

DPD at a Glance

Budget: \$78 Million

Staff: 418 Staff

Executive Team:

FELECIA CALDWELL, Department Administration

BOB LAIRD, Operations

FAITH LUMSDEN, Code Compliance

NATHAN TORGELSON, Deputy Director

VACANT, City Planning

Contact Us

2014 Annual Report



EDWARD B. MURRAY
City of Seattle Mayor

My goal is to ensure that Seattle is a safe, vibrant, affordable, interconnected city for all. Today we are seeing unprecedented growth in our neighborhoods and economy. At this crucial juncture, the City is revising its Comprehensive Plan to shape the Seattle

of tomorrow. The Department of Planning and Development plays a major role in this process by guiding housing development for the 120,000 additional residents we expect over the next 20 years. Both land use polices and construction regulations are an important factor in housing affordability; the work of this department will help to ensure we become a more livable and sustainable city for all.



DIANE SUGIMURA
DPD Director

Seattle found itself in a unique and perhaps enviable spot in 2014. Major development projects were being planned and built, residential development hit an all-time high, job growth just wouldn't stop. Seattle ... the city where people want to invest, where people want

to be. And in the midst of all of this, we are seeing a widening gap between those who are benefiting from the growth, those who are not, and those who are being displaced by all this economic development. Through the wide range of activities DPD is responsible for, we want to make sure the city continues to be a place where people want to be, and continues to be a place where people can afford to be. Thank you.

By Phone:

Applicant Services Center (ASC)	684-8850
Community Engagement	684-8880
Code Compliance Division	615-0808
General Department Information	684-8600
Licensing & Testing	684-5174
Microfilm Library	233-5180
Office of the Director	684-8899
City Planning	684-8880
Public Resource Center (PRC)	684-8467
21st Floor Reception (Construction Permit Review)	684-8950
22nd Floor Reception (Land Use Planners, Construction Inspection)	684-8860
Side Sewer Program	684-8860
Site Development Services	684-8860
Technical Code Development	233-3892
Rental Registration and Inspection Ordinance (RRIO) Helpline	684-4110

Online:

Find us on the Web:	www.seattle.gov/dpd
Follow us on Facebook:	www.facebook.com/SeattleDPD
Read our blog:	buildingconnections.seattle.gov
Follow us on Twitter:	twitter.com/seattledpd



City of Seattle
Department of Planning and Development

Department Highlights

Seattle 2035/Comprehensive Plan Major Update

Seattle 2035 is the blueprint for how the City will change and grow. Over the next 20 years, we are planning for an additional 120,000 people and 115,000 jobs. In 2014 we had a citywide conversation about change – where we've been, where we are now, and where we want to go. This conversation will continue in 2015 as we have released a Draft Environmental Impact Statement and will release a draft Comprehensive Plan for the public to review. The Plan update places a renewed emphasis on consideration of race and social equity and displacement as Seattle continues to grow.

Rental Registration and Inspection Ordinance

The Rental Registration and Inspection Ordinance program launched in 2014. Currently over 100,000 units are registered; inspectors have been trained and inspections of registered units began in early 2015. This proactive program has the goal of helping to preserve and improve the quality of the rental housing stock in Seattle.

Community Planning

DPD undertakes focused planning efforts in specific areas of the city in partnerships with local residents and businesses. We focus our efforts on: areas that have or will see significant transportation investments and growth; on communities that are focusing on building capacity; and on anti-displacement and workforce development strategies. We are working with neighbors in the University District, Ballard, Uptown, Rainier Beach, Lake City, Delridge, Little Saigon, and the Central District, to name a few.

Affordable Housing

DPD is working on the Mayor's Housing Affordability and Livability Agenda to develop recommendations to encourage affordable housing development options for individuals and families throughout the city.

Land Use Policies

In 2014, DPD worked on a variety of policy initiatives in the city, including the Shoreline Master Plan update, and standards for environmentally sustainable buildings, pedestrian areas, housing options, green streets, marijuana businesses, parking requirements, and the location of homeless encampments.

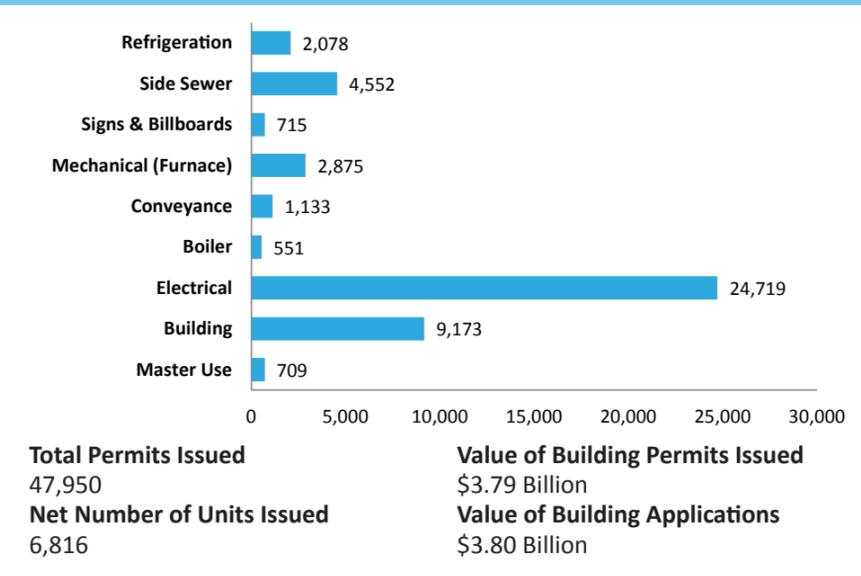
Design Review

DPD fosters great design in new buildings and neighborhoods. We are working with members of the community to identify ways to make the Design Review Program more efficient and accessible.

