



**April 2009**

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

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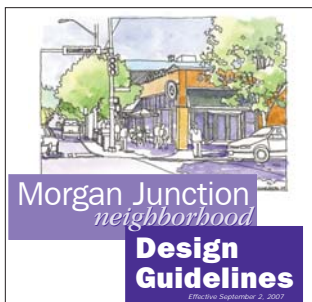
## Backyard Cottages Legislation Proposed

On March 19, 2009, Mayor Greg Nickels proposed legislation to allow backyard cottages in Seattle's single family zones. Backyard cottages, also known as detached accessory dwelling units, have been allowed in southeast Seattle neighborhoods since 2006. Attached accessory dwelling units, those attached to or inside the principal residence, have been allowed in Seattle's neighborhoods since 1994. The legislation sets a number of development standards for the cottages, and continues the requirement that the homeowner live onsite.

see **cottages** on page 3

## Monthly Highlights

- Committees Consider Seismic Upgrads, *pg. 2*
- DPD Permit Turnaround Times, *pg. 2*
- New Code Prevents Excessive Noise, *pg. 3*
- Commercial Code is Corrected and Improved, *pg. 5*
- Commission Tours Transit Oriented Development, *pg. 8*
- Patanges Apartments Case Study, *pg. 10*
- New City Green Building Staff Member, *pg. 14*



## Preservation Green Lab Launched in Seattle

On March 25, Mayor Nickels and Richard Moe, the president of the National Trust for Historic Preservation, announced the launch of the Preservation Green Lab in Seattle. The Green Lab will provide strategic policy options and demonstration projects to illustrate the myriad of ways that public policy can promote building reuse, and how existing buildings can go green. Establishing this field office will further the goals of the National Trust's Sustainability Initiative, which are to promote building reuse, reinvestment in older communities, and the greening of existing buildings to combat climate change.

see **lab** on page 14

## Mission: Good Design

Seattle's Design Review Board helps ensure good design in new development. Meet the 18 new and returning board members that strive to preserve Seattle's unique character. See page 6 for details.

## inside info

Customer Alerts .....	2-3
City Planning .....	4-14
Design Review .....	6-7
Seattle Planning Commission .....	8-9
Sustainable Building .....	10-14
Publication Updates .....	15
How to Reach Us at DPD .....	16

Visit us online anytime.

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



**A  
S  
C** **SERVICE  
ALERTS**

Helping applicants navigate the permit process

**Unreinforced Masonry Building Project Update**

DPD has formed two public advisory committees to consider possible requirements for seismic upgrades to the city's unreinforced masonry buildings (URMs). URMs historically perform poorly during earthquakes. DPD estimates there are up to 1,000 URMs in Seattle, most of which have not been seismically retrofitted. An important objective of the project is to reduce the risk to URM occupants and to the general public without causing URMs to be vacated or demolished. This objective means the incentives and costs of the program are crucial considerations. The Policy Committee is considering what incentives and penalties would be appropriate and effective. A subcommittee is being formed to develop cost estimates for seismic retrofits. The subcommittee's work is challenging because the variety of URM designs means there would also be a variety of retrofits.

If you would like more information about the project, visit the URM website at [www.seattle.gov/dpd/Emergency/UnreinforcedMasonryBuildings](http://www.seattle.gov/dpd/Emergency/UnreinforcedMasonryBuildings) or contact:

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**Interim Tree Ordinance Takes Effect**

Council bill 116404 regarding interim tree protection measures was signed by the Mayor on March 2, 2009. Effective April 1, the following limits will be applied to all commercial, low-rise, and mid-rise zones and single family lots 5,000 square feet or greater:

- No exceptional trees may be removed except where allowed as part of a development permit or when the tree is found to be a hazard. Exceptional trees are particularly old or large trees and provide substantially greater benefits than smaller trees. These trees are defined in DPD Director's Rule 16-2008 which is available online.
- No more than three non-exceptional trees six inches or greater in diameter may be removed on a lot within any 12 month period except when associated with a development permit or when the tree is found to be a hazard.

No new permits will be required for tree removal within these limits. Proposals to remove trees as part of a development will be reviewed as part of a master use or building permit and will be subject to existing requirements of the tree protection ordinance, Seattle Municipal Code 25.11. Hazard trees may be removed in all situations with documentation as described in Client Assistance Memo (CAM) 331B, *Environmentally Critical Areas: Hazard Trees*. Removal of trees in environmentally critical areas continues to be regulated separately as described in CAM 331, *Environmentally Critical Areas—Tree and Vegetation Overview*. If you are planning to remove trees on your property, it is recommended that you consult a tree care professional to determine if a tree is exceptional or if there are any tree hazard or health issue that might require removal.

