



**October 2009**

The latest news from Seattle's Department of Planning and Development

**Vol. 7  
No. 10**

## Green Q: Expedited Permit Processing

Starting September 30, 2009 DPD applicants who are applying for new residential building permits under Seattle's Residential Code (SRC) will have the option of entering DPD's Green Q for expedited permit processing. This queue has been designed to be faster, more predictable, to provide assistance, and to be sustainable in the long term.

The Green Q will support Seattle's leadership role in climate change initiatives and further City Green Building's efforts to make sustainable design standard practice. The Green Q is part of the multi-tiered strategy described

see **green** on page 6

## Monthly Highlights

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## How to Prevent Landslides

*The rainy season brings increased risk for landslides. Learn how to protect yourself and your home at DPD's Landslide Awareness Meetings. See page 4 for more information.*

## Proposed Rezone in Ballard Hub Urban Village

Over the last few months DPD staff has been working with neighborhood representatives to develop a proposal to rezone specific areas of industrial zoning within the Ballard Hub Urban Village (HUV) and outside the Ballard-Interbay Manufacturing and Industrial Center (BINMIC). The work stems from a Comprehensive Plan resolution adopted by Council in December 2007, which states intensive industrial zones are generally not appropriate within Urban Villages. There are three neighborhoods that have industrial lands in an Urban Village: Ballard, Fremont and a very small portion of Eastlake. (DPD is addressing the industrial zones inside the Downtown and South Lake Union Urban Centers separately.)

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Visit us online anytime.

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

**Director's rules**

**FINAL**

■ **DR 6-2009**, *Clarifying Landscape Standards Including the Green Factor Requirement*, has been adopted to update DPD's implementation of landscape requirements. It provides detailed information relating to plant material, landscaping in the right-of-way, and Green Factor features such as green roofs, permeable paving, and bioretention.

**RESCINDED**

■ **DR 22-2000**, *Submittal Requirements for Open-Web Steel Joist Framing Products*, was rescinded on September 18, 2009. There is no replacement rule as the rule is no longer needed.

**DPD Improves Website Homepage**

DPD recently updated it's web site ([www.seattle.gov/dpd](http://www.seattle.gov/dpd)) to increase functionality for our customers. DPD's new blog, BuildingConnections, replaces the previous news sections. BuildingConnections is part of the new CityLink Seattle blog hub, where you can access blogs from most City departments. BuildingConnections is RSS compatible, so you can have your DPD news sent directly to you as soon as it's posted.

DPD has converted its static featured item on the home page to a four-item flash feature. Each week DPD posts the most relevant planning projects, upcoming events, and useful online tools to help keep you connected to our ongoing work.

Visitors to our web site home page in the past couple of months will have noticed that DPD has also created live links in Planning, Permits, and Compliance boxes to further provide easy access to our hottest issues.

We hope these changes help provide you with better service. Do you have ideas on additional improvements? Send your comments to [Webteam@seattle.gov](mailto:Webteam@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 2009").

Type of Permit	Goal	Aug. 2009 Performance
Simple Building IP*	80% in 48 Hours	95.3%
Medium Construction IP	80% in 2 Weeks	91.9%
Complex Construction IP	70% in 6 Weeks	88.7%
Construction Issuance	90% in 120 Days	91.6%
Master Use Permit Decisions	80% in 120 Days	85.7%

\*IP: Initial Plan Review by DPD staff

## 2009 Seattle Codes Update

### Draft 2009 Seattle Building, Existing Building, Mechanical, and Fuel Gas Codes Available

Public review drafts of the 2009 editions of the Seattle Building Code, Seattle Existing Building, Seattle Mechanical Code and Seattle Fuel Gas Code will be available in mid-October or early November. The drafts will be distributed as pdf files. If you would like a copy, contact Maureen Traxler at [maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov), and be sure to specify which of the draft codes you would like to receive. The drafts will be complete except for Building Code Chapters 9, 29 and 30. Those chapters will be distributed as soon as they are complete.

### What Will the 2009 Codes Add to the Cost of Construction?

As DPD is reviewing the draft 2009 building, residential, mechanical, fuel gas, and energy codes, we would like to hear from you if you have concerns about the cost of any of the new code provisions. Contact Maureen Traxler at [maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov) with your comments.

