



February 2012

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## Top Stories

### Pike/Pine Neighborhood Transfer of Development Potential Program

The City Council recently adopted legislation, effective January 18, to establish a transfer of development potential (TDP) program for the Pike/Pine neighborhood. The TDP program provides an additional tool for maintaining existing, older buildings that contribute to the neighborhood's special character and are considered key to the area's success as a growing business, arts and residential community. The adoption of the TDP program is the final phase of a three phase strategy to help protect the neighborhood's special character. Under the first phase, the original neighborhood overlay was retooled to serve as a conservation overlay district, with additional development standards adopted to promote development that is more compatible in scale with the area's historic character, along with incentives to encourage developers to save existing "character structures" on their project sites. In Phase 2, the neighborhood design guidelines were updated and expanded to make them more relevant in guiding new development to achieve the neighborhood's conservation objectives. Now, with adoption of the TDP program in Phase 3, the ability to sell unused development potential from lots with character structures to development sites elsewhere in Pike/Pine provides owners of character structures another incentive to maintain them.

The TDP program makes it possible for any owner of a character structure to sell development rights to eligible "receiving sites" in Pike/Pine, where a 10 foot height increase and additional FAR are allowed on the lot to accommodate the transferred floor area. To prevent the use of TDP from putting character structures at risk, any development that would result in the loss of a character structure would not be eligible as a receiving site. While the adopted program limits the use of Pike/Pine TDP to eligible sending and receiving sites within the Pike/Pine Conservation Overlay District, there is a provision to allow for the transfer of Pike/Pine TDP to receiving areas outside the neighborhood through future Council action.

The TDP legislation also resulted in the creation of a Conservation Core within the overlay district, an area roughly bounded by Broadway, Pine Street, 12th Avenue, and a southern boundary midway between Pike and Union Streets. This area, which has the greatest concentration of character structures listed as possible candidates for landmark designation on the DON Historic Resource Survey, is subject to tighter controls on bulk to promote development that will better maintain its existing character.

## Annual Billboard Relocation Request

Every year, between January 1 and March 1, DPD accepts applications from residents to request the relocation of a billboard located within Seattle. If there is a specific billboard that you would like removed from your neighborhood or some other location within the city, now is the time to submit your request.

You do not need a specific reason to make a request. Simply submit your request for relocation to DPD's director at this address:

Diane Sugimura, Director  
Department of Planning and Development  
P.O. Box 34019  
Seattle, Washington 98124-4019



For your request to be considered, there are a few rules that apply:

- the sign must be located within the city of Seattle
- the sign and sign structure must be installed where an advertising sign is permitted by the code that governs billboards
- your application must be post marked by March 1

If you are unsure whether a billboard meets the relocation qualifications, you may either 1) submit your application and let DPD review the eligibility of your request or 2) contact Kent Hunnicutt, Senior Sign Inspector, at (206) 684-8419 for more information.

All requests for relocation are processed and considered by the owner of the advertising sign. The relocation request process is voluntary and the owner of the billboard has the right to decline the request.

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## Customer Alerts

### New Rules for Carbon Monoxide Alarms

Last month's snow, ice and wind gave us a timely reminder about the dangers of carbon monoxide poisoning during winter power outages. Following our 2006 windstorm, 250 people were treated for carbon monoxide (CO) poisoning in the Puget Sound area and eight died, all from either burning charcoal briquettes inside their homes or from improper use of gasoline-powered generators.

In response to these tragedies, new state-wide codes will require CO alarms in most residential buildings, including single-family homes. These rules are being implemented in stages:

- **Right Now:** CO alarms are already required for all new hotels, apartments, condos and houses (R-1, R-2 & R-3) if they have attached garages or fuel-fired heat sources (such as gas furnaces or gas water heaters).
- **April 1 – All New Houses and Apartments:** Permits filed beginning April 1, 2012 for new apartments, condos and houses will require CO alarms even for buildings that don't have attached garages or fuel-fired heat sources. This is because far more poisoning cases result from improvised cooking and heating during power outages than from malfunctioning furnaces or idling cars.
- **January 1, 2013 – Existing Apartments and Rental Houses:** State law requires all covered residential units to have CO detectors installed by January 1, 2013, just 11 months from now. Permit applications for

alterations to existing single-family and multi-family dwellings must demonstrate that the CO detectors are already in place or include them as part of the project. (This requirement is not triggered by exterior finish work, plumbing, or non-combustion mechanical equipment.)

