

November 2009

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

**Vol. 7
No. 11**

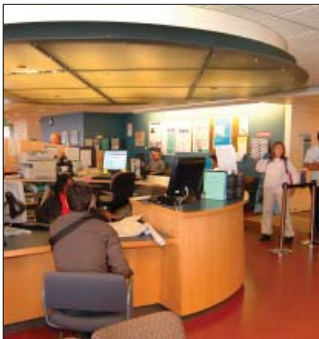
Meeting Today's Needs ...Discovering Tomorrow's Aspirations

—Join former Mayor Norm Rice for the kick-off of a major update of Seattle's Comprehensive Plan – “Seattle 2030 & Beyond”

Seattle 2030 & Beyond ... meeting the challenges and opportunities of a new world

- 20 years ago we adopted the state Growth Management Act
- 15 years ago we adopted Seattle's Comprehensive Plan ... *Toward a Sustainable Seattle*
- As we move into the 21st century, our population continues to grow and becomes more diverse

see **plan** on page 9



DPD Closing for 10 Days

DPD will be closing its doors for 10 days in 2010. These furlough days are required due to budget reductions. For the schedule of closures and more information, see page 2.

Neighborhood Status Reports Public Meeting

During June and July, many neighbors joined in meetings and many other hundreds participated in on line questionnaires to review the Draft Neighborhood Status Reports for 24 neighborhood plans and comment on changes— good, bad, and unexpected —that have occurred since Seattle's Neighborhood Plans were written in the late 90's. We explored growth, transportation, housing, economic development, utilities, neighborhood character, open space and parks, public services, and public safety.



see **meetings** on page 8

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd

Client Assistance Memos

UPDATED

■ **CAM 423**, *Transportation Mitigation Payments: South Lake Union and Northgate*, explains the applicable regulations and process for making transportation mitigation payments in South Lake Union and Northgate. (See page 12)

Director's Rules

DRAFT

■ **DR 3-2009**, *Variances from the Standards of the Noise Control Code, SMC 25.08*, describes rules for the evaluation and permitting of variances from the noise ordinance, which was amended in March 2009 by Ordinance 122923. This Director's Rule is available for review through 5:00 p.m. on November 13, 2009. For more information, contact Gordon Clowers at (206) 684-8375 or gordon.clowers@seattle.gov.

■ **DR 11-2009**, *SDOT 7-2009, Queen Anne Ave N Streetscape Concept Plan*, is a design concept to help guide future streetscape improvements in the business district of Queen Anne Hill as new development occurs. This Director's Rule is available for review through 5:00 p.m. on November 17, 2009. For more information, contact Geoffrey Wentlandt at (206) 684-3586 or geoffrey.wentlandt@seattle.gov.

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.

DPD Closures in 2010

As you've probably heard, many in the City will be taking furlough days due to the City's current financial situation. This will include DPD. In an effort to continue to meet our customer service objectives and recognizing the range of resources needed on any given day, DPD's offices will be closed ten days in 2010, rather than having partial resources available each day.

The dates, listed below, fall on Fridays except Thursday, December 23.

- January 15
- February 12
- March 12
- April 9
- May 28
- July 2
- August 6
- September 3
- October 8
- December 23

In addition to the furloughs, DPD has experienced significant layoffs as well as cuts to non-personnel costs. We are committed to providing good service to our customers, but may need to adjust some practices due to the layoffs and reduced staff hours. If we do alter how we deliver our services, we will make that information available to you as soon as we know, so you can plan your time with DPD effectively. Thank you for your understanding.

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 (go to "Turnaround/Approval Times 2009").

Type of Permit	Goal	Sept. 2009 Performance
Simple Building IP*	80% in 48 Hours	95.1%
Medium Construction IP	80% in 2 Weeks	89.3%
Complex Construction IP	70% in 6 Weeks	86.7%
Construction Issuance	90% in 120 Days	94.5%
Master Use Permit Decisions	80% in 120 Days	76.2%

*IP: Initial Plan Review by DPD staff

Low-Interest Home Repair Loans for Eligible Homeowners

Do you need a new roof? Does your plumbing leak? Is your electrical wiring unsafe? Do you have other overlooked repairs? The Seattle Office of Housing's Home Repair Loan program provides low-interest loans (three percent interest) to qualified low- and moderate-income homeowners in the City of Seattle.

