>	<i>Retrofit Credit/TDR sub-group</i>	
<i>Sub-Group</i>			<i>Grant & Finance sub-group</i>	

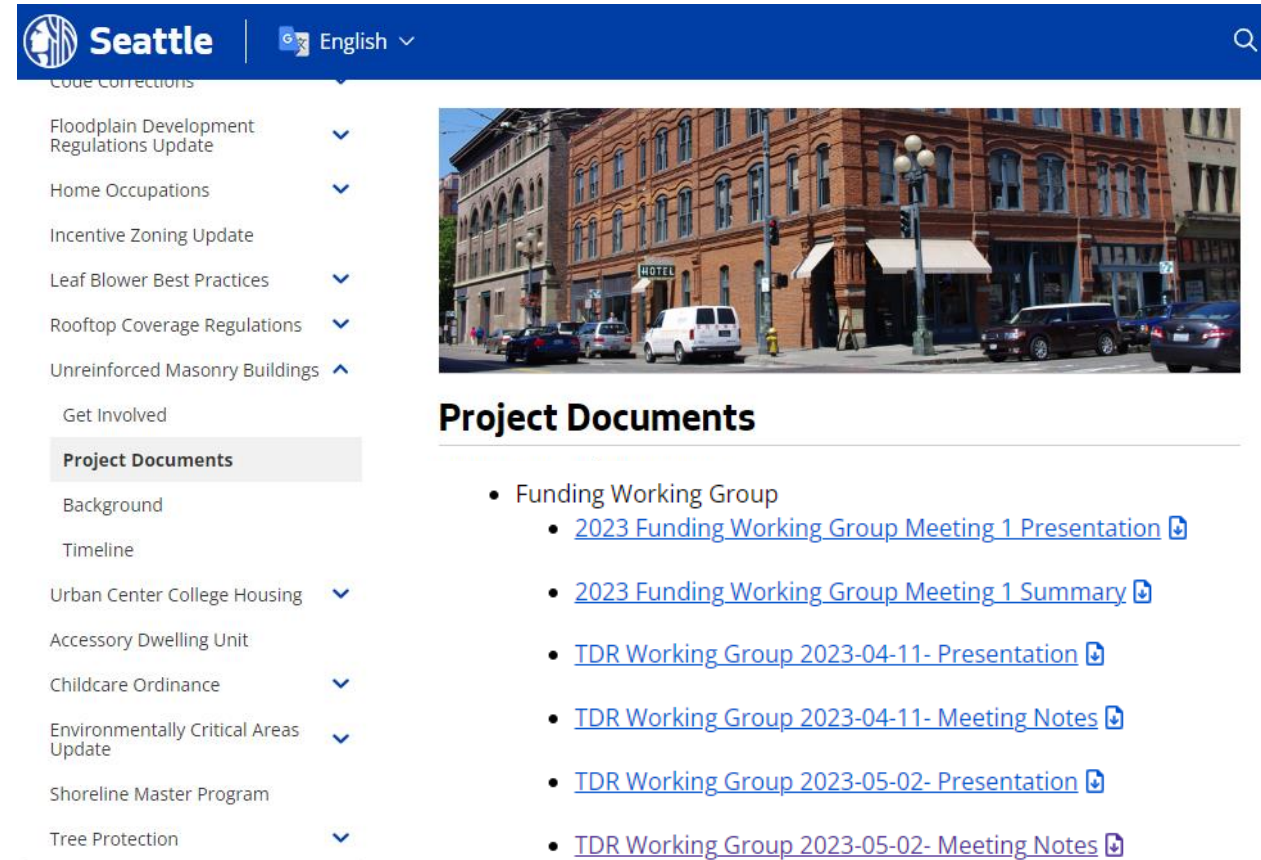
Policy Development- Funding Working Group