- **Owner-Occupied Single-Family Houses:** Existing single-family homes that are owner-occupied are exempt from the January 1, 2013 deadline, but they are still required to include CO alarms in any building permit application for interior alterations. When the house is sold, state law also requires that CO alarms be installed before the new owner takes occupancy.
- **Hotels, Dorms and Institutions:** Sleeping rooms in hotels, motels, dormitories, DSHS-licensed boarding homes and residential treatment facilities do not require CO alarms if the sleeping rooms are properly isolated from any fireplace, fuel-burning appliance or attached garage, and if there are CO alarms in the building's common areas. (If these units contain or are connected in some manner to fireplaces, fuel-burning appliances (gas furnace, water heater, range) or attached garages, this exception would not apply.)

### How to Comply

Simply install the CO alarms in the area right outside of each bedroom, with at least one alarm on each floor of the dwelling. They cost \$30 to \$50 at local hardware stores, and you can choose a model that runs entirely on batteries or a plug-in model with battery backup. Combination smoke alarm/CO alarm units are also available.

These new code provisions were developed with input from medical professionals, building operators, engineers and other experts to effectively prevent carbon monoxide poisonings while minimizing cost and disruption to owners and tenants. As more and more homes and apartments are fitted with CO alarms, the frequency of carbon monoxide poisonings in our community should decrease dramatically.

Read the full text of the state law at: <http://apps.leg.wa.gov/rcw/default.aspx?cite=19.27.530>

Read the Proposed Rule Making at: <https://fortress.wa.gov/ga/apps/sbcc/File.ashx?cid=1528>

Questions? Submit your questions to DPD's Online Q&A Service: <http://web1.seattle.gov/dpd/LUQnA/?Type=2>

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## Community Power Works Home Energy Upgrade Program Available Citywide for 2012

Community Power Works (CPW), the City of Seattle's home energy upgrade program, launched last April with the goals of simultaneously driving demand to weatherize 2,000 homes, and creating a sustainable industry for home energy upgrades. After a successful start in Seattle's central area and southend, CPW expanded its services citywide in January. To date, over 900 homes have entered the program, and demand continues to grow as homeowners spread the word about the increased warmth and comfort of their newly upgraded homes.

CPW gives homeowners access to approved experts in home energy auditing and contracting to help them make the smartest choices for their homes. CPW also provides financing, rebates and incentives to help offset project costs, as well as a free quality assurance inspection once the work is complete.



Joshua Curtis, manager for the program, recently told us, “We are really inspired by the reactions of our current customers and the momentum building for the program. It’s great to see how energy upgrades align with peoples’ values, and so positively impact the quality of their lives. It’s exciting to now be able to offer the program to all of Seattle’s homeowners.”

Currently, homeowners can choose from 15 CPW partner contractors, all of whom are passionate about building science. Each of CPW’s energy experts focuses on finding the best energy efficiency solutions for homes and homeowners to improve their health and comfort, and to help reduce Seattle’s overall carbon footprint. And the pool of experts is expanding to meet demand. Several new partners are expected to join the ranks by late spring 2012.

Most inspiring are the stories from homeowners who have experienced improvements in their lives as a result of their energy upgrades as well as some unexpected benefits. The program begins with a comprehensive energy audit, helping homeowners learn more about their home. Allyson Adley of Madison Park said, “When we learned that 86 percent of the warm air in our house was escaping each hour and being replaced with cold air from outside, we were shocked. That provided us with the motivation to act.”