**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 2009").

Type of Permit	Goal	Feb. 2009 Performance
Simple Building IP*	80% in 48 Hours	96.7%
Medium Construction IP	80% in 2 Weeks	79.7%
Complex Construction IP	70% in 6 Weeks	84.6%
Construction Issuance	90% in 120 Days	95.1%
Master Use Permit Decisions	80% in 120 Days	79.5%

\*IP: Initial Plan Review by DPD staff

## Noise Code Amendments

On March 13, 2009, Mayor Nickels signed Ordinance 122923 that updates the noise code. The goal of the updates is to protect the City’s residents and businesses from unreasonable noisy activities, such as construction. Highlights of the new code include the following:

- Updates to noise measurement methods
- Several new enforcement tools
- A new variance process for the construction of major public projects
- An earlier stopping time (7 p.m.) for noisy construction in certain zones (neighborhood commercial, low-rise, mid-rise and high-rise)

The new noise variance process for major public construction projects requires a noise management and mitigation plan that effectively controls noise from

the proposed construction. That plan will be required in order to obtain this variance. Mitigation could include features such as walls erected to limit noise from reaching nearby homes or businesses. This variance will also require a “check-in” review one year after the start of construction, to assess whether conditions of the noise variance are working, or whether adjustments to conditions and mitigations are needed.

This ordinance will likely go into effect in mid-June. If you have questions about the noise code, please contact:

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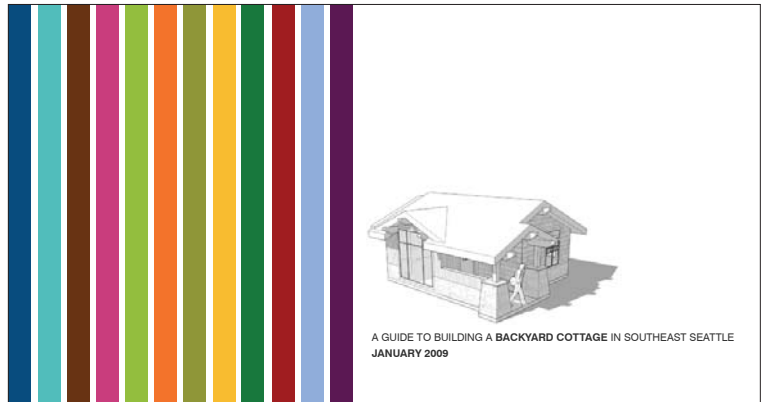
### **cottages**, *cont. from page 1*

Highlights of the proposed standards include:

- The lot must be at least 4,000 square feet in area, with minimum width and depth requirements
- The principal house and backyard cottage combined must not exceed the current 35 percent lot coverage limit for single-family zones
- The cottages can be no more than 800 square feet in area, with a height limit of 15 to 23 feet high
- Parking is required for the backyard cottage
- The legislation also sets an annual limit of 50 new backyard cottages in Seattle (Since being allowed in southeast Seattle in 2006, 14 backyard cottages have been constructed)

For more information on backyard cottages, or to comment on the proposed policy, please visit the website, [www.seattle.gov/dpd/backyardcottages](http://www.seattle.gov/dpd/backyardcottages), or contact:

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### **Planning Commission Releases Backyard Cottage Guide**

In connection with the new legislation, the Mayor and the Seattle Planning Commission announced the Seattle Planning Commission’s new *Guide to Building A Backyard Cottage in Southeast Seattle*. The guide was prepared to help homeowners successfully design and build a backyard cottage. Subjects in the guide include site planning, designing for privacy, green design ideas, sample designs, and construction and permitting information.

## Multifamily Code Update

The City Council's Planning Land Use and Neighborhoods Committee (PLUNC) has begun its review of the Mayor's proposal for a new multifamily chapter of the Land Use Code.

The basis for our current multifamily zoning was originally adopted in 1982. Since then, the zoning has been incrementally amended over the years such that some objectives may be obscured by added layers of requirements and process. Many of these added layers of regulation have become redundant and unnecessary. They often add to the cost of development and can work against comprehensive and neighborhood plan goals for affordable housing and quality design.

Seattle's multifamily neighborhoods provide important housing choices. The updated multifamily code will advance growth management objectives and address the important issues of quality design, climate change, and the growing need for workforce housing.

Key recommendations include:

- Maintain the current overall scale and density of the least intensive Lowrise zones (LDT, LI and L2), including the 25 foot height limit

- Improve the appearance and function of townhouses with new design standards (a forthcoming proposal will require administrative Design Review for townhouses)
- Use incentives in eligible Lowrise 3 (L3), Midrise (MR) and Highrise (HR) zones to encourage workforce housing in exchange for additional height and floor area
- Require green buildings when incentives are used

These recommendations have been informed by the participation of many individuals and groups who have attended public forums, community meetings, written letters, and participated in focus groups. PLUNC deliberations are expected extend through the end of the year, with adoption likely in early 2010.

For more information please visit the DPD website at: [www.seattle.gov/DPD/Planning/Multifamily\\_Code\\_Update/Overview/](http://www.seattle.gov/DPD/Planning/Multifamily_Code_Update/Overview/) or contact:

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## Deconstruction Case Studies

*Learn how to incorporate building materials salvage into your business*

Seattle Public Utility has published a series of deconstruction case studies to assist builders and home owners striving to recycle building materials when undertaking new construction, renovation and rehabilitation projects. The case studies provide information about the deconstruction process and provide real project examples to illustrate the range of approaches available in Seattle.

With the cost of demolition waste disposal increasing, environmentally aware customers are expressing their desire for waste reduction on the job site and for utilizing green building rating systems such as LEED™ and Built Green™ that call for waste reduction, salvage and recycling. Building salvage requires specialized skills and tools, representing an additional service a conventional demolition company can offer clients. Building salvage requires on-the-fly decision making and ingenuity.

