



June 2008

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

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No. 6

South Downtown Final Environmental Impact Statement Published

The South Downtown Final Environmental Impact Statement (EIS) will be published on May 29, 2008. Both the Final EIS and the draft land use recommendations will be available from the Public Resource Center and at www.seattle.gov/dpd/planning/southdowntown.

DPD will host a public open house to provide information about the draft recommendations. The neighborhoods of Pioneer Square, Chinatown/International District, Little Saigon, and the stadium areas at the northern edge of the Greater Duwamish Manufacturing/Industrial Center are included in the study.

The "Livable South Downtown" Open House is Tuesday, June 3, 2008, 5:00 – 7:00 p.m. in the Bertha Landes Room, Seattle City Hall, 600 4th Avenue. A short presentation will begin at 6:00 p.m.

Comments about the draft land use recommendations will be accepted through June 30, 2008.

For more information, contact:

Susan McLain, DPD Planner, (206) 684-0432
Gordon Clowers, DPD Planner, (206) 684-8375



Planning to take advantage of the coming summer to do some remodeling? You might want to familiarize yourself with the importance of a site plan: What is it? When do you need it? See page 3 for details.

A Vision for Little Saigon

Little Saigon is a thriving business district that has emerged around the intersection of 12th Avenue S. and S. Jackson Street over the past 20 years. It is an area undergoing change where commercial activity and residential density will likely increase in the future. As part of the Livable South Downtown planning project, Atelier Dreiseitl, a landscape architecture firm from Germany, has assisted in the development of an urban design vision to help the community guide the physical landscape of Little Saigon.

The proposed urban design vision is an integrated concept for public spaces that includes open space, pedestrian connections, street improvements, stormwater recycling and green infrastructure that could be implemented over the long term. The vision also strives to enhance the

see **saigon** on page 6

Monthly Highlights

- Discontinuing ROWI fee, pg. 2
- DPD Permit Turnaround Times, pg. 2
- Summer Start Series, pg. 3
- Improving Interdepartmental Coordination, pg. 4
- Dan Solomon at Transformational Lecture Series, pg. 5
- Seattle to Replace Fire Stations, pg. 6
- Planning Commission Aims to Improve Housing Affordability, pg. 7
- Single Family Code Amendments, pg. 8
- New Environmental Thresholds Effective May 30, pg. 9

inside info

Customer Alerts.....	2-4
Sustainable Building	5
City Planning.....	6-9
Seattle Planning Commission.....	7
Publication Updates	9
How to Reach Us at DPD.....	10

Visit us online anytime.

www.seattle.gov/dpd



DPD Unveils New Website Design

DPD has redesigned its website in an effort to make it more helpful and user-friendly. The revised site, set to launch May 31, is now separated into DPD's three main service areas: permits, planning and compliance. The site is now easier to navigate and features a section highlighting DPD's online services and an online resource center.

The new online services section groups all of DPD's online applications in one convenient location. Visit online services to pay fees online, renew licenses, apply for permits, check permitting wait times, file a complaint, check out our mapping tools, and much more.

The resource center is a one stop shop for all of DPD's publications including Client Assistance Memos, forms, codes, zoning information and public notices.

DPD welcomes questions and comments about the new website. Please send them to: webteam@seattle.gov.

SDOT Fee for ROWI Preliminary Assessment Ending July 1, 2008

Beginning July 1, 2008, the Seattle Department of Transportation (SDOT) will no longer charge \$375 to complete an SDOT preliminary analysis of right-of-way improvement (ROWI) design requirements for new construction projects. SDOT will do a preliminary assessment for **all** new construction projects free of charge to provide applicants with information and guidance on right-of-way improvements and SDOT permit requirements. Therefore, applicants will no longer have to opt out of an SDOT preliminary assessment if they do not want to pay for the preliminary assessment information.