Eligible home repairs and improvements include: appliances, if existing ones are nonfunctional, inefficient, or in very poor condition (no washers or dryers); brick or masonry repair; electrical upgrades; foundation repair or replacement; furnace/boiler repair or replacement; gutter repair or replacement; hot water heater repair or replacement; insulation/weatherization; kitchen repair; plumbing repair; roof repair or replacement; sewer repair; structural repair; water line repair or replacement.

For information about program guidelines or to request an application, email homewise@seattle.gov or call (206) 684-0244.



Before: rotting wood steps, no handrail for safety, unstable platform



After: safe, sturdy construction with treated wood and handrails

Storm Drain Insert Reminder

—Builders and Owners Need to Inspect and Maintain “Socks”

With onset of the rainy season, the City of Seattle's DPD is reminding builders and owners with construction projects in Seattle to inspect and maintain any temporary storm drain inserts they have installed.

The inserts, also known as storm drain socks, are used on many construction projects to catch sediment not captured upstream by other construction-related erosion control devices. Regulations for the use of the socks include the following:

- Builders must clean and/or replace the inserts when half of the trap is filled with sediments.
- Builders must inspect and maintain the inserts whenever one-half inch of rain accumulates within a 24 hour period.
- Builders must remove the inserts at the end of construction.

To prevent flooding, the public is urged to clear clogged drains where it is safe and practical to do so. Flooding should be reported to Seattle Public Utilities at (206) 386-1800.

Rules for the use of the socks are available at DPD's website at: www.seattle.gov/dpd/Publications/Forms/Building_Permit/. See Form #34.

For questions about temporary storm drain inserts, contact the DPD site inspection team at (206) 684-8860.

Free Landslide Public Meetings: November 7 and 21

Have a problem with a steep slope? Learn how to protect yourself and your property at one of two free landslide meetings, sponsored by DPD and Seattle Public Utilities.

An annual series, the meetings will provide presentations and individual consultation on best practices for managing landslide prone properties.

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. Joining City of Seattle staff are: The



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

Meeting Details

Nov. 7, 10:00 a.m. to Noon
 South Seattle Community College
 Judge Warren & Nobie Chan Education Center
 6000 16th Ave. SW
 (on the north side of the north parking lot)

Nov. 21, 10:00 a.m. to Noon
 Northgate Community Center Multipurpose Room
 10510 5th Ave. NE
 (across from Northgate Mall)

To RSVP and for more information, please contact:

Tyson Lin
DPD Community Relations
(206) 684-8443, tyson.lin@seattle.gov

Public Review of Draft Stormwater Manual

On September 30, 2009, the Mayor signed into law Ordinance #123105, revising the City's Stormwater Code. This code update was required by the Washington State Department of Ecology, and will help protect the city and its environment from damage from pollution, erosion, flooding, landslides and other adverse impacts of stormwater runoff. Key provisions include:

- Revisions to minimum stormwater and grading requirements to increase protection of local water bodies;
- Incorporation of new requirements for using green stormwater infrastructure; and
- Modifications to enforcement regulations to better match penalties to violations.

To interpret and clarify provisions of the revised code, DPD and Seattle Public Utilities are preparing to adopt a new City of Seattle Stormwater Manual in the form of four DPD/SPU Director's Rules:

SPU #	DPD #	Title and description
DR-2009-003	DR 15-2009	Stormwater Manual Vol. I - Source Control Technical Requirements Manual
DR-2009-004	DR 16-2009	Stormwater Manual Vol. II - Construction Stormwater Control Technical Requirements Manual
DR-2009-005	DR 17-2009	Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality
DR-2009-006	DR 18-2009	Stormwater Manual Vol. IV - Stormwater Code Enforcement Manual

Draft copies of the rules are currently available at www.seattle.gov/dpd/Planning/Stormwater_Grading_and_Drainage_Code_Revisions. Final drafts will be posted there for a 14-day public comment period in early November. The rules are expected to be adopted on November 30, 2009, the effective date for the new stormwater code.

For additional information, please contact Miles Mayhew (SPU) (miles.mayhew@seattle.gov) or Dave LaClergue (SPU) (dave.laclergue@seattle.gov).

