



**January 2009**

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

**Vol. 7  
No. 1**

## Comprehensive Plan Amendments in 2008

Seattle's Comprehensive Plan guides decisions about growth over a 20-year horizon by articulating goals and policies that accommodate growth while preserving residents' values. The Comprehensive Plan annual amendments cycle provides an opportunity to propose amendments to the City's Comprehensive Plan to address changing conditions or to address emerging issues.

The City Council is currently considering a change to the Comprehensive Plan annual amendment schedule that will shift the process from a calendar year to one that commences on April 1 of each year. This will allow preparation of proposed amendments to occur after the holidays and the Council's deliberation over changes will not occur during the annual budget process. Under the state Growth Management Act, Council can change the process for consideration of annual amendments via resolution. If the new schedule is adopted, DPD would consider for amendment in 2009 only the 2008 proposals that were deferred by Council in Resolution 31049. New amendment proposals (for the cycle concluding in 2010) would be due in early May 2009.

see **amendments** on page 7



## Tear Down That Wall!

Interested in deconstructing an existing building to salvage the materials for a new structure? DPD is developing new rules that will make the permitting process for this procedure much easier.

See page 5 for details.

## Development Permit Fee Changes for 2009

Below are highlights from the 2009 Fee Ordinance, adopted by City Council in November. There are a range of changes, with some fees being increased, some reduced, and some remaining the same.

### Land Use Fees

The base fee and hourly rate for land use application review, such as SEPA, Shoreline, Conditional Use and Variances, are not changed for 2009. However, the intake appointment fee has changed from \$155 to the DPD base fee (\$166). Addition-

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**A  
S  
C** SERVICE ALERTS

Helping applicants navigate the permit process

**Seattle Electrical Code Update**

Seattle will adopt the 2008 National Electrical Code (NEC) with Seattle amendments in the first quarter of 2009. The amendments consist of some state amendments (WAC 296-46B) to the 2008 NEC and existing and new Seattle amendments.

On January 15, 2009, the draft *Seattle Electrical Code* will be presented to the Construction Codes Advisory Board for discussion. The meeting is open to the public and will be held from noon to 2:00 p.m. in room 2240 of the Seattle Municipal Tower (700 5th Avenue, 22nd floor).

Some of the amendments to be reviewed include new requirements or changes to weatherhead service-entrance conductor length, outdoor installation of oil-insulated transformers, sign clearances from high voltage power lines, and selective coordination, arc-fault and ground-fault protection systems.

If you have questions, please contact:

**Vicki Baucom**  
(206) 233-2757  
vicki.baucom@seattle.gov

**Side Sewer Code Revisions**

DPD and Seattle Public Utilities (SPU) have jointly revised the City's *Side Sewer Code*, *Seattle Municipal Code 21.16*, and its accompanying Director's Rule. An overview of this work, explanation of objectives, summary of changes, and links to the final draft of the revised code, Director's Rule, and other related documents or resources can be found at this web address: [www.seattle.gov/dpd/Planning/Side\\_Sewer\\_Revisions/Overview/](http://www.seattle.gov/dpd/Planning/Side_Sewer_Revisions/Overview/).

DPD and SPU have worked on this revision cycle since 2007. The revision process included several meetings and workshops with internal and external stakeholders to receive comments and discuss proposed changes. The current version is the final draft, based on City revision requirements and comments from internal and external stakeholders. Any comments or questions can be directed to City representatives via information on the website. The City will be receiving comments through approximately mid-January 2009.

For more information, contact:

**Jeff Smith, PE**  
Seattle Public Utilities  
Engineering Services Division  
(206) 684-4615  
jeff.smith@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/resourcecenter](http://www.seattle.gov/dpd/resourcecenter) (go to "Turnaround/Approval Times 2008").