Along with insulating and sealing cracks where heat was escaping, the Adleys installed a heat pump to replace an inefficient oil burner. Adley said, “I cannot get over how much value we’ve added to the house with the CPW upgrade. We feel good that we are not buying oil any more, and it’s a relief not to have to open that bill. In addition to making the house more comfortable,” she added, “the weatherization work had the extra benefit of keeping critters out of our attic and crawl space.”

One customer on Beacon Hill said, “This is the kind of work that I can’t do myself right now. Having professionals available to do the work at a price that makes sense really fit my needs. The program worked out perfectly for me.” For him, the upgrade had the added benefit of decreasing the impact of living under a heavy flight path. “The new insulation in the attic has really helped to muffle the sound, even before we put in the new windows,” he said.

The CPW program is geared up to serve homeowners from all Seattle neighborhoods in 2012. “We are looking forward to a great year serving people throughout the Seattle community, increasing the quality of their home-lives, saving energy, and putting people to work at the same time,” said Curtis.

To sign up for the program, click here: <https://my.communitypowerworks.org/apply/>.

For more information, contact (206) 449-1170 or [home@communitypowerworks.org](mailto:home@communitypowerworks.org).



*ecoFAB crew (CPW contractor) left to right: Kenny, Angel Gerardo, Josh Batley, Yirim Seck*

*“We are building an organization to bridge the gap between healthy housing and workforce development.” – Callie Ridolfi, ecoFAB Managing Director*

## 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 2011](#)”).

Type of Permit	Goal	Dec. 2011 Performance
Simple Building IP*	80% in 48 Hours	93.5%
Medium Construction IP	80% in 2 Weeks	68.7%
Complex Construction IP	80% in 8 Weeks	73.3%
Construction Issuance	90% in 120 Days	97.8%
Master Use Permit Decisions	80% in 120 Days	64.9%

*\*IP: Initial Plan Review by DPD staff*

## Unreinforced Masonry Policy Committee

DPD is creating a proposal for a mandatory unreinforced masonry (URM) retrofit program that will help reduce the earthquake risk to unreinforced masonry buildings. DPD has, with help from a technical committee, developed a proposed standard for retrofits. Next steps include formation of a policy committee this month to help develop recommendations for a retrofit requirement threshold, incentives and penalties, possible financing options, and a time line for implementation.

The first meeting of the URM Policy Committee is planned for the end of February 2012. DPD is planning eight monthly meetings to give the committee members time to explore the policy issues. Meetings will be open to the public and facilitated by an independent consultant. You can follow the progress of the committee on DPD's Emergency Management URM pages on the DPD website ([www.seattle.gov/dpd/emergency/unreinforced-masonrybuildings/default.asp](http://www.seattle.gov/dpd/emergency/unreinforced-masonrybuildings/default.asp)). Information about the upcoming meetings, committee agendas, minutes, reports and other information will be posted there. Alternatively, you can receive notices of information about unreinforced masonry buildings by subscribing to our list serve, available through the URM website.

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## Design Commission

### Design Excellence Awards Winners for 2010-2011

– *Seattle Design Commission Awards recognize exceptional new public projects*

The Seattle Design Commission Chair Julie Bassuk announced the winners of the commission's 2010-2011 Design Excellence Awards. The five winning projects were selected from the many public buildings, parks, open spaces, and vision plans completed in Seattle in the past two years. They were chosen because they promote the mission and exemplify the values of the Seattle Design Commission: inspired design, contextual integration, innovative sustainability, social inclusion, exemplary partnerships, effective investment, and impeccable execution. For the first time an "In the Works" award was given to a project that hasn't been constructed, but has had an exemplary design process and holds outstanding potential.

"These projects enhance our neighborhoods," said Chair Julie Bassuk. "We'd like to acknowledge the work of City staff, private developers, designers, and community members that go the extra mile in making Seattle's built environment great."

Each year, the Seattle Design Commission, made up of ten appointed professionals from design-related fields, spends over a thousand hours reviewing capital projects in Seattle totaling a value of over \$1.1 billion.

Winners were recognized at an awards ceremony on January 13, 2012.