Members Sought for Design Review Boards

Serving on one of Seattle's Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until December 10, 2009, DPD is accepting applications for board positions which will open on April 4, 2010, when retiring board members' terms expire.

Design review provides an alternative to prescriptive zoning requirements and fosters new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings twice a month during the evenings to evaluate development projects based upon the City's design guidelines. The board reviews mixed-use developments, multifamily housing and commercial projects of certain sizes. For more information on Design Review, visit www.seattle.gov/designreview.

Each Design Review Board includes a:

- Design professional
- Development interests representative
- General community interests representative
- Local business interests representative
- Local residential interests representative

For each specific board position, the most successful applicants demonstrate how they understand the concerns of that group. Many applicants have multiple skills which qualifies them for several of the board positions and are therefore encouraged to apply for all positions that interest them.

Applicants should have:

- Knowledge of, or interest in, architecture, urban design and the development process
- The ability to evaluate projects based on the City's design guidelines
- The ability to listen and communicate effectively at public meetings
- A passion for design and community development
- The ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

Board members must live in the City of Seattle. Board members are volunteers and are appointed by the Mayor and City Council to serve two-year terms. They should expect to work 12-14 hours a month attending and preparing for meetings, which are held twice a month in the evenings. Board members are expected to attend at least 90 percent of the meetings. Women, sexual minorities, persons with disabilities and persons of color are encouraged to apply.



Opportunities to Serve in 2010

Applications will be accepted for the following 12 positions on the city's seven design review boards:

- Northeast Design Review Board
 - design professional representative
 - development interests representative
- Northwest Design Review Board
 - development interests representative
 - local residential interests representative
- Queen Anne/Magnolia Design Review Board
 - general community interests representative
- Southeast Design Review Board
 - general community interests representative
 - development interests representative
- Southwest Design Review Board
 - general community interests representative
- Downtown Design Review Board
 - design professional representative
 - local business interests representative
 - general community interests representative
- Capitol Hill Design Review Board
 - local business interests representative

How to Apply

The deadline for applications is December 10, 2009. Applications may be downloaded from www.seattle.gov/designreview or requested from:

Tom Iurino
 DPD Planner
 (206) 615-1457
tom.iurino@seattle.gov

The Architecture of Integration

— Nigel Dancey, November 5, 2009 at Seattle Central Library

A senior partner at Foster + Partners, Nigel Dancey has worked on a number of key projects that have explored the possibilities for open, flexible working environments in which communication can flourish. From corporate headquarters to university research centres, these buildings generate a sense of community by breaking down large institutions into smaller groups to provide a social focus or providing informal spaces for academic interaction and the open exchange of ideas. Through a number of projects, he will show how the design process can question our assumptions about buildings and can reconcile needs which are often in conflict. That may mean dissolving social and physical barriers between user groups; or finding ways to bring different functions together under one roof.

Projects include the Clark Center at the University of Stanford, which was designed to facilitate an inter-disciplinary approach and promote interaction between scientists. The building has helped remodel the landscape of science and technological research at Stanford and beyond. The McLaren Technology Centre in Woking was the result of close collaboration with McLaren engineers to realize a building acutely attuned to its purpose as the centre for the design and development of Formula 1 cars. Current work, which continues to explore the theme of integration



and exchange, includes the headquarters for Encana in Calgary, the SC Johnson Tribute building in Wisconsin and the Yale School of Management.

Nigel's experience spans a wide range of projects across North America, Canada, Europe and the Middle East—from education buildings to towers, urban master plans to hotels, resorts and cultural buildings.

Dancey has been awarded an Honorary Senior Fellowship by the Design Futures Council and became an executive director of the practice and a member of the design board in 2007, to which he brings a particular expertise in the social agenda, concentrating on a broad cross-section of the practice's work. For more information about Nigel's work, visit: www.fosterandpartners.com.

Event Details

- Who:** Nigel Dancey, Foster + Partners
- When:** November 5, 2009
5:30 – 7:00 p.m.
- Where:** Seattle Central Library
1000 Fourth Avenue
Microsoft Auditorium
- Cost:** Free

Registration requested at:
<https://www.aiaseattle.org/node/3532>



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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) 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 supports 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 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:
 - o LEED for Homes Silver, Gold or Platinum;
 - o Built Green four or five star; or
 - o 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 (700 5th Avenue, 20th floor) or contact:

Jess Harris
Green Permitting Program Lead
(206) 684-7744
jess.harris@seattle.gov



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.”

meetings, cont. from page 1

So, what did we hear? Come to the November meeting in your area and find out.