Type of Permit	Goal	Nov. 2008 Performance
Simple Building IP*	80% in 48 Hours	92.6%
Medium Construction IP	80% in 2 Weeks	86.2%
Complex Construction IP	70% in 6 Weeks	86.7%
Construction Issuance	90% in 120 Days	87.2%
Master Use Permit Decisions	80% in 120 Days	66.7%

\*IP: Initial Plan Review by DPD staff

**fees**, *cont. from page 1*

ally the notice and exemption fees associated with Land Use Applications have increased.

**Building Permits**

The building permit fee, based upon project value, will generally go up one to two percent, with minor reductions for some offices and bank buildings. The increases are tied to the annual adoption of the updated Building Valuation Data Table, which establishes value of construction by occupancy grouping and type of construction, such as Type V-I Hour apartment. The BVD table reflects regional changes in cost of construction. The hourly base rate for building permit review that is not tied directly to the BVD table will increase from \$155 to \$166. The DPD base fee will also increase to \$166. This is the first hourly rate change in two years.

**Electrical Permits**

For electrical permits requiring plan review, fees are reduced 22 percent or more, depending on the value of the project. The new fee scale for electrical plan review is based upon a decreasing fee rate by increment of value; larger projects will pay less fees than previously. For over-the-counter and online-electrical permits not requiring plan review, the fees are increased approximately 25 percent for the smallest projects, with lesser increases for larger non-plan review projects.



**Site Inspections**

Fees for site inspections will change from an hourly deposit-based minimum fee to a flat fixed rate that is based upon project and site conditions. This is not anticipated to change fees significantly, but will provide predictability up front and will avoid additional hourly billings after permit issuance.

**Sign Permits**

The base fee has gone down from \$132 to \$110, and the fee per square foot has increased (from \$11 to \$18) for each square foot over 100 square feet. Starting in 2009, separate permits will be required for each sign face. Previously, multiple signs (totaling less than 100 square feet) were covered under the permit's base fee.

For more information about the 2009 fees, go to: [www.seattle.gov/dpd/About/Fees/](http://www.seattle.gov/dpd/About/Fees/). Questions about the 2009 fees can be directed to:

**Applicant Services Center  
(206) 684-8850**

**PUBLICATION UPDATES**

**Client Assistance Memos**

**UPDATED**

- **CAM 339**, *Emergency and Standby Power Systems*, was recently updated to meet the 2006 Seattle Building Code.

**Director's Rules**

**FINAL**

- **DR 23-2008**, *Criteria for Allowing 6'-4" Ceiling Height in Dwelling Unit*, went into effect December 1, 2008. This rule explains DPD's application of the 6-foot 4-inch minimum ceiling height requirement for the addition of new dwelling units or the expansion of existing dwelling units in buildings that were in existence prior to the adoption of the 1979 SBC.
- **DR 24-2008**, *Determining Level of Repair for Damaged Buildings*, went into effect on December 1, 2008. This rule clarifies the method DPD uses for determining the cost of work and replacement value used to determine the repair level required when a building or structure is damaged due to fire, earthquake or other means.

**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](http://www.seattle.gov/dpd/notices).

## Process Streamlined for Street Improvement Permitting

Seattle Department of Transportation (SDOT) Street Use is redesigning the Street Improvement Permitting (SIP) process with the goals of reducing the cost of Street Improvement Permits, reducing permit issuance time frames, increasing the predictability of the process, and improving customer satisfaction.

Effective December 2008, SDOT Street Improvement Permit reviewers began participating in certain DPD pre-submittal conferences. If the project scope identified in the pre-submittal conference request might trigger an SDOT Street Improvement Permit, an SDOT plan analyst will attend the scheduled DPD pre-submittal conference and/or issue a comment letter. The goals of this initiative are to improve project coordination between DPD and SDOT and to provide better information about the SDOT permit process in the preliminary project stage.

On January 26, 2009, SIP design guidance meetings will replace multiple six-week review cycles for design guidance. Workshops will be conducted to help Street Improvement Permit applicants and stakeholders prepare for the new SIP design guidance process and application requirements.