## Elevator Code Committee Members Needed

DPD is forming a public review committee to review Chapter 30 (Elevators and Conveying Systems) of the draft 2009 Seattle Building Code. We anticipate that the Committee will meet 3-4 times during November and December for approximately 2 hours per meeting. If you are interested, contact:

**Maureen Traxler**  
**(206) 233-3892**  
[maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov)

## Electronic Plan Submissions Nearing Reality

Electronic plan submission and review is getting closer to becoming a reality at DPD. While the concept has been discussed for a number of years, exploration began in earnest in 2008. Over the past year, we've visited and talked to other cities that have implemented EPlan, researched the latest software, surveyed our customers, and taken a close look at how we currently handle plans through a process improvement effort.

In 2009, DPD executives and managers approved a formal project to pilot EPlan with selected applicants and DPD staff. Since then, the team has been gathering requirements for the system from both DPD staff and our applicants. We'll soon begin recruiting participants for the pilot, so stay tuned to see how you can get involved. Pilot participants will have the opportunity to participate in the design of the system and test it at a very early stage. If all goes as planned, we should be accepting our first electronic plan by spring 2010.

### What are the benefits?

For applicants, it will mean significantly reduced trips to DPD, as the new system will allow you to perform most permit-related tasks online. Once we're past the initial learning curve, we also hope to make the review process more efficient, as we will eliminate many time-consuming manual tasks both for DPD staff and applicants.

EPlans will significantly reduce paper consumption. In 2008, DPD accepted over 5,500 applications for construction permits alone. Converting those plans to electronic files would save approximately 495,000 sheets of paper annually (assuming an average of three plan sets per permit at 20 pages per plan set and re-submission of some sheets).

### Questions?

Email [Webteam@seattle.gov](mailto:Webteam@seattle.gov) (please include EPlan in your subject line) and watch our website for regular updates.

# Free Landslide Awareness Meetings

Learn how to protect yourself and your property at one of two free landslide awareness meetings this fall, sponsored by the City of Seattle.

Presentations will include a discussion of the causes of landslides and proper drainage and vegetation for sloping sites. These will be followed by a question and answer session and time for one-on-one discussions. Both meetings will have the same format and information.



## Landslide Awareness Meetings:

### **Nov. 7, 2009**

South Seattle Community College  
6000 16th Ave. SW  
Judge Warren & Nobie Chan  
Education Center near the Arboretum  
(park in the northeast lot)  
10 a.m. - noon

### **Nov. 21, 2009**

Northgate Community Center  
10510 5th Ave. NE  
Multipurpose Room  
(across from the Northgate Mall)  
10 a.m. - noon

## More Information:

Department of Planning and  
Development (DPD)  
(206) 684-8443

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

*\*Please RSVP by contacting Tyson Lin at  
(206) 684-8443 or [tyson.lin@seattle.gov](mailto:tyson.lin@seattle.gov).*

## Joining City of Seattle Staff:

The American Society for Civil Engineers  
The Association of Engineering Geologists  
The International Society of Arboriculture  
Associated Building Contractors

**rezone**, cont. from page 1

Within the Ballard HUV there are three subareas with different rezone recommendations (maps are posted on the project website [www.seattle.gov/dpd/BallardHUVRezone](http://www.seattle.gov/dpd/BallardHUVRezone)):

### Subarea 1

The north side of Market Street, between 24th Ave. NW and 30th Ave. NW, currently zoned Industrial Buffer (IB) and Commercial I (CI) 65.

### Subarea 2

The south side of Market Street, between 26th Ave. NW, and 30th Ave. NW (includes one parcel to the west of 26th Ave. NW), currently zoned Industrial General 2 (IG2) 65.

### Subarea 3

The area around Leary Ave. NW, between 15th Ave. NW and 20th Ave. NW, currently zoned IB-65, IG2-65 and CI-65.

In addition to the rezone recommendations, DPD is also proposing that Design Review and Green Factor would apply to projects in Industrial Commercial (IC) zones within Urban Villages. Specific to the Ballard

HUV, a restrictive covenant is proposed for the sub-area 2 to help address noise issues that might arise from the adjacent Industrial General I properties to the south.

While to date DPD has primarily focused on developing recommendations for the Ballard HUV, staff has begun meeting with a similar working group in Fremont.