Building salvage is an alternative to conventional demolition that carefully dismantles a structure, saving building elements for reuse. Commonly salvaged mate-

rials include structural beams and dimensional lumber, wood flooring, cabinetry, casework and doors, architectural details, brick and stone. Salvage operations can range from selective removal of high-value elements to full scale deconstruction.

### Ballard Park Hybrid Deconstruction

A 1935 single family home was dismantled in order to make way for a small neighborhood pocket park in Seattle's Ballard neighborhood. By using mechanized deconstruction methods, a total of 15 to 20 tons of materials were diverted from the landfill.

In 2007, approximately 300,000 tons of demolition waste was delivered to private and City transfer stations in Seattle, destined for landfill disposal. Among this "waste" were thousands of tons of otherwise useful materials.

### Thornton Non-Structural Salvage

Four single family homes in a flood-prone area were removed, setting the stage for a creek and habitat restoration project. Non-structural elements were salvaged from the homes, followed by conventional demolition with waste routed to recycling facilities.

see **series** on page 15

## Commercial Code Clean-up

On March 18, Mayor Nickles signed into law Ordinance 122935. This ordinance amends the commercial chapter of the Land Use Code to correct, clarify, simplify, and improve provisions enacted with comprehensive commercial code changes adopted in 2006.

Issues addressed in the amendments generally include these broad topics: use provisions and development standards; height limits; landscaping requirements; and parking. The legislation amends approximately 26 different sections of the code including the following:

- Allowing a height exception for taller elevator penthouses (from 15 feet to 16 or 25 feet, depending on the height limit of the zone) pursuant to Design Review. This would encourage the use of new energy-efficient elevators, which need taller penthouses.
- Allowing a height exception for wind-driven power generators to project ten feet above the height limit, limited to 25 percent rooftop coverage. This amendment is intended to promote alternative energy systems within the city.
- Improving Green Factor landscaping standards based on experience to date with the program. Amendments include adjustments to the scoring system and new credits, including a bonus for food cultivation.
- Reducing the parking requirement for residential use by 20 percent when uses are within 800 feet of transit stops with frequent service.
- Reintroducing maximum floor area ratio (FAR) limits for any single use (i.e. residential or non-residential) within a mixed-use structure. Mixed-use development is encouraged by allowing additional FAR. Limits on individual uses were removed in 2006; without them, effectively single-purpose development has been eligible for a substantial floor area bonus in zones with height limits of 65 feet or greater.

The ordinance becomes effective on April 17. For more information, please visit the website: [www.seattle.gov/DPD/Planning/Neighborhood\\_Business\\_District\\_Strategy/Overview/](http://www.seattle.gov/DPD/Planning/Neighborhood_Business_District_Strategy/Overview/). Further questions can be directed to:

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

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

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."



An update from Seattle's  
Design Review Program

## Introducing Nine New and Nine Re-Appointed Board Members

From a pool of almost 60 applicants, the Mayor and City Council chose nine new members to serve on the Design Review Boards through April 2011. In addition, nine members were reappointed.

The City's seven neighborhood-based Design Review Boards are staffed by 35 volunteers who are either professionals in the design, development and business fields or are members of the community who have knowledge of urban design and development. Collectively, board members donate more than 2,500 hours of service annually to the City; in 2008, the board completed 205 project reviews.

City Council established Seattle's Design Review program and boards in 1994 in order to provide flexibility to the Land Use Code, increase citizen involvement in the design process, and improve the quality of urban design throughout the city. Since the program's inception, over 1,500 projects have been reviewed by the Design Review Boards. During this time, project appeals have dropped from 25 percent to less than two percent.

For additional information, please contact:

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## New Board Members

### Peter Krech

*Northeast Design Review Board, community representative*

Krech has been a Seattle resident and practicing architectural designer at Callison Architecture for 12 years. He specializes in mixed-use, office, residential, retail and health care. He directs the design efforts of large teams of both architects and supporting consultants on national and international projects. Recent notable projects include three Amazon.com buildings in South Lake Union. He has served as a volunteer for the Seattle AIA Honor Awards Committee. He is a member of the United States Green Building Council and the Urban Land Institute, and is a LEED Accredited Professional. He holds a Bachelor of Environmental Design and a Master of Architecture from the University of Minnesota.

### Robin Murphy

*Southwest Design Review Board, design professional representative*

Murphy is a principal of the architectural firm of Stricker Cato Murphy and Associates. He leads the firm's long term planning, strategic vision and personnel management. He has over 20 years of experience in architecture and management and has worked on a broad range of projects, including mixed-use, theaters, residential, high rise, retail, institutional and industrial developments. He has volunteered as an architectural critic at the University of Washington's School of Architecture and as a coach for Special Olympics. He is a LEED accredited professional and a member of the American Institute of Architects. He holds Bachelors and Masters degrees in architecture from the University of Washington.

### David Delfs

*Queen Anne/Magnolia Design Review Board, local residential representative*

Delfs is a real-estate investor and developer. He is a project manager for CDB General Contractors, which specializes in custom residential projects and small to mid-size commercial projects. He is a long-time resident of Queen Anne and served on the Queen Anne Community Council, including its Land Use Review and Planning Committees. He set up a committee to capture community input and write Queen Anne-specific Design Review guidelines. He was a member of the Picture Perfect Queen Anne and Bicycle Alliance of Washington, and was a founding member of Sustainable Queen Anne. He earned an MBA from Seattle University and a BA from the University of Iowa.