Workshops will be held 8:30 – 10:30 a.m.:

- Thursday, January 8, 2009
- Wednesday, January 14, 2009
- Tuesday, January 20, 2009

To RSVP for one of the workshops, call (206) 233-3844 or email [lynn.saiyadeth@seattle.gov](mailto:lynn.saiyadeth@seattle.gov).

Milestones in the SIP process redesign are posted online on the SDOT Street Use Street Improvement Permit web site. Visit [www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to stay informed about the redesign efforts and changes to Street Improvement Permitting processes and requirements.

For more information, contact:

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## Planning Commission Hosts “Seattle’s Transit Communities” Roundtable

### Background

In its newest initiative, “Seattle’s Transit Communities: Integrating Land Use and Public Amenities with Transit,” the Seattle Planning Commission will take a comprehensive look at how the City’s land use policies and practices can help maximize our transit investment. The central link light rail will begin operation on July 4, 2009 with additional stations that will be designed and built in the coming years. New investments are also planned for bus rapid transit, streetcars, and other bus services.

The *Seattle’s Transit Communities* report, expected to be released in early spring 2009, will include recommendations about how to enhance neighborhoods around transit and identify best practices that could apply in Seattle. Commission staff are coordinating with the Updating Neighborhood Plans/Station Area Planning team on this effort.

### Roundtable

On November 20, 2008, the commission convened and facilitated a roundtable discussion with approximately 35 people including elected officials and staff from various City departments and Sound Transit.

The goals for the roundtable were to:

- Better understand the fundamental questions the City faces related to directing neighborhood development around transit
- Learn how the commission could help City staff and elected officials

The Seattle Planning Commission will release a report on the results of the roundtable in the coming month. For more information, please contact:

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

—Interim Tree Protection Ordinance at Council

The City Council is currently discussing interim tree protection legislation that would limit tree removal on sites not undergoing development. This ordinance is somewhat different from legislation proposed by Mayor Nickels in October 2008. The Council's version of the proposed legislation applies to single family lots 5,000 square feet or greater in size, all lots in lowrise and midrise multifamily zones, and all lots in commercial zones. The proposed legislation imposes the following requirements:

- Prohibits the removal of exceptional trees (defined by Director's Rule 6-2001)
- Limits the number of non-exceptional trees, 6 inches in diameter or greater, that may be removed on a site to no more than three per year

Tree removal during development would continue to be governed by existing regulations. Hazardous trees could be removed with proper documentation.

A public hearing on the proposed legislation was held on December 15. Discussion and possible vote by the Environment, Emergency Management, and Utilities committee is expected in January 2009. If approved, the legislation could become effective as early as February 2008.

As part of interim tree protection measures, the Mayor is also proposing changes to DPD's Director's Rule 6-2001 that defines trees that are considered exceptional and would thus be subject to existing exceptional tree protections and proposed regulations for sites not undergoing development. Proposed changes to DPD Director's Rule 6-2001 would redefine the term "exceptional tree" to expand the number of trees considered exceptional and include protections for groves of trees. The expanded definition of exceptional trees, including groves, is estimated to increase the number of trees regulated both through proposed and existing regulations from about one percent to five percent of trees in Seattle.

Information on the Council's proposed interim tree protection legislation can be found at: [www.seattle.gov/council/conlin/](http://www.seattle.gov/council/conlin/).

Information on the Mayor's proposed interim tree protection ordinance and proposed DPD Director's Rule, and an opportunity to sign up for the project mailing list, can be found at: [www.seattle.gov/dpd/planning/Trees](http://www.seattle.gov/dpd/planning/Trees).

For further questions, contact:

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(206) 684-4625  
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## Public Hearing Related to Deconstruction of Residential Structures

DPD is proposing to amend the Land Use Code (Title 23) to allow reuse and recycling of building materials as an exception to the existing regulations restricting demolition of a structure or structures containing a dwelling unit or units.