SDOT will continue to have staff at the DPD Applicant Services Center on the 20th Floor of the Municipal Tower from 7:30 a.m. to 4:00 p.m. on Monday, Wednesday and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. SDOT's staff at the ASC are available to answer general questions about right-of-way improvements. Once you submit a Preliminary Application Form and preliminary site plan to DPD for new construction projects, an SDOT plan analyst will be assigned to your project. The name of the SDOT plan analyst who completed the preliminary assessment report will appear on the SDOT page of the Preliminary Application Form. This SDOT plan analyst will be your contact person for further information on right-of-way improvements and right-of-way permit requirements.

Mary Rutherford, SDOT Manager
(206) 615-0774, Mary.Rutherford@seattle.gov

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 2008").

Type of Permit	Goal	Mar. 2008 Performance
Simple Building IP*	80% in 48 Hours	93.1%
Medium Construction IP	80% in 2 Weeks	81.6%
Complex Construction IP	70% in 6 Weeks	78%
Construction Issuance	90% in 120 Days	78.8%
Master Use Permit Decisions	80% in 120 Days	83.9%

*IP: Initial Plan Review by DPD staff

Summer Start

As a way of preparing homeowner applicants for future remodel projects, DPD will provide coaching advice and information in a series of stories in *dpdINFO*, from May – September 2008. The information in these stories will come directly from permit specialists, just like you would normally receive it, if you came into the ASC.

Interviewees:
Diane Freeman
and Jim Ach,
Permit Specialists



What Is a Site Plan and When Is It Required?

A site plan is an accurate drawing or map of a piece of property showing its size and shape. It also shows the size, shape and location of any man-made and natural features (such as buildings, structures, driveways and trees) on the property.

Site plans show what currently exists on the site, and what physical changes you wish to make that will change conditions on the site.

If you are adding on to your existing home, you are required to have a basic site plan. More complex projects such as construction of a new single family home, multifamily or commercial development will require more detailed information and a different type of site plan.

The best way of finding out the type of site plan needed for your project, is to read Client Assistance Memo (CAM) 103, *Site Plan Requirements*. Another great resource to help prepare your site plan is CAM 103A, *Site Plan Guidelines*.

Site plans can be one of the most difficult projects for a homeowner because all plans need to be accurate and to scale. We recommend reading through

CAM 106, *General Standards for Plans and Drawings*.

One of the main problems customers usually run into is the measurement of their property line. Fences are notori-

ously incorrect for the property line. Sidewalks are also not a clear indicator where the property line begins.

If there is a sidewalk in front of the house you will need a base map.

The Seattle Public Utilities (SPU) engineering records vault on the 47th floor of the Seattle Municipal Tower (700 5th Avenue) will let you know the measurements from the sidewalk to the property line. For more information, visit: www.seattle.gov/util/Engineering/Records_Vault/Hours_&_Location.

Customers tend to also struggle with lot coverage calculations. When this happens, we have them reference CAM 220, *Lot Coverage, Height and Yard Standards for Single Family Homes*. This CAM also shows that the customer must have accurate required yard standard information for the front, side and rear yard (the required yards and structure dimensions must equal the lots overall depth and width; see the example illustration on page 4).

If the site is in an environmentally critical area (ECA), you should read through CAM 103B, *Environmentally Critical Area Site Plan Requirements*.

We highly recommended contacting a design professional if your site exists in an ECA. This could save you lots of time and money in the long run.

To find out if your project exists in an ECA, visit the DPD GIS Map tool (<http://web1.seattle.gov/dpd/maps/dpdgis.aspx>), meet with a Permit Specialist in the ASC, or contact the Permit Specialist phone line at (206) 684-8850, 1:00 – 4:15 p.m., Monday – Friday.



see **site** on page 4

site, cont. from page 3

If you still plan to draw up the site plan yourself, here are some suggestions:

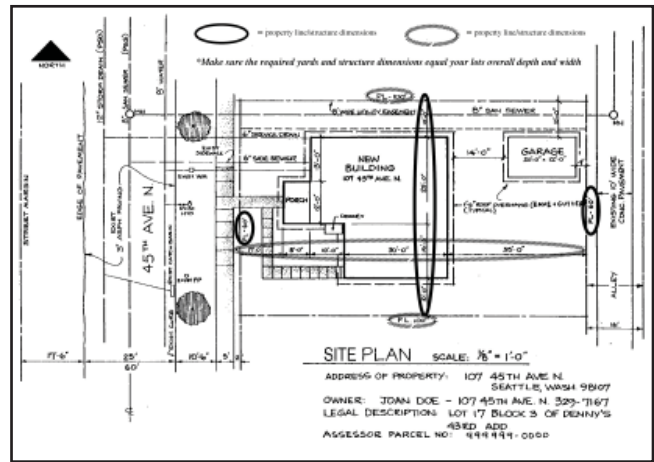
- Read the CAMs mentioned above and the single family checklist and standards (www.seattle.gov/dpd/Publications/Forms/Packets/SingleFamily)
- If there have been recent permits for your property, pick up a copy of your site plan from DPD's microfilm in the Applicant Services Center and redraw the site based on dimensions using scales and paper types as described in CAM 106, *General Standards for Plans and Drawings*.
- Visit the King County Assessor's Office and obtain a survey, if one is available for your site.

If you have questions about what you can build on your site, we suggest drawing up a preliminary site plan that shows existing and proposed conditions, and then meet with a permit specialist in the ASC.

A preliminary site plan contains enough information to assist DPD staff in understanding the scope of your project. DPD staff can assist you in identifying codes, requirements and processes that could impact your project.

Has this article been helpful? What do you want to hear about in our next "Summer Start" article? Let DPD know, by emailing Tyson Lin, Public Relations Specialist at tyson.lin@seattle.gov.

This "Summer Start" story should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this article. Permit requirements can vary greatly from site to site. The information provided is intended to be a general overview of the permitting process. Prior to proceeding with project design it is recommended that the applicant meet with a permit specialist in the ASC to discuss site specific condition information.



Example of a site plan

Interdepartmental Permit Coordination Program Improvements

In an effort to improve the existing interdepartmental permit coordination program, to simplify the preliminary permit application process, and to provide more comprehensive information to applicants, the following changes will take effect July 1, 2008:

- The Right-of-Way (ROW) Improvement Tool is being replaced by the Preliminary Assessment Tool, which will include ROW and site specific information.
- For all new construction projects, applicants will receive a Preliminary Assessment Report including information about right-of-way code and design requirements from DPD Land Use and Seattle Department of Transportation (SDOT), on-site and off-site drainage and sewer infrastructure and requirements from DPD and Seattle Public Utilities, and clearance, easement, and utility relocation requirements and conservation program information from Seattle City Light.

- The Preliminary Assessment Report will replace the Preliminary Permit Application Requirements Report.
- Applicants will no longer submit an Interdepartmental Coordination Form identifying specific project characteristics. City departments will receive project notification via enhanced web tools.
- The SDOT Opt-Out program and fee for ROW preliminary analysis is being eliminated (see article on page 2).

Questions about the changes? Contact:

Luke McQuillin
 DPD IDT Project Manager
 (206) 615-0721
luke.mcquillin@seattle.gov



The TRANSFORMATIONAL LECTURE SERIES aims to inspire all building industry professionals to embrace their role in creating a sustainable built environment now, as well as ensuring that sustainability becomes integral to all development in the future. By reminding us why we must act boldly and helping us to imagine a world where sustainability is the baseline, these lectures promise to inspire a revolution!

Transformational Lecture Series

Three Colors of Green
Thursday, June 26
5:30 – 7:00 p.m., main presentation
Seattle Central Library, 1000 Fourth Ave

FEATURING: Dan Solomon, FAIA, Director of Solomon E.T.C., a WRT Company



ABOUT THE PRESENTATION: Daniel Solomon is an architect and urban designer with 35 years in professional practice with academic pursuits of teaching and writing. Recipient of the Maybeck Award that honors outstanding achievement in distinguished design and more than 75 design awards for his projects, Dan will share his calling for a more holistic approach to urban design and architecture. He is the author of many articles

and two books: *ReBuilding* and *Global City Blues*. Dan's commitment to urban repair and the construction and reconstruction of urban neighborhoods extends beyond his project work; he was one of the co-founders of the Congress for the New Urbanism, an organization whose principles have helped shape the contemporary practice of community design.