### Norma Tompkins

*Southwest Design Review Board, local residential representative*

Tompkins has ten years of experience as a production designer at Starbucks. She has worked on stores in Latin and North America and in China. Previously, she was a construction manager in Bellevue, an apartment manager in Ballard, and a house designer in Tukwila. She was a member of La Casa de Artes, which promoted Latino arts and culture in Seattle. She has volunteered for Consejo's Domestic Violence Program, teaching English to Spanish-speaking women. She is a registered architect in Mexico. She is certified as a sustainable building advisor. She has a Bachelor of Architecture degree from University of Tamaulipas State, Mexico.

**Jan Frankina**

*Downtown Design Review Board, local residential representative*

Frankina has over 25 years of design and planning experience and is a principal of her own firm, Jan Frankina LLC, which specializes in residential construction following Not So Big housing practices. Previously, she was the director of retail and urban design for Gensler Architects, and the director of design and planning for the Pennsylvania Ave Corporation, both in Washington, DC. She has served as the executive director of the Kentlands Community Foundation, as a member of the Columbus Comprehensive Masterplan, and on the board of the Indianapolis Museum of Art. She holds a Masters of Architecture degree from Harvard University, a Master in Community Design from the University of Pennsylvania and a bachelor's degree from Boston University.

**Lipika Mukerji**

*Queen Anne/Magnolia Design Review Board, design professional representative*

Mukerji is an architect at LMN Architects. Prior to LMN, she has worked at Perkins Will, Robert Harrison and PLACE Architects, all in Seattle. She also has worked at architectural design firms in London. She focuses on green building and use of green technology in architecture. She is a registered architect and LEED accredited professional. She is a board member and treasurer of the Association of Women in Architecture Seattle. She holds a master's and bachelor's degree in architecture from the University of Cambridge in the United Kingdom.

**Brian Scott**

*Downtown Design Review Board, development representative*

Scott is the director of urban design at EDAW, an architecture and environmental consulting company. He has 28 years of experience in community development with an emphasis in downtown revitalization. He has worked on a range of projects such as the Fort Lawton Redevelopment Plan and development renewal plans in Astoria, Salem and Portland. He was a non-profit executive with Livable Oregon, Oregon Downtown Development Association, and the Portland Schools Real Estate Trust. He served on the board of the International Downtown Association and the Oregon Parks Foundation. He earned a Ph.D. in Urban Studies from Portland State University, a Certificate in Non-profit Management from the Center for Urban Education, a master's degree from North Carolina State University and a bachelor's degree from Oregon State University.

**Lisa Picard**

*Capitol Hill Design Review Board, local residential representative*

Picard is a practicing real estate development professional and managing partner of Muse Development. Previously, she directed development operations of Canyon Ranch Health Resorts, Harbor Properties, Hines Interests and the Community of Civano, AZ. She also worked as an investment manager and as an urban designer. She is a certified urban planner (AICP). She holds Masters degrees in Real Estate Development and in Urban Planning from the Massachusetts Institute of Technology, and a BS in urban planning from the California Polytechnic University.

**Wolf Saar**

*Capitol Hill Design Review Board, community representative*

Saar has 25 years of experience practicing architecture in Seattle on both public and private projects and has often participated in the design review process, both as an applicant and as a resident. He is a senior project manager at Weber Thompson and has helped design five high-rise projects in downtown. Before that, he worked at Mithun, leading the design of institutional, commercial and multifamily projects. He has served as a board member on the Washington State University Architectural Advisory Board and the American Institute of Architects. He is a registered architect and a LEED professional. He earned a bachelor's in architecture and a certificate in Design Firm Leadership from the University of Washington.

**Reappointed Board Members**

Sharon E. Sutton

*Capitol Hill Design Review Board, local residential representative*

Tricia Reisenauer

*Northeast Design Review Board, local residential representative*

Craig Parsons

*Northeast Design Review Board, local business representative*

Bill Singer

*Northwest Design Review Board, design professional representative*

Mark Brands

*Northwest Design Review Board, local business representative*

John Rose Jr.

*Queen Anne/Magnolia Design Review Board, local business representative*

Michele Wang

*Southeast Design Review Board, design professional representative*

Rob Mohn

*Southeast Design Review Board, local business representative*

Christie Coxley

*Southwest Design Review Board, local business representative*

## PLANNING COMMISSION

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

# SPC

Seattle  
Planning  
Commission

## Seattle Planning Commission Tours Portland Transit Oriented Developments

On March 6, the commission took the Amtrak Cascades to Portland to learn more about how they plan and direct growth around their transit systems through transit oriented development. The tour was organized by commission Chair Linda Amato, ICF Jones & Stokes and the Leland Consulting Group.