The proposed amendments would accomplish the following:

- Allow a demolition permit to be issued if a complete building permit application for construction of a new principal structure has been submitted, as opposed to the current requirement that the permit for a new structure or use be issued.
- Require approval of a waste diversion plan under a new Seattle Municipal Code (SMC) Section

23.40.007, which would authorize definition by DPD Director's Rule of the specific requirements of an acceptable waste diversion plan. The plan must set minimum levels of building materials to be diverted from landfills.

- Provide greater flexibility to relocate a structure containing dwelling units from one site to another, including to sites outside the City limits.
- Require applicants to demonstrate compliance with an approved waste diversion plan within 90 days of issuance of their demolition permit or be subject to a penalty.

see **deconstruction** on page 8

## Green Shorelines Guidebook Now Available

DPD has collaborated with Seattle Public Utilities, WRIA 8, and the King Conservation District to develop *Green Shorelines*, a guidebook for homeowners on Lake Washington. The publication uses photos, text, and illustrations to inform readers about alternatives to conventional shoreline armoring, emphasizing the aesthetic and ecological benefits of plantings and beaches.

Throughout the process, DPD worked with a technical advisory committee of designers, contractors, and permitting agencies to compile the most current information on shoreline restoration. As part of the Shoreline Master Program update, DPD planners are considering using principles from *Green Shorelines* as part of new incentives and requirements for shoreline stabilization.

Distribution of *Green Shorelines* began in late December. For more information, or to download a copy of the guidebook, please visit [www.seattle.gov/dpd/GreenShorelines](http://www.seattle.gov/dpd/GreenShorelines). You can also contact:

**Dave LaClergue**  
 DPD Planner  
 (206) 733-9668  
[dave.laclergue@seattle.gov](mailto:dave.laclergue@seattle.gov)



*Photo: Darwin Webb Landscape Architects*

## Commercial Code Clean-Up

In 2006, City Council approved comprehensive changes to regulations for commercial zones. This legislation helped enhance Seattle's commercial districts by encouraging attractive and safe pedestrian areas, simplifying standards for businesses and residential development, and requiring high-quality landscaping.

As is commonplace with major Land Use Code amendments, improvements or clarifications are

identified during implementation; permit applicants and City staff have identified a variety of changes that would make the code clearer and more effective. To better realize the intent of the 2006 legislation, DPD has developed a new series of amendments, including provisions that would:

- Clarify use provisions and development standards
- Promote green buildings with height limit exceptions for energy-efficient elevators and rooftop wind-power generators
- Update the Green Factor landscaping requirement, including increased credit for preservation of existing trees as well as new bonus credits for native plants and food cultivation
- Reduce parking requirements for residential use when located near transit stops with frequent service

City Council is planning to consider the proposed clean-up amendments in early 2009. To learn more, please visit [www.seattle.gov/dpd/Planning/Neighborhood\\_Business\\_District\\_Strategy](http://www.seattle.gov/dpd/Planning/Neighborhood_Business_District_Strategy) or contact:

**Dave LaClergue**  
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If you'd like to be removed from our printed mailing list, call (206) 615-1486.

amendments, *cont. from page 1*

## 2008 Amendments

On October 27, 2008, the City Council approved Ordinance 122832, amending the Comprehensive Plan as follows:

**Links Across I-5:** New policies in the Transportation and Neighborhood Planning Elements direct the City to look for ways to reconnect neighborhoods with crossings over or under I-5, and for ways to create open space by constructing lids.

**Livable South Downtown:** The Future Land Use Map designation of land within the Little Saigon neighborhood and along the northern portion of Rainier Avenue was changed from Industrial to Commercial/Mixed Use. Policies in the Downtown Neighborhood Plan now allow establishment of a transfer of development rights (TDR) program that will encourage preservation of historic properties in South Downtown.

**South Lake Union:** To allow certain rezones in accordance with the South Lake Union Urban Center Neighborhood Plan, the Future Land Use Map designation of land within the neighborhood was changed from Industrial to Commercial/Mixed Use.