COST: Admission is free. Donations will be accepted in online registration or at the door and will enable continuity of these and other special events. RSVP is required.

For more information, and to register, please visit www.cascadiagbc.org/education/transformational-lecture-series.

Questions?

Meagan Myers
Cascadia Green Building Council
(206) 223-2028
meagan@cascadiagbc.org

THE TRANSFORMATIONAL LECTURE SERIES IS A PARTNERSHIP BETWEEN



The Transformational Lecture Series is inspired by and has evolved from Seattle's long-successful and engaging Urban Sustainability Forum.

saigon, *cont. from page 1*

visual character of Little Saigon consistent with the cultural values of the community. The urban design vision, with a prominent sustainable infrastructure element, complements DPD's proposed zoning amendments for Little Saigon and suggests ways to maximize private development potential while providing public benefits for the neighborhood.

Atelier Dreiseitl has based its conceptual design work on facilitated discussion that occurred at a community workshop in Little Saigon in October, 2007. On June 11, 2008 DPD and the Washington Vietnamese American Chamber of Commerce are co-sponsoring a community meeting where Dieter Grau from Atelier Dreiseitl will report back to the Little Saigon community on the proposed urban design vision. The presentation will be followed by discussion of the vision.

We hope to see you there!

For more information, please visit: www.seattle.gov/DPD/Planning/South_Downtown/UrbanDesign.

Little Saigon Urban Design Vision Community Meeting

Wednesday, June 11, 2008

6:00 – 8:30 p.m.

Nisei Veterans Hall

1212 S. King Street in Little Saigon

(12th & S. King, across from Lam's Seafood)

*Vietnamese interpreters will be available.

*The Nisei Veterans Hall is ADA accessible, please contact us as soon as possible for disability accommodations.

For questions or concerns about the Little Saigon urban design project, please contact:

Robert Scully, project coordinator
(206) 233-3854, robert.scully@seattle.gov

Replacing Seattle's Fire Stations

The City of Seattle Fleets & Facilities Department and Fire Department are proposing a number of new fire stations for various neighborhoods to replace existing ones. While new fire stations are being constructed on existing fire station sites, fire fighting facilities must be temporarily relocated to other sites within the neighborhoods they serve. Several minor amendments to the Land Use Code are proposed to address the temporary relocation of fire stations. The changes would also apply to police stations, although there are no current proposals for replacement of police stations.

The proposed amendments would accomplish the following:

- Extend the time limit allowed for temporary use of a site as a fire station from 12 to 24 months
- Allow resumption of existing legally established uses that are temporarily interrupted or displaced by the temporary fire station
- Change existing development standards for curb cut width and location for emergency vehicles

DPD has determined that the amendments will not have a significant adverse environmental impact, and has issued a Determination of Non-Significance (DNS) – no Environmental Impact Statement required.

Copies of the DNS and proposal are available at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 7:30 a.m. to 5:30 p.m. on Monday, Wednesday, and Friday and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday.

The appeal period for the DNS ends at 5:00 p.m. on June 5, 2008. Appeals should be addressed to the Hearing Examiner and must be accompanied by a \$50.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

City of Seattle, Hearing Examiner
P.O. Box 94729, Seattle WA, 98124-4729

Questions regarding the proposal may be directed to:

Bill Mills, Senior Land Use Planner
(206) 684-8738, william.mills@seattle.gov

Questions regarding the SEPA determination may be directed to:

Scott Dvorak, DPD Planner
(206) 615-1447, scott.dvorak@seattle.gov

Planning Commission Submits Amendments to Strengthen Housing Affordability

The Seattle Planning Commission recently submitted to Seattle City Council a package of amendments to the Comprehensive Plan that will strengthen the City's housing goals. These amendments represent the first step towards implementation of the commission's Affordable Housing Action Agenda, a comprehensive report on the issue of affordable housing released earlier this year.