The tour began at 7:00 Friday morning, where the commissioners met with other City staff, including Raymond Gastil, Planning Director, and Stella Chow, Director of the Department of Neighborhoods, at King Street Station to board the Amtrak Cascades train. On the way to Portland, Chair Amato presented information about the development of Amtrak Cascades service and Washington state's long range plan for the service (you can read more about the State's passenger rail service at [www.wsdot.wa.gov/Freight/Rail/RideTrain.htm](http://www.wsdot.wa.gov/Freight/Rail/RideTrain.htm)). A variety of improvements including route alignments will increase reliability and decrease travel time with the ultimate goal being a two and a

half hour trip by train between Seattle and Portland. Lee Gleysteen, Manager of On Board Services with Amtrak, also provided information about the unique Talgo trains used for the Cascades route.

Once in Portland, the group was escorted to Metro's office for a panel lunch discussion with Byron Estes, Portland Development Commission; Jillian Detweiler, TriMet; Megan Gibb, Metro; Debbie Bischoff, Portland Bureau of Planning and Sustainability; and Dave Leland, Leland Consulting Group. Commissioners were particularly impressed by the strong public-private partnerships that create smart, targeted new development and a sense of trust between the agencies and city residents.

After lunch, the group toured the Hollywood Transit Center and learned about a new mixed-use project designed by GBD Architects that combines retail with two levels of parking and more than 50 condos. The project was designed around an existing



bank that stayed open during the first phase of construction; once that was complete, the bank moved into the new building and then the second phase of construction began.

The next stop was Patton Park where a new affordable apartment building has been constructed adjacent to the Interstate light rail line. The project was initiated by TriMet, the region's transit agency, and developed by Reach Community Development. Goals for the development included creating apartments that would be affordable to households earning 50 percent of median family income and providing units for large families.

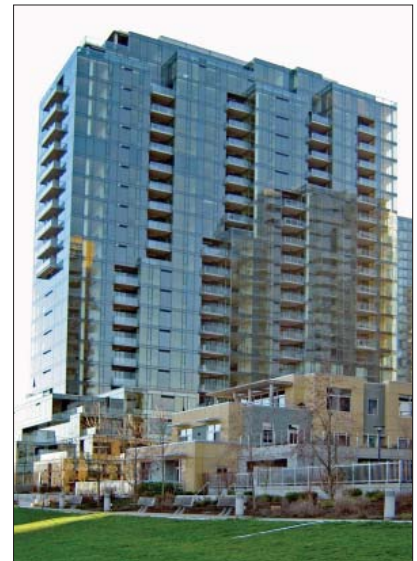
The final stop of the tour was the South Waterfront neighborhood, which is being developed through a public-private agreement. The South Waterfront is a former industrial area that includes approximately 130 acres. The Central District includes about 31 of these acres and is served by both the streetcar and aerial

tram, which connects to the Oregon Health & Science University. Approximately 44 percent of development in the area is complete with almost 1,400 units and a net density of almost 190 units per acre. The tram itself cost \$57 million, more than half of which was private funding generated by a local improvement district.

From the South Waterfront, the group rode the streetcar through downtown and took the 6:30 evening train back to Seattle.

The ride back home gave the commissioners and guests the opportunity to sample Northwest foods and beverages from the Bistro car. After a long day of touring we were able to chat, read, or just relax.

The commission would particularly like to thank our Chair, Linda Amato, Deborah Munkberg with ICF Jones & Stokes (Seattle office), Chris Zahas with Leland Consulting Group (Portland), and Lee Gleysteen with Amtrak for organizing a great tour of Portland.



## Green Home Case Study:

### Pantages Apartments

#### About the project

**Name:** Pantages Apartments  
**Type:** Remodel and new, multifamily construction  
**Square Feet:** 48,377  
**Location:** Capitol Hill neighborhood  
**Completed:** December 2005

Seattle's Pantages Apartments combines a rehabilitated, two-story 1907 residence, a City of Seattle landmark, with a newly constructed, five-story new apartment building. It provides 49 units of affordable housing, including three studios, and 26 one-bedroom, 15 two-bedroom, and five three-bedroom apartments.

The apartments are reserved for households earning 30 percent to 50 percent of area median income. Sustainable design strategies for the project hinge on the reuse of Pantages House, with its exterior restored and interior reconfigured to accommodate four residential units, a library and meeting area. A large cistern stores rainwater to use for on-site irrigation, and serves as a focal courtyard feature. Average occupancy is 94 full-time residents, all of whom frequent the common spaces to relax, read or socialize. In addition, there is a full-time manager, a full-time assistant manager and occasional visitors in most common areas.

#### Goals/Challenges:

##### Land use and community

Anchoring the street corner at the center of the project is a rehabilitated two-story 1907 house, a



*Photo: William P. Wright*

neighborhood landmark. It was designated a landmark just before construction began on the Pantages Apartments, and it now provides continuity and reference to the past in the rapidly developing neighborhood on Capitol Hill. The shell of the historic house has been restored and the interior redesigned to accommodate four residential units and common areas, including a library and meeting area.

Modifications to the Pantages House exterior were reviewed by the Seattle Landmarks Board. In addition to retrofitting the house with double-glazed windows, changes to the exterior include removal of a second story deck that was not original. The new exterior color was chosen after examining layers of paint from the last century. Cedar siding was kept in place, and the wrap-around porch roof was rebuilt.