**Pedestrian Access to Transit Stops:** A new policy in the Transportation Element encourages transit agencies to site transit stops and stations in locations that facilitate pedestrian access, and directs the City to seek ways to develop safer street crossings at transit stops, particularly on streets with more than one lane of traffic in either direction.

**Reducing Trips and Vehicle Miles Traveled in the City:** An existing policy related to reducing vehicle miles traveled is amended to note the beneficial impact of that policy on reducing greenhouse gas emissions.

**Affordable Housing Action Agenda:** New policies support sufficient density and incentives address-

ing infrastructure and amenities in areas where density is likely to increase, for example, near light rail stations. A new goal calls for implementing strategies and programs to help ensure a range of housing opportunities affordable to those who work in Seattle. Existing land-use policies are amended to support seeking opportunities to provide affordable housing when land is rezoned.

**Additional Priority Uses for Surplus City Properties:** Existing open-space policies are amended to include parks, forested areas, and viewpoints among the priority uses for surplus City properties, and a new policy is added identifying parks, viewpoints and P-patches to be included among the priority uses for surplus City property.

**Anticipating the Effects of Climate Change:** The Environment Element is amended to recognize that, in addition to striving to prevent future climate change, Seattle must plan for the effects of climate change that will occur. A complementary goal and policy have been added directing the City to prepare and plan for addressing the likely impacts of climate change.

**Trees and Tree Canopy:** Certain existing policies have been consolidated within the Environment Element of the Comprehensive Plan, and a guide to other goals and policies related to trees has been added within the discussion portion of the Environment Element.

The City Council held public hearings on these proposed amendments before the Planning Land Use and Neighborhoods Committee on Monday, September 22, 2008, and on October 8, 2008, in the Seattle City Council Chamber.

For more information on the Mayor's proposed 2008 Comprehensive Plan amendments, contact Mark Troxel, Urban Planner, (206) 615-1739, [mark.troxel@seattle.gov](mailto:mark.troxel@seattle.gov) or Ketil Freeman, Council Central Staff, (206) 684-8178, [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).

## Major Comprehensive Plan Review and Update to Occur Every Seven Years

The City will update the Comprehensive Plan in 2011, initiating a new seven-year major update cycle in order to be more responsive to regional growth trends. Beginning in 2009, DPD will lead the interdepartmental staff work on this review, working closely with the Seattle Planning Commission identifying key issues and engaging the public in discussions about potential amendments for 2011.

Seattle's Comprehensive Plan, *Toward a Sustainable Seattle*, provides guidance for regulations and future investments that will accommodate Seattle's share of new growth while preserving the environment and our unique quality of life. The plan guides decisions about growth over a 20-year horizon by articulating goals and policies that accommodate growth while preserving residents' values. The goals and policies appear in ten "elements" or chapters, each dealing with a growth-related topic: land use, transportation, housing, capital facilities, utilities, economic development, neighborhood planning, human development, cultural resources, and environment.

## Solar Energy Workshop Offered

Thursday, January 29, 2009

7:00 – 8:00 p.m.

Ecohaus, 4121 1st Avenue South, Seattle

FREE (Registration required.)

*Presented by Seattle City Light and Northwest Sustainable Energy for Economic Development*

**DESCRIPTION:** What solar options are there for Seattle residents? Are there any financial incentives? What is the process I should go through to figure out if I have a good location for solar? Participants will learn about the design, installation, costs and benefits of both solar electric (photovoltaic) and solar hot water systems in order to help them decide which options best suit their particular goals and resources.

**TARGET AUDIENCE:** Individuals, with little or no solar background, who are interested in an overview of solar energy application for their home or business.