The commission's Action Agenda makes nine recommendations to address the City's lack of affordable housing. The Action Agenda includes both proposed Comprehensive Plan amendments and a variety of more specific policy tools designed to increase the affordable housing supply in Seattle.

Councilmember Sally Clark requested that the commission forward a small package of some of the proposed amendments from the Action Agenda this year. The commission chose five amendments from the Agenda, then developed specific language for each amendment. Two proposed amendments were combined during the process, leaving four proposed amendments.

Before presenting their 2008 package of amendments, the commission met with stakeholders for input on the language. Changes were made to the language to reflect this input. The commission performed a final review of the changed language, and approved the proposed amendments at its May 8 full commission meeting.

DPD will now perform a review of the amendments, then present this review to City Council. Council must either approve or deny these amendments by December 31, 2008.

The proposed language can be found below. This language may change as Council and DPD perform their reviews. The amendments have been prioritized by the commission, and are listed from highest to lowest priority.

1. UV (8) Significantly increase allowable densities in areas surrounding major transit hubs appropriate to the transportation infrastructure, except in industrial zones. Couple incentive zoning programs and other strategies with such increases to ensure opportunities for affordable housing.

Affordable Housing Action Agenda



Via Bassano #3 (1981) By Stephen McClelland

Seattle Planning Commission

Report • February 2008

2. UV (3) Prepare an interdepartmentally-created funding plan for developing transportation and utilities strategies and infrastructure, open space and other vital public amenities sufficient to accommodate the new growth associated with subarea rezones, e.g. station area rezones, that result in significant increases in density.
3. HG (12) Develop new strategies and strengthen existing programs to create a range of housing opportunities affordable to those who work in Seattle.
4. LU (4) Add opportunities to provide affordable housing to all rezone evaluation criteria, except from one industrial zoning designation to another.

The commission plans on submitting the remainder of its proposed amendments next year, and will engage in ongoing work in the coming years to implement its recommended policy tools.

For more information about the proposed amendments or the Affordable Housing Action Agenda, log on to www.seattle.gov/planningcommission.

Proposed Single Family Code Amendments

Councilmember Richard Conlin has asked DPD to assess a proposal to amend single family zoning requirements to address the scale and character of new development in single family neighborhoods. Current development standards for single family home construction have not been comprehensively re-evaluated since 1982. Recent development in single family neighborhoods has led some people to conclude that current development standards, such as height limits and lot coverage allowances, allow construction of homes that do not fit well into neighborhoods where there exists a more modest scale of development.

Conlin's proposed amendments are intended to address neighborhood concerns while balancing the need to accommodate growing families in Seattle neighborhoods that are becoming increasingly less affordable to families with children. Overall, the amendments are intended to help ensure that new homes contribute positively to neighborhood character, yet allow flexibility in accommodating future growth and increase housing choices for Seattle residents.

The proposed amendment to single family development standards include the following:

- Reduce the maximum allowed lot coverage on lots less than 5,000 square feet in area from 1,750 square feet, as is allowed currently, to 1,000 square feet plus 15 percent of lot area
- Remove a lot coverage allowance for corner lots and limit to 10 percent the lot coverage allowance for lots abutting alleys
- Remove a provision accommodating structures above the height limit based on the average height of adjacent existing single-family structures
- Limit the height allowance on sloped lots to five feet
- Make minor modifications to the pitched roof allowance relating to minimum pitch and dormers.

The proposal also includes standards that are intended to address environmental goals and neighborhood character:

- Limit hardscape surface, including structures, driveways, walkways, decks, patios, pools, etc., to 65 percent of the lot area. This will help to maintain open space, allow more room for trees and vegetation, reduce stormwater impacts from runoff, and reduce the visual impacts of new homes.