For further information on the Ballard rezone, please visit the project web site [www.seattle.gov/dpd/BallardHUVrezone](http://www.seattle.gov/dpd/BallardHUVrezone), or contact :

**Andrea Petzel, DPD Planner**  
(206) 615-1256  
[andrea.petzel@seattle.gov](mailto:andrea.petzel@seattle.gov)

## Open House Ballard Hub Urban Village Rezone

There will be an open house to present the preliminary recommendations for Ballard, and solicit feedback on the proposal on October 15, 2009, from 4:30-6:30 p.m. in the Cafeteria Auditorium of the Ballard/Swedish Hospital (5300 Tallman Ave.).

## Neighborhood Plans Status Review

DPD, with Seattle Planning Commission and the Neighborhood Planning Advisory Committee, are gathering information to create snapshots of 24 urban villages compared to 10 years ago. The status reports compile existing information, such as housing and job growth, transportation and demographics, provided by various City departments. The status reports will help neighborhood advocates and the City recognize gaps and inform decisions about whether or how to update particular neighborhood plans that communities completed 10 years ago.

This summer the Seattle Planning Commission and the Neighborhood Planning Advisory Committee co-hosted five community workshops that included 24 neighborhood specific breakout sessions. In all, about 350 people participated in the five community meetings. In an attempt to broaden participation, the commission also created and hosted a virtual on-line meeting from June through August. The virtual on-line meeting included a questionnaire that asked the same four questions that participants at the community meetings were asked. The on-line questionnaire had a total of 4,576 participants.

This first round of public involvement was an opportunity to learn about the neighborhood plans, work accomplished to implement it, and the growth and change that has occurred. The public comments from the meetings and on-line questionnaire provided an opportunity for neighbors to identify current issues and priorities that will be summarized in the final reports. The reports will help inform the City's decision about the need to update neighborhood plans that communities completed in 1998 and 1999.

The second meeting, scheduled for early November, will be an opportunity to attend a meeting or check in on-line to review summaries of participant comments and document information about the status of neighborhoods. In connection with these meetings, the Neighborhood Planning Advisory Committee is hosting an opportunity to delve into the individual plans and review in more detail how they have been implemented.

For more information, contact:

**David Goldberg**  
(206) 615-1447  
[davidw.goldberg@seattle.gov](mailto:davidw.goldberg@seattle.gov)

**green**, *cont. from page 1*

in Seattle's Green Building Capital Initiative to encourage energy efficiency and the reduction of greenhouse gas emissions. Benefits of the program include:

- Priority intake appointments
- Fifty percent faster initial plan review for projects designed to the Seattle Residential Code
- Application and review assistance from staff trained in green building strategies
- Public recognition

To enter the Green Q, applicants will have their proposals screened by DPD staff to assure that the project meets the following minimum standards:

- 2,400 square feet or less of conditioned floor area per dwelling unit
- Recycle construction waste at a rate of 50 percent or higher
- And designed to meet:
  - LEED for Homes Silver, Gold or Platinum;
  - Built Green four or five star; or
  - DPD's Green Q Alternative Path

The LEED and Built Green programs include broad green building strategies and require third party verification. DPD's Alternative Path is focused on energy efficiency and provides an option for applicants who chose not to pursue third party verification. The Green Q Alternative Path requirements closely align with the next code update — the 2009 Washington state Energy Code — scheduled to be applicable in summer 2010.

The program participation levels and processes will be periodically evaluated and adjusted to ensure buildings are designed and built to achieve energy efficiency beyond current codes. At a minimum, the DPD Alternative Path will be adjusted in summer 2010 with the adoption of the 2009 energy code.

In order to build capacity for a new system DPD has adjusted the target times and goals for all SRC applications. Initial plan review for Green Q projects will be four weeks. Standard, non-green, projects will receive their initial plan review within eight weeks.

The Green Q for residential projects is the first phase of an expedited program for all green projects. The second phase of the Green Q, to be implemented in early 2010, will include multi-family residential and non-residential projects designed to the Seattle Building Code (SBC).

The Priority Green Permitting pilot program will continue to be available for more complex innovative projects that meet the 2030 Challenge. That program offers priority review and facilitation through an integrated team of reviewers.