Register at: <http://solarprimer.eventbrite.com/>

Additional Seattle-area solar workshops and events will be listed at [www.seattle.gov/light/solar](http://www.seattle.gov/light/solar). Further information is available from:

**Seattle City Light, Conservation Help Line  
(206) 679-0996, [rescons.scl@seattle.gov](mailto:rescons.scl@seattle.gov)**

## New Green Building Case Studies Available

City Green Building is publishing three additional residential case studies as part of the Green Home Case Study series. Projects include Perkins Lane Remodel in Seattle's Magnolia neighborhood, Pantages Apartments on Capitol Hill and Studio 24 in Seattle's Judkins Park neighborhood. Visit the Applicant Service Center to pick up a hard copy or visit [www.seattle.gov/dpd/greenbuilding](http://www.seattle.gov/dpd/greenbuilding); case studies are posted under Green Building Tools on the right-hand navigation bar.

### Get Your Green Building News the Sustainable Way!

Sign up for our listserv at [www.seattle.gov/dpd/GreenBuilding/default.asp](http://www.seattle.gov/dpd/GreenBuilding/default.asp). News updates include green building events, sustainable building articles, and tips for green development.

city green  
building

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**deconstruction**, *cont. from page 5*

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### Public Hearing

The City Council's Planning, Land Use and Neighborhoods Committee will hold a public hearing to take comments on the proposal on Wednesday, January 14, 2009 at 9:30 a.m. in the City Council Chambers, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing may be directed to David Yeaworth in the offices of Councilmember Sally Clark, at (206) 684-8802, or via e-mail at [david.yeaworth@seattle.gov](mailto:david.yeaworth@seattle.gov). The City Council Chamber is accessible. Print and communications

access is provided on prior request. Please contact David Yeaworth at (206) 684-8802 as soon as possible to request accommodations for a disability.

### Written Comments

For those unable to attend the public hearing, written comments may be sent to:

**Councilmember Sally Clark  
Legislative Department  
600 Fourth Avenue, Floor 2  
P.O. Box 34025  
Seattle, WA 98124-4025  
[sally.clark@seattle.gov](mailto:sally.clark@seattle.gov)**

Written comments should be received by Tuesday, January 13, 2009 at 5 p.m.

## Green Home Case Study

—Healthy homes for a healthy environment

### Studio 24

Starting with a small, skinny lot in central Seattle and piles of building materials that others had discarded, the builder of this house created a bright, modern residence that fits well within this neighborhood of older homes. The house is well placed on the lot, creating an inviting entry and a yard that feels more spacious than its actual size.

This project illustrates it's possible to build a spacious, modern house nicely connected to useable outdoor space on a small, skinny, middle-of-the city lot. Building on "urban infill" lots within the city allows people to live closer to where they work and shop—thereby reducing transportation-related environmental impacts. Adding a few new houses can also help improve older neighborhoods—if the new houses respect the existing scale of homes. This house looks just right.

The 40-foot-wide lot was vacant when Jim Barger of Greenleaf Construction bought it and began working on a design with architect Kim Lavacot. A double lot to the rear of the property provides views out the back across the neighbor's yard, instead of into an adjacent house. The architect took advantage of this opening in the urban environment and oriented the primary spaces in that direction using the living room on the first floor and main bedroom on the second. But views from the rest of the house were not forgotten. No walls separate the living room and its view from the kitchen and dining rooms at the front of the house. Even from the front door, you can glimpse what lies temptingly beyond through the open stair risers. The garage, with an art studio poised above, is attached to the front of the house, set off to the side and has a roll-up glass door so it integrates more seamlessly with the house than a typical garage.

### Goals and Challenges

**Site planning:** The architect was able to create an open-feeling entry and a usable south-facing private side yard by locating the house as close as possible to the north side setback and the garage at the south side setback. The owners can barbecue and entertain in the side yard on a patio paved with sections of old concrete sidewalks. Joints between the concrete pavers are filled with crushed gravel, permitting rain to percolate into the soil, reducing the home's burden on the local stormwater system.