The Neighborhood Plan Advisory Committee (NPAC) and the Seattle Planning Commission want to report back to you on the trends that emerged so far. You can help identify the continuing priorities and new issues that should be emphasized in the final Status Reports and a State of the Neighborhood Report. Those reports will be presented to the City Council and Mayor.

Meeting Times and Locations

Thursday, November 5, 2009, 6:00 - 8:00 p.m.

Mercer Middle School

Cafeteria (across from the Main Office in the main foyer)

1600 S. Columbian Way

Directions: www.seattleschools.org/schools/mercero/home/map.htm

Parking: Campus parking in the back of the school is most accessible to the cafeteria.

Neighborhoods: Admiral, West Seattle Junction, Delridge, Georgetown, Morgan Junction, Westwood-Highland Park, Columbia City Hillman City, Genesee, and Rainier Beach.

Tuesday, November 10, 2009, 6:00 - 8:00 p.m.

Seattle Central Community College

Room 1110/11 (first floor of the main building off of Broadway on the south end of the building)

1701 Broadway

Directions: <http://seattlecentral.edu/maps/>

Parking: Harvard Garage, 1609 Harvard Avenue

Neighborhoods: Queen Anne/Uptown, Belltown, Pike Pine, First hill, Eastlake, Capitol Hill, Central Area

Thursday, November 12, 2009, 6:00 - 8:00 p.m.

North Seattle Community College

Cafeteria (first floor of the College Center (CC), East wing, Southeast section)

9600 College Way N.

Directions: www.northseattle.edu/maps/directions.htm

Parking: South Visitor Lot (Permit required) corner of N. 95 St. and College Way N.

Neighborhoods: Broadview/Bitterlake, Haller lake, Aurora Liction Springs, Crown Hill/Ballard, Greenwood/Phinney Ridge, Wallingford, Fremont, Green Lake, Lake City, University Community

plan, *cont. from page 1*

- Since 2005, Seattle and over 1000 other American cities have pledged to meet or beat the goals of the Kyoto Treaty
- Seattle now has more renters than home-owners
- We have more public transportation options ... light rail, street car, and pedestrian and bicycle friendly streets
- We are known as a green/sustainable city
- We are known as a creative city, an innovative city

Seattle's Comprehensive Plan, adopted in 1994, sets policies and goals for a full range of elements that affect how a city will grow, including land use, transportation, housing, capital facilities, utilities, economic development, neighborhood planning, human development, cultural resources and the environment.

Help shape Seattle's future – join us as we take these important steps to guide Seattle through the 21st century.

How will we meet the growing climate challenges? How can we retain and improve our truly great neighborhoods? How can we accommodate new residential and employment growth? How will we continue to be

inclusive and caring? How do we stay competitive and entrepreneurial in the world marketplace?

Our challenge to you — In 150 words or less, describe your Seattle 2030 or Seattle 2050. Send your comments to kristian.kofoed@seattle.gov.

The best place for you to learn more and get involved is through DPD's web page www.seattle.gov/dpd/Planning/complan.

You may also contact Tom Hauger (206-684-8380) or Kristian Kofoed (206-233-7191).

Meeting Details

When: Tuesday, November 17, 2009
6:00 p.m. to 8:00 p.m.
Presentation at 6:30 p.m.

Where: Miller Community Center
330 19th Ave E
(Served by Metro Routes 12 and 43)

Shoreline Master Program Citizen Advisory Committee Report

The Seattle Shoreline Master Program (SMP) Update Citizens Advisory Committee (CAC) has completed their report documenting the discussions, recommendations and conclusions the CAC has reached when considering DPD's proposed changes to its SMP policies and regulations. CAC monthly meetings were held from May 2008 through June 2009.

Additional detail on the subjects discussed and comments expressed by the CAC is available in the report's appendices, which include all the meeting summaries, policy and response papers developed for each issue area, as well as a list and biosketch of CAC members and the results of a shoreline visioning exercise the CAC undertook at its second meeting.