#### **Fire Station 30 – Mount Baker**

*Project Management:* Department of Finance and Administrative Services  
*Designers:* Schacht Aslani Architects; Nakano Associates, Landscape Architects

Completed in April of 2011, the Mount Baker Fire Station is located off of Rainier Ave S close to Franklin High School. Starting with a clear functional plan, the design team capitalized on an opportunity to connect with the nearby school and organized the plan to include a balcony where fire personnel could interact with students passing by – breaking down a common

institutional separation and creating a stronger connection to the neighborhood. The project deserves recognition for its clear planning concept, innovative use of materials, and comprehensive sustainable design strategy – exceeding the City’s requirements by achieving LEED Gold Certification. We believe it will serve as a model for future Fire Station design through its thoughtful use of a modest budget to produce an elegant civic building that fits into a neighborhood context.

[www.seattle.gov/fleetsfacilities/firelevy/facilities/fs30/30.htm](http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs30/30.htm)



### **Summit Slope Park**

*Project Management:* Seattle Parks and Recreation

*Designers:* Mithun

*Other Partners:* Department of Neighborhoods, P-Patch Community Gardening Program; Unpaving Paradise

Summit Slope Park is located in the Capitol Hill neighborhood at the intersection of E John Street and Summit Avenue E. The project reclaims the edge of the urban block creating an inviting infill park that responds to the complex scale, texture and flow of the surrounding neighborhood. A difficult location and small site is enhanced by a simple yet elegant design concept. Un-

manicured community gardens, formal lawn spaces, gathering places, and seating elements are artfully integrated in the small park, to create a place that fosters a sense of community, while engaging the public in thoughtful and meaningful ways. The juxtaposition of formal lawns and un-manicured gardens brings out the character of the park and the individual expression of the users. Contemporary details and material use are well executed and enhance the integration into the neighborhood. The space provides a “backyard” feel while opening up to the larger community. Neighborhood pride in the park is evident in the use and stewardship of the community. The park is a clear example of how simple design and detailing can become a backdrop to the neighborhood, enhance our experience of the city and create a well used and loved space for the community.

[www.seattle.gov/parks/proparks/projects/johnsummitparkdevelopment.htm](http://www.seattle.gov/parks/proparks/projects/johnsummitparkdevelopment.htm)



### **Block 101 Alley Vacation Public Benefits**

*Project Management:* Vulcan Inc.

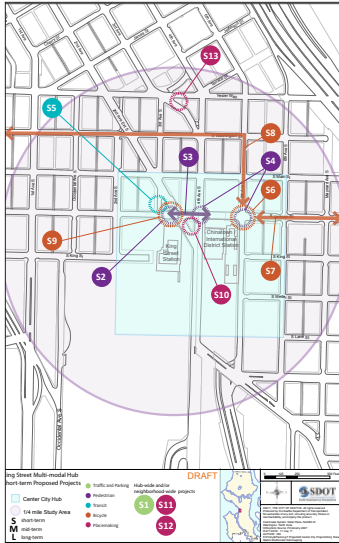
*Designers and Construction:* Callison, Architects; Walker Macy, Landscape Architects; GLY Construction, General Contractor.

The alley vacation and associated redesign of Block 101 (Amazon.com) is a stellar example of how public and private sectors can collaborate to elevate the ground-level urban experience for the public amidst a mixed-used commercial project.

The corporate sponsor clearly benefits from an increase in overall building flexibility but their ambitions need not run at odds with public benefit. Block 101 is both a well-integrated civic amenity and an urban campus courtyard. The scales vary from intimate to impressive as one walks from the improved street past the rehabilitated historic structure and into the well detailed plaza. Integration of diverse program, including retail, provides an open invitation for more than just the tenant company employees. And the overall circulation and quality of land-

scape, material and execution creates an active and attractive experience in lieu of what could have been a cold, introverted private office tower. Block 101 raises the bar and expectation of what private developers can do in the name of civic benefit when the public sector provides the opportunity. Alley vacation for private development is an exception, not a given, and the return must be palpable to diverse users as it is here with this project.