**Ratings and Awards:** *Built Green™ 3-Star Certified Home (212 points)*

**Salvaged materials:** Greenleaf specializes in using salvaged materials and this house incorporates them inside and out. Several siding materials enliven the front because there wasn't enough of any one material to use throughout, including salvaged T&G cedar which is interspersed with new fiber-cement siding. The interior stairs dip slightly because the treads were once church pew seats shaped for comfort. Roughly 60 percent of the framing lumber came from a house being demolished in the Magnolia neighborhood. Purchased leftover limestone, otherwise slated for disposal by the supplier, was used along one of the dining room walls (as seen to the left of the kitchen in the photo above). Panels that create a half wall along the stairway were once part of Metro bus stops. Scrap metal was used for the fireplace surround. And the list goes on.

**Double-use materials:** To minimize material use, Greenleaf structural materials doubled as finish materials whenever possible. The main level's concrete floor was polished and sealed but was otherwise left unadorned. In the living room, dining room and above-garage studio, salvaged eight- by ten-inch beams are exposed underneath, resembling rustic beams that a decorator might order at added cost. On the second floor, Baltic birch plywood, a high-grade, hardwood material, doubles as both the subfloor and the finish floor.

**Weigh the waste:** With its emphasis on salvaging building materials, Greenleaf certainly doesn't want to generate much waste of its own. Recyclable materials were source separated and brought to appropriate recyclers—for example metals to Bloch Steel, wood to Pacific Topsoils, and cardboard to Recycling Depot. A crew member was assigned to calculate the quantities of recycled materials, as well as the non-recyclable waste to ensure the latter was kept to a minimum.

**Natural light:** One striking feature of this house is its abundant natural light, partially generated by a row of high windows along the stairway. Natural light floods the walkway that connects rooms on the sec-

## The Team

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 Miller & Associates Interior Consultants  
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## Resources and Products

### Used Building Materials and Stores

The ReStore  
 (206) 297-9119  
 www.re-store.org

Second Use Building Materials  
 (206) 763-6929  
 www.seconduse.com

Earthwise Building Salvage  
 (206) 624-4510  
 www.earthwise-salvage.com

Recycled Metal  
 Pacific Industrial Supply  
 (206) 682-2100  
 www.pacificindustrial.com

## For More Information

*Built Green™* is a residential green building program/rating system developed by the Master Builders Association of King Snohomish Counties in partnership with the City of Seattle: [www.builtgreen.net](http://www.builtgreen.net).

*King County GreenTools* provides technical assistance, grants and hands-on training to help users create green projects efficiently and effectively: [www.greentools.us](http://www.greentools.us).

*Seattle City Green Building* provides guidelines, incentives, and assistance to increase environmental performance buildings in Seattle: [www.seattle.gov/dpd/greenbuilding](http://www.seattle.gov/dpd/greenbuilding).

## study, cont. from page 9

ond floor and passes into bedrooms through doors with opaque glass center panels. The textured reed glass obscures views but does not block light. Clerestory windows are placed over the doors, a throw-back to a time preceding our dependence on artificial light.

**Dare to be different:** In a structure primarily composed of right angles, a few tilting surfaces can be a delightful surprise. At one end of the kitchen island, a post of salvaged wood spirals to the ceiling at an angle, covering a gas line. The angled effect is all about fun and the unexpected. The upstairs art studio has a sloping ceiling because it's the underside of the roof, so the builders added a slanted wall. These details might seem irrelevant to green building, but durability is an important green issue, and is more than just installing hard-wearing materials. Durability is also about creating enduring design features that owners will maintain over time.

## Lessons Learned

**Who does what?:** Greenleaf uses a three-stage design process. The architect takes the lead in developing the building design but does not specify materials or trim. Once the plan is established, the builder fills in the details by figuring out how much can be accomplished with previously collected recycled materials. An interior designer is then hired to review choices and identify places where old materials hinder pleasing design. "I want to know of any huge faux pas," Barger says.