- Reduce the visual impact of garages by limiting the size of garage doors to 50 percent of the front façade (to minimum of 10 feet) and prevent protruding or “snout-nose” garages.
- Allow additional lot coverage for one-story rear yard garages on lots with no alley access to reduce the impact of garages on the streetscape.
- Waive parking requirements for single family homes on parcels less than 3,000 square feet in size, or 30 feet in width where no alley is present. Parking requirements on small lots can result in irregular housing configurations where the garage may occupy the entire first floor. It can also prevent all on-street parking where separation of curb cuts is not sufficient to allow parking between them.
- Modify regulations regarding development of non-conforming historic lots.

It is anticipated that this legislation will be considered by City Council this summer.

If you have any questions about the proposal, please contact:

Brennon Staley, DPD Planner
(206) 684-4625, brennon.staley@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
- Comment on land use actions
- Download codes, forms and publications
- Catch up on news & events
- Review properties using GIS mapping feature
- Follow progress on city planning projects
- And much, much more!

New Environmental Review Thresholds Effective May 30, 2008

On May 30, amendments to Seattle's SEPA environmental review thresholds will go into effect. These changes will predominantly affect environmental reviews in the Urban Centers and Station Area Overlay Districts (SAODs). Urban Centers include Downtown, Northgate, the University District, Uptown Queen Anne, South Lake Union and Capitol Hill/First Hill. The SAODs are areas adjacent to the near light rail station in Beacon Hill, and those along Martin Luther King Jr. Way at McClellan Street, Alaska Street, Othello Street and Henderson Street.

In these areas, the environmental review threshold for residential uses will in most cases be 30 dwelling units and for non-residential uses will be 12,000 square feet. However, on properties adjacent to or across an alley from a single-family residential property, the current SEPA thresholds will remain in effect. In the Downtown Urban Center, the environmental review thresholds will be 80 dwelling units and 12,000 square feet. The current thresholds for the design review program will be retained citywide as they are today. One change applicable citywide is an increase in the SEPA review threshold for parking uses to 40 parking spaces. In other parts of the City, no changes in thresholds are occurring.

For further information on these changes, please see the updated Client Assistance Memo (CAM) 208, *When Environmental Review Is Required in Seattle*, CAM 3000, *Historic Preservation and SEPA Review*, and Director's Rule 2-2008, available at www.seattle.gov/dpd/publications.

If you have questions about this project, contact:

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@Seattle.Gov

Seattle's Tree Regulations Update: Keeping the Emerald City Green

Stay up-to-date on DPD's efforts to update Seattle's tree regulations.

In March the project team met with tree and environmental advocates to discuss issues related to the City's regulation of trees. The meeting summary from that event is now posted on the project web site. The team continues to evaluate possible policy proposals and will announce a series of public meetings this summer. Sign up for the project mailing list at: www.seattle.gov/dpd/planning/trees.

For more information, you may also contact:

Scott Dvorak
Planner and Project Manager
(206) 615-1447, scott.dvorak@seattle.gov

Director's Rules

RESCINDED

- **DR 7-2006**, *Access to Exits from Elevator Lobbies*, is to be rescinded. The CCAB approved this change due to the International Building Code 2006 changes.
- **DR 5-2002**, *Exceptions to Installing Fire and Smoke Dampers in Exhaust Only Shafts in Other Than High-rise Buildings - Prescriptive Path*, is to be rescinded. The CCAB approved this change due to the International Building Code 2006 changes.
- **DR 9-2002**, *Exceptions for Installing Fire and Smoke Dampers in Exhaust Shafts Served by a Continuously Operating Fan*, is to be rescinded. The CCAB approved this change due to the International Building Code 2006 changes.
- **DR 19-89**, *Partial Application for Building Permits/Vesting and Permit Expiration*, is to be rescinded. Land Use Code changes make this rule unnecessary.

The review period for the above Director's Rules ends at 5:00 p.m. on June 13, 2008. For more information contact Vicki Baucom, vicki.baucom@seattle.gov, (206) 233-2757.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

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
Preconstruction Meetings (<i>projects with special inspections</i>)	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, refrig</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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