For more information about the Green Q, or Priority Green, please visit DPD's Applicant Services Center or contact:

**Jess Harris**  
**Green Permitting Program Lead**  
**(206) 684-7744**  
**[jess.harris@seattle.gov](mailto:jess.harris@seattle.gov)**

## Major Update to Seattle's Comprehensive Plan

DPD's Planning Division will be working on an update of the City's Comprehensive Plan over the next couple years. The state Growth Management Act requires that we update the plan every seven years, and our next update is due by December 2011. That seems like a long way off, but the plan provides the foundation for all growth-related decisions the City makes, and reviewing it takes time, especially since we want to make sure there are plenty of opportunities to hear from the public. We are planning to hold a kick-off meeting later this fall to discuss a general scope of issues we think we will need to cover in the update and to begin taking public suggestions about that scope. We will post more details on the DPD web site when we confirm the meeting date and location.

## Change and Resilience

*Transformational Lecture Series welcomes Sim Van der Ryn on October 22 at Central Library*

Sim Van der Ryn is an internationally distinguished pioneer in ecological design with 40 years of experience at the forefront of integrating ecological principles into the built environment. As an innovator and hands-on Professor of Ecological Design at UC Berkeley, he has inspired a new generation to create buildings and communities that are sensitive to place, climate, and the flow of human interactions.

Van der Ryn's regenerative design solutions explore new technologies, systems, materials, and design solutions to create environments that are resilient to human needs, place, ecology and climate.

His design philosophy seeks to integrate seven principles of Living Buildings:

- Harvest all their own water and energy needs
- Adapt to specific local site and climate
- Zero waste and pollution
- Promote health and well being of all
- Integrate systems to maximize efficiency and comfort
- Improve the health and diversity of local ecosystems
- Be beautiful and inspire us to higher levels of awareness and action

Van der Ryn is co-director of The Center for Regenerative Design, a center affiliated with the College Marin, with a focus on educating local community members and collaborating with numerous organizations which promote sustainable practice. Van der Ryn is the founder of the EcoDesign Collaborative, a consulting and design firm which uses a whole systems

approach to project planning and implementation. He is also president of Van der Ryn Architects, a northern California firm known worldwide for its work in sustainable architecture.

In addition to designing, consulting, and public speaking, Van der Ryn has authored seven cutting-edge books on sustainable planning and design including: *Design For Life* (2006), *Ecological Design* (1996) with Stuart Cowan, *The Toilet Papers: Recycling Waste and Conserving Water* (1986), and *Sustainable Communities* (1986) with Peter Calthorpe.

His influence on shaping the green architecture and sustainable design movement are widely recognized today and is evident in the numerous honors and awards Van der Ryn has won for his innovative work. Among them are:

- Fellow of the Institute of Green Professionals (2008)
- Athena Award for Lifetime Achievement Congress for New Urbanism (2008)
- Livable Buildings Award, Kirsch Center, Center for Built Environment (2007)

Sim emphasizes, "We are engaged in an Ecological Revolution, every bit as profound as the preceding Industrial Revolution." To learn more about Sim, visit [www.vanderryn.com](http://www.vanderryn.com).

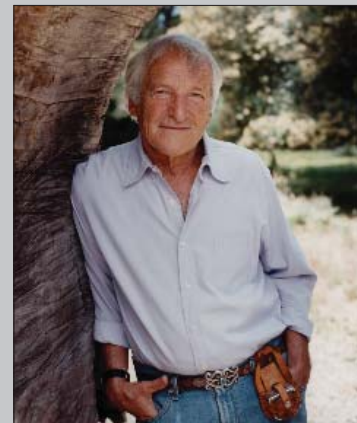
### Cascadia Region Green Building Council's Transformational Lecture Series hosts Sim Van Der Ryn

When: October 22, 2009  
5:30- 7:00 p.m.

Where: Seattle Central Library  
Microsoft Auditorium  
1000 4th Avenue

FREE for Cascadia Members, City of Seattle staff and students  
Non-members: \$10

Registration required:  
[www.cascadiagbc.org/education/transformational-lecture-series](http://www.cascadiagbc.org/education/transformational-lecture-series)  
<http://seattletsvanderryn.eventbrite.com/>



## 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 .....	684-8694

### 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, refriger</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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