**Buy when you see it:** The main complication with using recycled material is adequate supply. If you run out of siding salvaged from a specific house, for example, you can't just order more. And if you want a specific item, you can't necessarily find it for sale. Greenleaf solves these problems by buying what looks good when it's available and placing it in inventory. "Then I ask, 'How can I use it?'" Barger says. "That's better than, 'I need this—now find it.'" The downside of this approach is that it requires dry, safe space for material storage and not all builders are willing to invest in space for salvaged materials. The company has several storage areas and recently purchased a lot so it can expand its inventory.

**Depth versus breadth:** This house qualified as a three-star Built Green™ project, not as high as Barger would have liked, and it didn't earn an Energy Star™ rating. The Built Green points were modest because he focused on depth rather than breadth—maximizing use of salvaged material, for example, rather than using smaller amounts of a broad array of new materials, each adding points. The Energy Star deal-breaker was the decision to use aluminum-framed windows which the architect and the buyer considered crucial to the design. Even with a hermal break, aluminum-framed windows don't insulate as well as wood or vinyl. The U-Values for the low-e, argon filled windows in this house ranged from .38 to .33 for fixed windows and .43 for casement and awning. In contrast, Energy Star windows need to have a maximum U-Value of .35 for a gas heated home; lower U-Values are more efficient.



## Resilient Cities: Responding to Peak Oil and Climate Change

### A Lecture by Peter Newman

—Free; Open to the public

Half of the world's inhabitants now live in cities. In the next 20 years, the number of urban dwellers will swell to an estimated five billion people. With their inefficient transportation systems and poorly designed buildings, many cities—especially in the United States—consume enormous quantities of fossil fuels and emit high levels of greenhouse gases. But our planet is rapidly running out of the carbon-based fuels that have powered urban growth for centuries; and we seem to be unable to curb our greenhouse gas emissions. Are the world's cities headed for inevitable collapse? The authors of the spirited book, *Resilient Cities: Responding to Peak Oil and Climate Change*, don't believe that oblivion is necessarily the destiny of urban areas. Instead, they believe that intelligent planning and visionary leadership can help cities meet the impending crises, and look to existing initiatives in cities around the world. Rather than responding with fear (as a legion of doomsaying prognosticators have done), they choose hope.

- Where do we stand today in our use of oil and our contribution to climate change?
- How can we address the four possible outcomes for cities: “collapse,” “ruralized,” “divided,” and “resilient?”
- How could a “sustainable urbanism” replace today's “carbon-consuming urbanism?”
- How can we feasibly develop new transportation systems and buildings to replace our present low-efficiency systems?



### Meeting Details

**When:** Monday, January 12, 2009  
**Time:** 5:00 p.m. (sign-in)  
 5:30-7:30 p.m. (lecture)  
**Where:** Bertha Knight Landes Room  
 Seattle City Hall  
 600 4th Avenue

- What are the ten “strategic steps” that any city can take toward greater sustainability and resilience?

Come learn about the practical ideas already working in some cities that will improve Seattle's ability to respond to the dynamics of a post peak oil world. Our cities have problems that will worsen if they are not addressed, but these problems are solvable. The time to begin solving them is now.

### About the Presenter

**Peter Newman** is Professor of Sustainability at Curtin University in Western Australia and Director of the CUSP Institute. Professor Newman is internationally recognized as one of the world's leaders in sustainability. He has written eight books on the subject of sustainability, transport planning and cities, including *Sustainability and Cities: Overcoming Automobile Dependence* (Island Press, 1999), *Cities as Sustainable Ecosystems and Resilient Cities* (Island Press, 2008) and the new book *Resilient Cities: Responding to Peak Oil and Climate Change* (Island Press 2008), and well over 200 refereed journal articles. He is a member of the Board of Infrastructure Australia, which is delivering \$20 billion of infrastructure to Australian cities and regions using a new sustainability-based approach.

For more information about this event, please contact:

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 Green Building Team  
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## 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 .....	296-1175
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 .....	615-0808
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

Printed with 100% post-consumer fiber

made with soy-based ink on totally chlorine-free paper

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

Subscription Info: (206) 615-1486

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