The CAC was not charged with reaching consensus recommendations (though some areas of consensus were identified), but rather with discussing key issues and providing a range of responses that reflect and

explain the diverse opinions of the City's shoreline stakeholders. This report is intended to provide a concise summary of those opinions, in a length and format that are helpful to decision makers, as well as to the general public.

To view the Citizens Advisory Committee Report and appendices or to learn more about DPD's Shoreline Master Program Update, please visit www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp. To request a CD copy of the report or report appendix or to ask for additional information, please contact:

Maggie Glowacki
(206) 386-4036
margaret.glowacki@seattle.gov

City Council Public Hearing on the Multifamily Code Update

The City Council's Planning, Land Use, and Neighborhoods Committee has reviewed the Mayor's proposed changes to multifamily zoning and has decided to split the proposal into two pieces of legislation. The first piece of legislation (Multifamily Bill #1) includes the following:

- Revise the standards for midrise and highrise zones
- Change parking requirements for all multifamily zones
- Add rooftop height exceptions in all multifamily zones to encourage sustainable features, such as wind energy power generators
- Simplify the code by combining the rules for small institutions (such as schools and child care centers) for single family and multifamily zones into one chapter, consolidating the use provisions in multifamily zones into a chart, and making similar improvements
- Add incentive zoning options for midrise and highrise zones, including affordable housing, public open space, green street setbacks, and landmark preservation
- Clarify measurement standards

Multifamily Bill #1 will be available on November 9, 2009 on the City Council's website at www.seattle.gov/council/clark/2009MRHR.htm. Paper copies of the proposed legislation may be obtained on or after that date at the City Clerk's Office on the third floor of Seattle City Hall, 600 Fourth Avenue. The City Clerk's Office is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

The second piece of multifamily legislation (Multifamily Bill #2), will primarily address standards for Lowrise zones and is scheduled to be adopted in 2010. A separate public hearing will be held on that bill, and further public notice will be provided.

The public hearing to take comments on Multifamily Bill #1 is scheduled for:

Monday, November 30, 2009
5:30 p.m.
City Council Chamber
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. The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact David Yeaworth as soon as possible to request accommodations for a disability. For those unable to attend the public hearing, written comments may be sent to:

Councilmember Sally Clark
Legislative Department
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
sally.clark@seattle.gov

Written comments should be received by Friday, November 27, 2009 at 5:00 p.m.

Questions about Multifamily Bill #1 may be directed to City Council Central Staff:

Michael Jenkins
(206) 615-1674
michael.jenkins@seattle.gov

Rebecca Herzfeld
(206) 684-8148
rebecca.herzfeld@seattle.gov

Don't forget to visit DPD on the web!

At www.seattle.gov/dpd, you can:

- Apply for an electrical permit
- Request an inspection
- Check the status of your permit
- Report a code violation
- Comment on land use actions
- Download codes, forms and publications
- Catch up on news & events
- Review properties using GIS mapping feature
- Follow progress on city planning projects
- EDMS documents
- Wait times in the ASC
- And much, much more!

New Stormwater and Grading Codes Effective November 30, 2009

On September 30, 2009, Mayor Nickels signed into law ordinances adopting a revised Stormwater Code and a revised Grading Code. The effective date for the new code is November 30, 2009. After November 30, 2009, applications for construction permits will be subject to the requirements of the 2009 Stormwater Code and the 2009 Grading Code. Construction projects related to a Seattle building permit will be regulated by the stormwater code that was in effect on the date the building permit application was submitted.

Major Changes to the Stormwater and Grading Codes:

Stormwater

The Stormwater Code, adopted by Ordinance 123105, and its associated joint SPU/DPD Directors' Rules have been completely rewritten in order to provide a more consistent and cohesive set of regulations, requirements, and standards. Of all the changes incorporated into the revised Stormwater Code and Directors' Rules, the three most significant involve: (1) revising minimum requirements for stormwater flow control and treatment for development projects; (2) incorporating minimum requirements to install green stormwater infrastructure to the maximum extent feasible; and (3) revising how the Stormwater Code is enforced.