Neighborhood residents actively participated in community meetings in the early design phase. These meetings reinforced the goal of preserving the house as a neighborhood asset. Sustainable strategies for design, construction and occupancy were also addressed at these meetings, to enhance support for the project and encourage the participation of future residents in sustainability goals.

The new 45,181 square-foot, five-story building is set back from the sidewalk, rising behind the landmark on two sides. Detailing and materials reflect the character of the historic structure. The new building's L-shape defines the common courtyard space, which is in back of the original building.

The treatment of the street perimeter, including ornamental metal fencing and substantial concrete steps, emphasizes the integrity of the street and makes a clear connection with the sidewalk. Concrete steps leading to the new courtyard and to the historic porch on the corner anchor the buildings to the sidewalk and support the pedestrian environment.



*Photo: William P. Wright*



*Photo: Lara Swimmer*



Photos: William P. Wright

The grand corner staircase of the 1907 Pantages house, rebuilt to meet code, is a popular perch for residents and visitors.

The landscaped central courtyard is a community meeting place for residents and an extension of the street, reinforcing the pedestrian-friendly design. Fiberglass sculptures in the courtyard recall the vaudeville background of the historic house's original owner, expressing continuity in the history and character of the neighborhood. The quality and durability of the artwork reinforces the courtyard's connection to the public realm.

Many existing plantings from the site have been salvaged, conserved or restored. Landscaping with draught-tolerant and native plants helps to set a new standard of sustainability for the surrounding urban blocks. Hardy plantings include Mexican orange rosemary, Oregon grape, Japanese blood grass, and lavender.

On site parking is code minimum, at 24 spaces. There is storage for 14 bikes in the below-grade parking garage. Nearby connections to transit make daily life without cars a practical reality for residents. A light rail station will be located two blocks away, and there are nine bus routes within a half mile of the site. The dense Capitol Hill neighborhood is home to Seattle Central Community College, medical centers, and many nearby stores and restaurants.

### Water

Storm runoff is captured in a 1,175-gallon cistern prominently situated in the courtyard, and then used to irrigate plantings on the site through a high-efficiency drip irrigation system. Management staff is encouraged to use cistern water for plantings inside and outside. Native or drought-tolerant plants throughout the landscape will need little or no irrigation once well established.

### Energy

Rigid insulation is placed above the post-tensioned concrete deck that is between the underground park-

ing garage and the first floor. This reduces the thermal "bridging" or heat transfer that occurs through the slab edge with conventional placement of insulation below the deck. A gypcrete topping slab installed over the rigid insulation acts as the subfloor.

Apartments have electric baseboard heat, with each unit individually metered to ensure that tenants account for their electric use. A central hot water boiler provides domestic hot water to each unit.

The elevator is a ten horsepower traction type instead of conventional 40 horsepower hydraulic type, for a projected reduction in energy consumption of over 50 percent.

The City of Seattle's Built Smart program acted as a third party agency to inspect the project and make sure that insulation, energy-efficient lighting, thermostats and other energy saving measures were properly installed and working as planned. A specialized balancing contractor verified that mechanical systems were installed and operating correctly. In addition to the standard operations and maintenance manuals for all systems, the general contractor provided the owner with videotaped training for the building manager and staff.

### Materials and resources

All elements of the Pantages Apartments project were designed and built with durability as a high priority, with a design life of 50-plus years. Much of the exterior is clad with brick veneer with stainless steel flashing, or fiber-cement board plank or panels. Interior cabinetry has solid plywood boxes with solid wood doors.

Local sources were sought for all materials and building parts. Locally produced building materials include: wood studs, engineered wood I-joists, plywood sheathing, fiber-cement board, brick veneer siding, asphalt shingle roofing, and concrete.

Materials with high recycled content were selected wherever practical. They include interior gypsum wallboard, fiberglass insulation, and commercial grade nylon carpet and pad.



*Photos: Lara Swimmer*

Material recycling began with adaptive reuse of the historic residence on site, which kept tons of debris out of landfills. In addition, 92 percent of the waste generated during construction of the project was recycled. As part of this effort, local salvage businesses were contacted before construction began so that they could secure light fixtures, radiators, chimney bricks and other parts of the existing house that were not reused in the renovation.

A large cedar removed from the site was donated to a local sculptor, who used it to carve totem pole art. In turn, the artist donated a piece for installation in the entry lobby of the new building.

**Interior environment**

Along with the integrated goals of long project life and low maintenance, interior air quality is promoted through several means. Pantages Apartments incorporates the latest construction methods and materials to prevent moisture accumulation in interior air and walls. The project’s rain-screen system creates an air space between the exterior wall and the siding to allow any moisture that gets behind the siding to dry to the exterior. A vapor retarding membrane, which changes permeability with ambient moisture conditions, is positioned behind the drywall at all exterior walls to prevent moisture from entering the wall cavity.

Constant running whole-house fans ensure adequate ventilation. For comfort and additional ventilation, 95 percent of the windows are operable. Interior air quality is further protected through the use of low-volatile organic compound emitting carpeting, paint, and linoleum flooring.

Mood-supporting daylight penetrates deeply into the first floor plan in the new building through transom windows underneath the high ceilings.