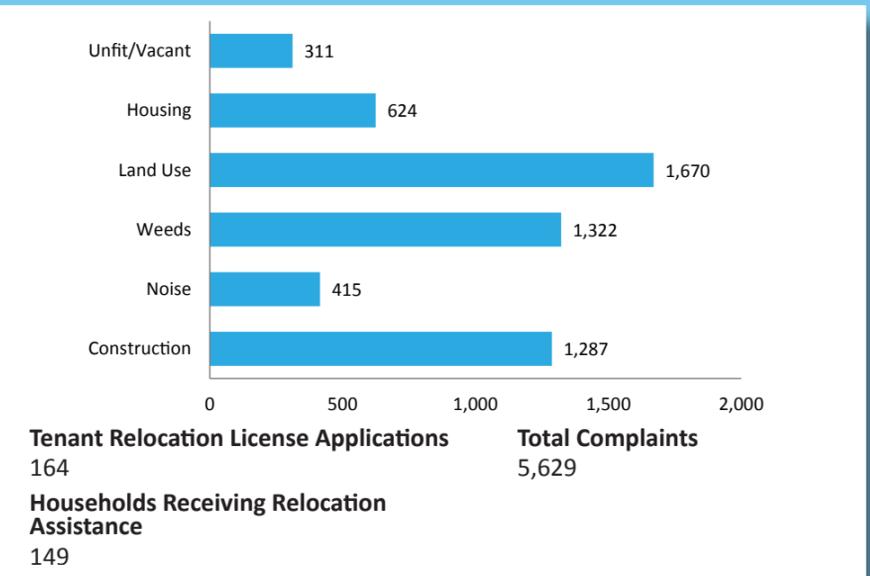
Outreach and Engagement

DPD's outreach and engagement team helps inform and engage a diverse audience on issues ranging from rental housing to long-range planning projects. Our engagement tools include social media, walking tours, open houses, and displays at community centers, libraries, and museums. We continuously explore new ways to encourage two-way communication between DPD and the community.

Permits Issued by Type, 2014



Violation Complaint by Type, 2014



City Planning

DPD's City Planning division partners with the community to develop policies that contribute to a dynamic, sustainable Seattle. We work with neighborhoods, businesses, residents, and other agencies to build and preserve a great city — safe and sustainable, diverse and healthy, energizing and supportive. City Planning staff provide expertise in environmental protection, community planning, urban design, physical development, and land use regulations, and are developing approaches to encourage affordable housing. We are planning with many neighborhoods across Seattle. We are engaging our city around "Seattle 2035": our update to the Seattle Comprehensive Plan that will shape Seattle's future for the next 20 years. Through this work, we help create a city that is inviting for everyone who lives, works, plays, and visits here.

Code Compliance

The code compliance team works to resolve complaints on a variety of community safety and quality of life issues. These include conditions in tenant housing, construction without permits, unauthorized uses, junk storage, and unsecured vacant buildings. Volumes of complaints and cases have increased every year since 2010, reflecting the increases in development, population, and accompanying pressures on land and buildings. Tenant relocation applications and assistance payments to low-income tenants displaced by new development also increased in 2014. With the legalization of recreational marijuana, we have seen an increase in complaints brought against medical dispensaries and are working with other departments to manage these complaints. Vacant building complaints also rose in 2014. Our vacant building codes aim to preserve public safety, stem further deterioration, and keep buildings closed and secure from unlawful entry. The code compliance team is preparing to implement the updated Shoreline Master Program including changes in regulation of onwater residences.

Permits

Permitting activity remained strong in 2014 with over 9,000 building permit applications valued at \$3.8 billion. While not as high as 2013, it still ranks as one of the largest numbers in the last 20 years even when inflation adjusted values are used. The \$3.8 billion value of issued permits is an indication that current applications will likely lead to construction. The combination of high volume and high value makes it a challenge to meet our review and inspection targets. However, the staff we hired in 2012 and 2013 are trained and helping get the work accomplished. In 2014 we received applications for 709 Master Use Permit applications, a slight increase over the number received in 2013. The net number of units permitted rose slightly from 2013 to 6,816. The volume of electrical permits remained high, increasing almost 10% over the number of applications in 2013. Permitting remained strong again for boilers, conveyance devices, mechanical equipment and systems, and side sewers. All of the permitting activity continued to keep our construction inspection groups very busy. We continued to conduct 98% of building and electrical inspections within 24 hours of receiving the inspection request.

Department Administration

The administration division is responsible for Human Resources, Information Technology, Finance, and Accounting activities for the department. Hiring continues to be a focus due to the sustained high construction activity in the city. Positions added last year resulted in many internal promotions which necessitated more hiring activity. We continue to work to replace our major technology system, which is essential for coordinating and tracking our permitting and enforcement actions. Technology improvements will provide improved access and more information for our customers, allow for more efficient permit processing, accommodate our new Rental Registration and Inspection Ordinance program, and continue efforts toward complete electronic plan submittal and review. The division carefully monitors revenue sources to set appropriate fees, to ensure that fees charged are used for appropriate expenses, and to make certain that our fees reflect the cost of service.