Minimum requirements for stormwater flow control and treatment: These minimum requirements will now be based upon project type: single family residential; trail or sidewalk only; roadway; parcel-based; or joint. There are new flow control standards for listed creek basins and for non-listed creek basins. The threshold for treatment has been revised to be consistent at 5000 square feet of new and replaced pollution-generating impervious surface.

Minimum requirement for green stormwater infrastructure to the maximum extent feasible: Green stormwater infrastructure (GSI) means a drainage control facility that uses infiltration, evapotranspiration, or stormwater reuse. Examples of green stormwater infrastructure include permeable pavement, bioretention facilities, and green roofs. All single-family residential projects will be required to implement GSI to the maximum extent feasible. All other projects with 2000 square feet or more of new and replaced impervious surface, or 7000 square feet of land disturbing activity will be required to implement GSI to the maximum extent feasible.



Stormwater code enforcement: The schedule of penalties shall be based on an assessment matrix, with the maximum penalty of \$5,000 per violation. Some of the criteria for determining a violation are: Does the violation pose a public health risk or does the violation cause environmental damage or adversely impact infrastructure? Was the responsible party willful or knowing of the violation and was the responsible party unresponsive in correcting the violation? Does the violation provide economic benefit for non-compliance? Was the violation a repeat violation?

For additional information on these changes contact:

Miles Mayhew

(206) 684-4656, miles.mayhew@seattle.gov

Grading

The Grading Code changes are far less extensive than the Stormwater Code. The new Grading Code, adopted by Ordinance 123107, consists largely of the grading provisions of the current Stormwater, Grading and Drainage Control Code which are relocated to a separate chapter of the Municipal Code (Chapter 22.170). Thresholds at which grading permits will be required for land disturbing activities are revised. Additionally, other administrative and enforcement provisions are revised to conform more closely to provisions used to administer and enforce the Seattle building, residential and mechanical codes. Among the changes in the proposed Grading Code: (1) thresholds for permits and specific activities are being revised; (2) the requirements will be applied more broadly; (3) enforcement and administrative provisions are being modified to be more consistent with other sections of the Seattle Municipal Code; (4) requirements for covenants and assurances are modified; and (5) criteria for allowing steeper slopes are provided.

For more information about the Stormwater and Grading Codes, visit our website at www.seattle.gov/dpd/Planning/Stormwater_Grading_and_Drainage_Code_Revisions/Overview/

SDOT Street Improvement Permitting Alert

On July 27, 2009, the following changes to the 90% Complete Street Improvement Plan (SIP) acceptance process and requirements took effect:

- All non-standard project elements must have 60% Complete SIP Approval prior to 90% Complete SIP Acceptance for formal review.
- Applicants must schedule a SIP intake appointment to submit 90% Complete SIP application materials to the Seattle Department of Transportation (SDOT). Call (206) 684-8184 or email SDOTPERMITS@Seattle.gov to schedule the intake appointment.
- During the SIP intake appointment, 90% plans are screened for non-standard project elements and for project stoppers.
- 90% Complete SIPs must meet all requirements contained in the 90% Complete Street Improvement Plan Checklist and Client Assistance Memo (CAM) 2201, *Plan Requirements for Construction in the Public Right-of-Way*, in order to be accepted for formal review.
Note: SIP intake appointments are **not required** for projects with 60% Complete SIP Approval. If 60% Complete SIP Approval has been obtained, 90% SIP application materials may be dropped-off at the SDOT Counter, SMT 23rd floor, to initiate plan acceptance screening.
- The requirement for SDOT to accept a 90% SIP for formal review **prior to** the DPD construction intake appointment remains in effect.

On December 1, 2009, the correction cycle time for Street Improvement Plans will be reduced from six weeks to two weeks on projects that have been accepted for formal review using the 90% Complete Street Improvement Plan Checklist.

- Applicants must contact their assigned SIP project manager to schedule a formal review correction meeting to submit plan corrections.
- During the scheduled formal review correction meeting your revised plans will be screened to ensure that there is an adequate written response and plan correction for each review comment.
- If the revised plans pass the screening they will be accepted for a formal review correction cycle.

A workshop will be conducted on Thursday, November 5, 2009 from 1:00 – 3:00 p.m. to help prepare applicants for the two week correction cycle changes, to review plan approval and issuance requirements, and to hear your feedback on the SDOT Street Improvement Permitting process redesign.