**Lessons Learned**

**Respecting community**

The sustainable development goals of recycling and reuse can be well served through strategic preservation. In turn, preservation can satisfy the goals and desires of neighborhood residents for respect, sensitivity and continuity in development. The adaptive reuse of the historic residence in the Pantages Apartments advanced all of these goals. Its presence as a local landmark was enhanced through new connections to the street, contributing to a pedestrian-friendly environment.

New sustainable systems can become a part of community character. The cistern, prominently positioned in the courtyard of Pantages Apartments, is a landscape feature as well as a key part of the water conservation strategy for the project. Each use reaffirms commitment to sustainability goals and membership in the community.

**It’s in the details**

Careful tracking to ensure that green requirements are being met throughout the design and construction process is critical. While the project team specified energy-efficient windows, the U-Values of the different window types (such as casements versus double hungs) used in the building vary. To determine the average U-Value for the project’s windows, a thorough accounting of all of the windows and their respective U-Values is necessary. Unfortunately for this project, that accounting came too late in the process. Hoping for a rebate from Seattle City Light, the average U-

Value was calculated. It was calculated at .33; the maximum average U-Value for the rebate was .32.

Whole house ventilation needs careful balance. Ventilation for the residential units incorporated air inlets at all windows coupled with constantly running low speed bath fans. Diligent oversight of the subcontractor was necessary to ensure that they did, in fact, install air inlets in each window, instead of only in the bedrooms which was their standard practice. The fans that were installed are extremely quiet, so quiet you can't tell if it's on just by listening. The utility inspector and the commissioning agent used testing and balancing equipment to ensure the fans were on and operating as intended.

**Public Art**

Capitol Hill Housing commissioned three public art works for Pantages Apartments.

A wood sculpture created by local artist Steve Jenson was made from a tree originally located in the center of the property. It now stands as the centerpiece of the residential lobby.

Local artist Claudia Fitch made a series of fiberglass statues named "Pantime" to represent the performers who inhabited Pantages House, and they now welcome residents and visitors to the courtyard. It was commissioned through a competitive process guided by Artist Trust.

"Pantages House," a whimsical portrait of the house as it appeared in the decades before its transformation, is the focal point of the communal library in front of the house. It is by local painter Grego Rachko.

**Rating and Awards**

- Built Green™ 3-Star Certified Project (364 points)
- SeaGreen, City of Seattle, Office of Housing
- Built Smart™ Certified for Resource Efficiency
- 2006 American Institute of Architects "Show You're Green" Award
- 2006 Affordable Housing Finance Magazine Reader's Choice Award for Best Urban Project
- Built Green™ "Green Hammer" Award

Photo: William P. Wright



**The Team**

*Owner/Developer*

Pantages Apartments LLC,  
with Capitol Hill Housing  
managing member  
206-329-7303  
[www.capitolhillhousing.org](http://www.capitolhillhousing.org)

*Architect*

SMR Architects  
206-623-1104  
[www.smrarchitects.com](http://www.smrarchitects.com)

*Mechanical Engineer*

HV Engineering Inc.  
206-706-9669  
[www.hvengineering.biz](http://www.hvengineering.biz)

*Structural Engineer*

AKB Engineers  
(206) 381-9900  
[www.akb-eng.com](http://www.akb-eng.com)

*Civil Engineer*

SvR Design Company  
206.223.0326  
[www.svrdesign.com](http://www.svrdesign.com)

*Landscape Architect*

Thomas V. Rengstorf Associates  
(206) 682-7562  
[www.thomasrengstorfassociates.com](http://www.thomasrengstorfassociates.com)

*Weatherization Consultant*

RDH Group  
(206) 324 2272  
[www.rdhbe.com](http://www.rdhbe.com)

*Electrical Engineer*

Active Engineering  
(425) 776-8119  
[www.activeengineering.net](http://www.activeengineering.net)

*General Contractor*

Walsh Construction  
206.547.4008  
[www.walshconstructionco.com](http://www.walshconstructionco.com)

*Natural Drainage Systems*

Details on Seattle projects:  
Seattle Public Utilities  
[www.seattle.gov/util/services/](http://www.seattle.gov/util/services/)  
(Click on "About SPU")

**For More Information**

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

**SeaGreen** – an affordable housing guide developed to promote energy conservation, operational savings and sustainable building practices in affordable multifamily housing projects.  
[www.seattle.gov/housing/SeaGreen](http://www.seattle.gov/housing/SeaGreen)

**King County Construction Works** – provides free assistance and recognition to builders who recycle, reduce waste and use recycled-content building materials.  
[www.greentools.us](http://www.greentools.us)

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

**Seattle Built Smart Program** –certifies apartments and condominiums designed and built to conserve resources while providing a healthy, comfortable living environment.  
[www.seattle.gov/light/conserv](http://www.seattle.gov/light/conserv)

**lab**, cont. from page 1

**Why do we need a Green Lab?**

With more than 43 percent of the nation’s carbon dioxide emissions coming from the construction and operation of buildings, reusing and improving the energy efficiency of older and historic buildings is an essential part of a sustainable future. Regrettably, recycling and retrofitting older and historic buildings often does not factor significantly into city and state plans to reduce greenhouse gas emissions.

Although the goals of historic preservation and sustainability have much in common, the challenges of reusing an existing building are different than with new construction. Current codes and standards that promote sustainability for new buildings aren’t always a good fit for existing buildings. The Green Lab will help develop an understanding of how the unique nature of older, historic buildings can best be leveraged to support the goals of sustainability and reducing climate change impacts.