- FEMA Grant Application
 - \$500,000 to develop “Benefit Cost Analyses” for 3-4 representative URM buildings
 - Congresswoman Jayapal support for improving access to FEMA funding for earthquake retrofits.
- Transfer of Development Rights/Retrofit Credits
 - 9/20 Working Group Meeting
 - Fall 2023 Public Workshop



Recap last TDR Working Group Meeting

- Discussed the concept of three TDR geographies:
 1. Contiguous Urban Centers (downtown, First Hill/Capitol Hill, Uptown, South Lake Union);
 2. The Manufacturing/Industrial Centers
 3. A set of 4-5 Non-Center district areas, loosely based on Council districts.
- A need to understand demand for credits while managing supply.
 - Public Meeting of developers and building owners to discuss
 - Map showing neighborhoods with URMs and zoning with FAR values



The screenshot shows the Seattle Department of Construction & Inspections website. The top navigation bar includes the Seattle logo, a language dropdown set to 'English', and a search icon. A vertical navigation menu on the left lists various regulatory updates and programs, with 'Project Documents' highlighted. To the right of the menu is a photograph of a historic brick building. Below the photo, the 'Project Documents' section lists several links related to funding and TDR working group meetings.

Seattle | English

Code Corrections

- Floodplain Development Regulations Update
- Home Occupations
- Incentive Zoning Update
- Leaf Blower Best Practices
- Rooftop Coverage Regulations
- Unreinforced Masonry Buildings

Get Involved

Project Documents

- Background
- Timeline
- Urban Center College Housing
- Accessory Dwelling Unit
- Childcare Ordinance
- Environmentally Critical Areas Update
- Shoreline Master Program
- Tree Protection

Project Documents

- Funding Working Group
 - [2023 Funding Working Group Meeting 1 Presentation](#)
 - [2023 Funding Working Group Meeting 1 Summary](#)
 - [TDR Working Group 2023-04-11- Presentation](#)
 - [TDR Working Group 2023-04-11- Meeting Notes](#)
 - [TDR Working Group 2023-05-02- Presentation](#)
 - [TDR Working Group 2023-05-02- Meeting Notes](#)

Scope of Public Meeting

Meeting Goals and Desired Outcomes

- Goal #1: Increase building owner understanding of TDRs
 - TDR 101
- Goal #2:
 - Gain insight into developer and building owner perspectives on the value of TDRs
 - Attendee reactions to scenarios:
 - how would they go about determining what they would be willing to pay?
 - How would they go about determining whether to sell? What price would you need?
- Desired Outcome: Guidance for TDR Feasibility Study

Desired Audience and Attendees

- Time & Location
- Logistics:
 - Translation Services

Scope of Public Meeting

Meeting Goals and Desired Outcomes

- Goal #1: Increase building owner understanding of TDRs.
- Goal #2: Gain insight into developer and building owner perspectives on the value of TDRs.
 - How would they go about determining what they would be willing to pay?
 - How would they go about determining whether to sell? What price would they need?

Target Audience and Attendees

Time & Location

- City Hall

Logistics

- Translation Services

Unreinforced Masonry Buildings

- Unreinforced Masonry Buildings

Unreinforced Masonry Buildings Geographic Zones

- A - Downtown & South Lake Union Urban Centers
- B - Manufacturing / Industrial Centers
- C - North - Council Dist 4, 5 & 6
- D - Central - Council Dist 3 & 7
- E - South - Council Dist 1 & 2