Call (206) 733-9876 or email jamie.holland@seattle.gov to register.

Visit the SDOT Street Use website www.seattle.gov/transportation/stuse_sip.htm for Street Improvement Permitting information, application materials, and Client Assistance Memos.

Mary Rutherford, P.E.
SDOT Street Use Operations Manager
(206) 615-0774
mary.rutherford@seattle.gov

Voluntary Transportation Mitigation Payment Program Now Available for Northgate Urban Center

DPD has updated its Client Assistance Memo (CAM) 243, *Transportation Mitigation Payments: South Lake Union and Northgate*, to include Northgate as an urban center where developers may participate in an easier method of mitigating the transportation impacts of new buildings. This allows the developer to choose to make a cash payment, used to fund identified transportation network improvements, rather than conduct a full traffic impact study. This will improve the efficiency of permit reviews, saving money and time. The payment funds the improvements already identified by the City in its Coordinated Transportation Investment Plan (CTIP) for Northgate. This mitigation program is one product of the ongoing planning efforts of DPD and the Seattle Department of Transportation over the past several years. Northgate joins South Lake Union as the two urban centers where this program is in effect.

Electronic copies of CAM 243 are available through the client assistance memos link at www.seattle.gov/dpd/resourcecenter/. Visit www.seattle.gov/transportation/nctip.htm for further details on the CTIP. For more information, please contact:

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov

Proposed Fremont HUV Rezone

Over the last few months DPD staff has been working with a group of neighborhood representatives to develop a proposal to rezone specific areas of industrial zoning within the Fremont Hub Urban Village (HUV) and outside the Ballard-Interbay Manufacturing and Industrial Center (BINMIC). The work stems from a Comprehensive Plan policy adopted in 2007, which states intensive industrial zones are generally not appropriate within Urban Villages. There are three neighborhoods that meet these criteria: 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.)

Within the Fremont Hub Urban Village there are two subareas with different rezone recommendations):

Subarea 1: Land currently zoned Industrial General 2 (IG2) that faces N. 35th St., N. Canal Street and N. 34th St. between 3rd Ave. NW and Evanston, and the triangle of land bounded by NW 36th Street, Leary Way NW and 3rd Ave. NW that is currently zoned Industrial Buffer (IB)-U/45. DPD recommends this area be rezoned to Industrial Commercial (IC)-U/45.

Subarea 2: The corner of 35th Ave. N. and Stone Way N., between Woodland Park Ave. N. and Interlaken Ave. N. and N. 36th and N. 34th Streets. The rezone proposal for this subarea exclusively deals with an increase to the allowable building height limits from 45 to 65 feet. The underlying IC zoning designation would remain the same.

The strip of land zoned Industrial Buffer (IB) fronting N. 36th Street between 1st Ave. NW and Evanston

Fremont HUV Rezone Open House

There will be an open house to present the preliminary recommendations for Fremont, and solicit feedback on the proposal on:

November 18, 2009

4:00 – 6:00 p.m.

Fremont Public Library (731 N. 35th St.)

Staff will be available to answer questions and distribute information, but there will be no formal presentation.

that, although part of the initial discussion for possible rezone areas, will remain as IB-U/45.

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. For further information on the Fremont rezone, including maps identifying impacted parcels, please visit the project website www.seattle.gov/dpd/FremontHUVrezone, or contact:

Andrea Petzel
DPD Planner
(206) 615-1256
andrea.petzel@seattle.gov

New Environmentally Critical Area (ECA) Website



DPD has developed a new website to facilitate access to documents and other resources relating to environmentally critical areas (ECA) and code requirements. The website links to Client Assistance Memos, Director's Rules, maps, code references, background documents, and other helpful resources to assist applicants in understanding how environmental regulations may affect their property. This site will also

provide homeowners and other property owners with access to information on how to manage their property to protect their investments, protect the critical areas and to restore ECAs.

The new website can be found at: www.seattle.gov/dpd/Codes/EnvironmentallyCriticalAreas/Overview/default.asp.

If you have any questions or suggestions on how the website can better serve your needs, please contact:

Brennon Staley
(206) 684-4625
brennon.staley@seattle.gov

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, 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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