**What will the Green Lab do?**

The Green Lab will focus on two areas:

- Policy development – While much of the Lab’s work will be focused on the Pacific Northwest, the Green Lab will also partner with selected municipalities, states and preservation partners nationwide to create innovative sustainable development policies that incorporate principles supporting the reuse of buildings in zoning ordinances, municipal plans, building and energy codes, and “climate action plans.” By serving as a resource for sustainable development policy the Green Lab will help local and state governments

reduce the greenhouse gas emissions associated with the operation of existing buildings. The Lab will help reduce transportation-related emissions associated with irresponsible land use.

- Demonstration projects – The Green Lab will identify local owners of historic buildings who are committed to improving their energy performance, and will work with them to implement retrofits that are respectful of the building’s historic fabric, while achieving a high degree of improvement in energy efficiency.

**Job Creation**

The opening of the Preservation Green Lab is timely in light of the current economic downturn. The Preservation Green Lab will help promote the connection between preservation and new, green jobs.

Rehabilitation generally uses about 20 percent more labor and, in turn, produces a greater number of jobs than new construction. As compared to new construction, for every \$1 million spent to rehabilitate a building, \$120,000 more dollars initially remains in the community, five to nine more construction jobs are created, and an average of 4.7 more new permanent jobs are created.

Studies have shown that improving the energy efficiency of our building stock is a major job generator. Investment in building retrofitting will create job demand for electricians, heating/air conditioning installers, carpenters, construction equipment operators, roofers, installation workers, carpenter helpers, construction managers and building inspectors.

**Meet the Green Team’s Sustainable Community Advisor**

Katherine Cornwell, Sustainable Community Advisor, recently joined City Green Building. Katherine’s focus is shaping our communities in a way that supports a happier, healthier, more enjoyable life for every Seattle resident.

Prior to moving to Seattle, Katherine spent eight years in Denver managing the neighborhood, corridor and citywide planning program. She co-authored Blueprint Denver (the city’s integrated land use and transportation plan), wrote numerous small area plans including the award-winning East Colfax Corridor Plan, crafted the Main Street form-based zone district, and created Denver’s Living Streets Initiative. Katherine began her career with Sustainable Urban Neighborhoods where she conducted ground-breaking micro-enterprise development research (published in the National Journal of Sociology & Sustain Magazine). She led bicycle and pedestrian planning efforts for Louisville, KY. Katherine graduated from the University of Colorado (Boulder) in 1995 and later studied at the Kentucky Institute for the Environment & Sustainable Development at the University of Louisville.



series, cont. from page 4

### Fremont House Move

A historically significant 1905 home in Seattle’s Fremont neighborhood was spared from demolition by a whole-house move from its original location to a nearby lot. The move resulted in the reuse of 85 tons of materials and an estimated \$100,000 savings to the new owner, compared to building new.

### Ballard Church Salvage

This building in Seattle’s Ballard neighborhood became a source of high-quality materials for a green homebuilder, which has added deconstruction and salvage to its business model. The 24 tons of wood salvaged from this project became source materials for the builder’s current and future projects.

### Longfellow Creek Salvage

Two neighboring homes attempted to capture economies of scale by using a simultaneous, machinery-focused “hybrid deconstruction,” but sequencing realities resulted in a manual deconstruction approach. However, the approach succeeded in diverting 97 percent of waste from the landfill.

### Madison Valley Salvage

Two Madison Valley homes located in flood-prone areas are torn down and recycled as part of Seattle Public Utilities’ Flood Control Program. Salvage and recycling the water-damaged homes avoided the generation of more than 96 tons of demolition waste.

### Capitol Hill Transit Redevelopment

Fifteen buildings slated for demolition to make way for Sound Transit’s Capitol Hill Light Rail Station are using salvage and recycling strategies to save valuable resources from landfill disposal. A targeted 75 percent of the overall demolition debris will be recycled in 2009.

### Deconstruction benefits:

- Fewer tipping fees
- Enhanced service offerings
- Compliance with green building rating system requirements
- Reduced waste
- Environmental benefits

**To view the Deconstruction Case Studies, go to:**  
[www.seattle.gov/dpd/Permits/Residential\\_Deconstruction](http://www.seattle.gov/dpd/Permits/Residential_Deconstruction)

### Client Assistance Memos

#### UPDATED

- **CAM 603**, *A Citizen’s Guide to Housing and Zoning Code Compliance*, was updated to reflect the new enforcement charge for multiple inspections.
- **CAM 606**, *Illegal Dwelling Units*, was updated to reflect the new enforcement charge for multiple inspections.

### Director’s Rules

#### FINAL

- **DR 17-2008**, *State Environmental Policy Act (SEPA) Exemptions From Environmental Review Requirements When Establishing, Changing or Expanding A Use*. The purpose of this rule is to provide further interpretation of the categorical exemptions associated with establishing a new use or changing or expanding an existing use. This rule helps determine when SEPA environmental review is required and when it is not.
- **DR 4-2009**, *Demolition Permits With Waste Diversion Plan*, describes the building materials reuse and recycling requirements of the Waste Diversion Plan needed for residential deconstruction.

**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).

## 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

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