[www.vulcanrealestate.com/TemplatePropertyPortfolio.aspx?contentId=143](http://www.vulcanrealestate.com/TemplatePropertyPortfolio.aspx?contentId=143)



### King Street Station Transit Hub Strategy

*Project Management:* Seattle Department of Transportation

This multi-modal hub strategy is centered around the King Street Station and includes nearly every mode of transportation from pedestrians to heavy rail, and all the transportation agencies operating in the city. Conceived and developed in-house, the strategy benefitted from input by many people whose insight, vision and knowledge of the area supported new ways of thinking. It provides strategic tools and ways to accomplish projects of varying sizes and types along several different timelines and in conjunction with other improvements, developments and projects as they occur. Along with transportation ideas, it addresses the social realm, art and culture, providing integrated urban strategies that look to strengthening the area as a place rather than simply a location to change modes of motion. Although this study has not yet been adopted by City Council, it is already informing activity in the area. The King Street Station has received a new plaza, bringing much needed attention to the Jackson Street level. The Office of Arts and Cultural Affairs Public Art Program is planning a temporary artwork for the plaza. The King Street Station Transit Hub Strategy, with its modest public investment, strong vision and inclusive approach, has the potential to be life changing for an area that has been “in-between” for so long.

[www.seattle.gov/transportation/kingstreethub.htm](http://www.seattle.gov/transportation/kingstreethub.htm)



### In the Works Award Swale on Yale

*Project Management:* Seattle Public Utilities

*Agency Partners:* Department of Planning and Development; Seattle Department of Transportation

*Private Partner:* Vulcan Inc.

*Design and Construction:* KPG, Inc.; KPFF Consulting Engineers; Berger Partnership; Runberg Architecture group PLLC

The Swale on Yale is Seattle’s newest and most urbane venture in creating multi-functional green infrastructure. It provides treatment for stormwater runoff flowing to Lake Union, improves streetscapes for all users, and creates green space within a dense and developing Seattle neighborhood. Space was even more limited here than at the city’s previous streetside swale projects. The project team responded with a different kind of solution – a cross-section with vertical walls, details with clean lines, and a simple yet strong planting design. The Commission applauds the partnership between SPU, SDOT, DPD, and Vulcan for project development, and all members of the project team for their collaborative and creative design process. They have gone beyond what would have already been an ambitious, state-of-the-art infrastructure project, compounding its potential to enrich the public realm. We believe that, when implemented, the Swale on Yale will become an exemplary case study of green infrastructure in a dense urban context.

[www.seattle.gov/util/About\\_SPU/Drainage\\_&\\_Sewer\\_System/Projects/SwaleOnYale/](http://www.seattle.gov/util/About_SPU/Drainage_&_Sewer_System/Projects/SwaleOnYale/)

For more information, contact:

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## Green Building

### Discussion Sessions on High Performance Codes

The December 2011 and January 2012 issues of *dpdINFO* provided some insight on The International Green Construction Code (IGCC), the IGCC's relationship to LEED, and how these tools can be used as building blocks from which Seattle may continue to develop higher performance codes.

Throughout 2012, DPD will host informal discussion sessions to share Seattle's approach to high performance code development, highlight concepts being considered for the upcoming code cycle, and to hear your questions, ideas, and feedback. Our first session will be held on Thursday, February 9th, where an overview of the broader list of green standards and tools such as the ICC-700 or ASHRAE 189.1 will be provided. We'll also discuss some of the climate protection priorities set by Mayor and Council which help to provide guidance to DPD's code development process.



#### Meeting details:

Thursday, February 9th  
2:30 p.m. – 3:30 p.m.  
Room 4086, Seattle Municipal Tower,  
700 5th Avenue, Seattle

For more information, contact:

**Kathleen Petrie**  
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## Publication Updates

### Client Assistance Memos

#### UPDATED

- CAM 123, [Seattle's Tenant Relocation Assistance Ordinance](#), was updated to correct the assistance amount paid by the owner.