ZONING - Applicable

- NC, C, LR2, LR3

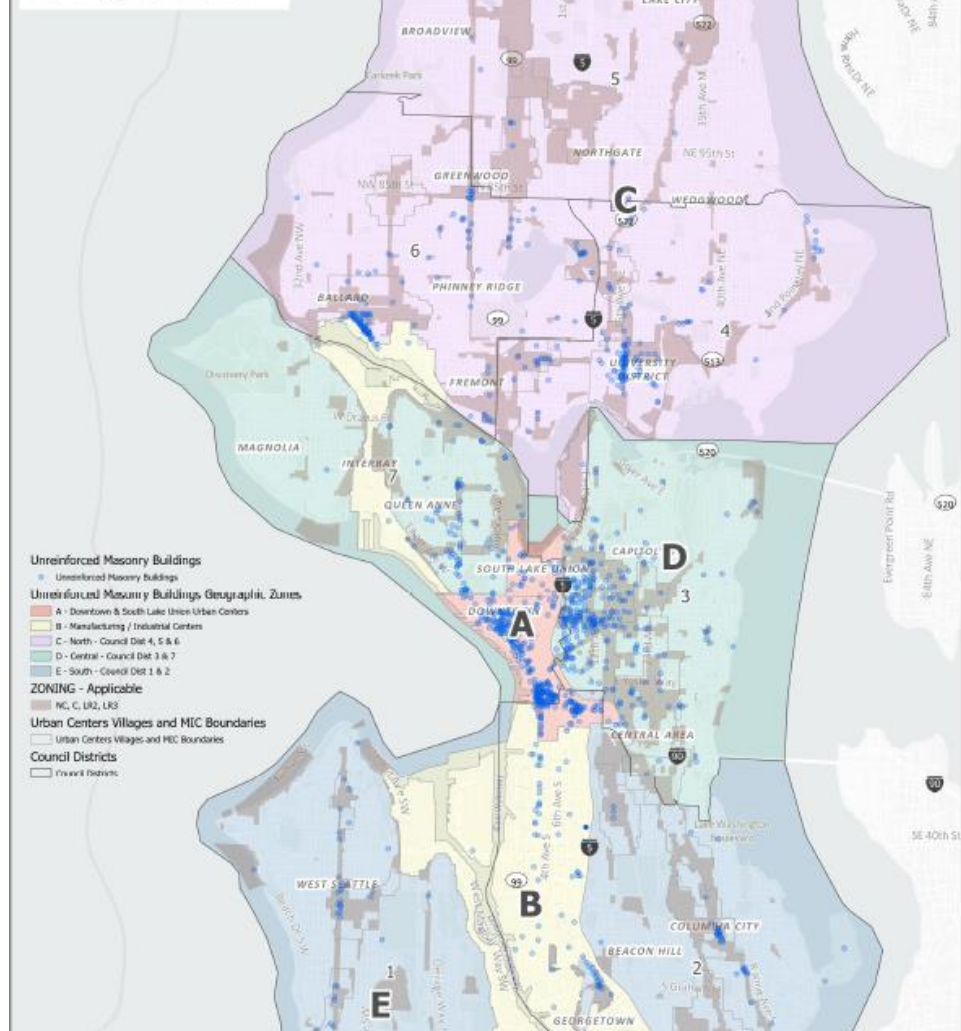
Urban Centers Villages and MIC Boundaries

- Urban Centers Villages and MIC Boundaries

Council Districts

- Council Districts

Unreinforced Masonry Building Distribution



DRAFT: For discussion purposes only

Geography	URM Count	Zoning Dev Site Count	Zoning Dev Site Area (Acres)	Total Dev Site Count	Total Dev Site Area (Acres)	Zoning Parcel Count	Zoning Parcel Area (Acres)	Total Parcel Count	Total Parcel Area (Acres)	Land Area (Acres)	Total Area (Acres)
A	351	39	59.02	1,452	813.96	38	47.48	1,789	812.28	1,262.09	1,391.65
B	63	107	685.67	2,766	5,288.54	102	522.47	2,902	4,889.96	5,732.78	6,845.71
C	271	11,118	4,817.26	73,735	16,051.29	17,846	4,325.86	82,506	15,480.46	20,221.82	25,868.9
D	350	6,841	2,621.03	33,050	7,624.14	10,884	2,034.87	38,824	7,407.34	9,671.53	13,610.91
E	106	6,805	2,643.94	55,558	12,604.03	11,712	2,677.09	62,063	12,546.1	16,223.98	20,762.29

Next Steps

Questions?

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