

August 2009

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

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Seattle Named Nation's Most Sustainable Big City

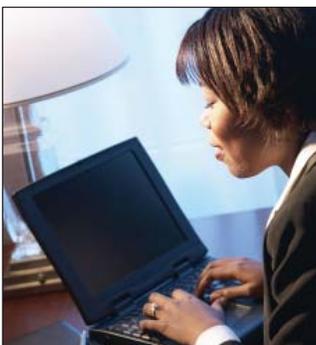
Smarter Cities, a Natural Resources Defense Council project, named Seattle the most sustainable big city in the nation. The project annually reports the progress American cities are making in environmental stewardship and sustainable growth. Using data from the Environmental Protection Agency and the U.S. Census Bureau, as well as survey responses from city governments, the project identified the top 15 large, medium, and small cities according to ten different environmental criteria, from air quality to recycling to transportation.

Seattle led in the green building category as well as energy production/conservation and air quality. Points were attributed to the City Green Building program, Sound Transit's new light rail system, reliance on hydroelectricity (and the resulting good air quality), and recent global warming initiatives. The City's

see **green** on page 4

Monthly Highlights

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Streamline Your Research

Do you regularly research permit and inspection documents? Do you wish you could do it from the convenience of your office or home? Now you can, with DPD's new electronic document library. See page 2 for details.

Virtual Meeting: How is Your Neighborhood Doing?

The Seattle Planning Commission and Neighborhood Planning Advisory Committee want your feedback about the status of your neighborhood plan and the changes that have occurred since your plan was adopted. We've set up a "virtual meeting" on the Seattle Planning Commission's website where you can follow three simple steps to provide feedback about your neighborhood: **www.seattle.gov/planningcommission/**. Your comments will help the City of Seattle complete a status report that will look at how well the goals and strategies of your neighborhood plan are being achieved.

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Visit us online anytime.

www.seattle.gov/dpd



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

C *Helping applicants navigate the permit process*

Changes in the Applicant Services Center Lobby

DPD will be installing a new “self help center” in the Applicant Services Center (ASC) lobby in August or September. The self help center will have several computers available to customers that will have full access to our website, several online tools, and other information on the permitting process and requirements. As part of the effort, we are making most ASC services available through self sign-in. Services added to self sign-in include coaching from a permit specialist or land use planner, pre-intake screening of application material, applying for a subject-to-field-inspection permit, and many others. These additions will make sign-in easier and help make the visit to the ASC more productive for the applicant.

Permit Issuance Controls

DPD will be instituting stricter controls on permit issuance. Permits will be issued only to primary applicants, financially responsible parties or property owners listed on the application at the time of intake or added by written authorization during the review period. Agents, couriers or consultants must provide written authorization from one of these parties when seeking to have a permit issued. Identification will be required for all applicants picking up permits. For more information, contact:

Carlee Casey
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Online Library Could Save You a Trip to DPD

Before making the trip to our office to research records, you may want to access our new electronic document library (also known as EDMS – Electronic Document Management System). DPD has been creating a library of documents which can be accessed via the web. The library will eventually enhance and replace our existing micro-film library.

You may access the library through the DPD website (www.seattle.gov/dpd/) at “On Line Tools > Other Services > Historical Documents” and at “Resource Center > Records > Historical Documents.”

The library currently contains permits and inspections from January 2007 to present. (Over the counter permits are available from October 2003 to the present.) The library also contains soils reports (both historical and current), vegetation plans and wet-land reports, certificates of occupancy, environmental documents, and various correspondence related to construction permits. The number and types of documents in the library continues to grow and will soon include traffic and drainage reports. MUP files will be available in the first quarter of 2010.

To view and print plans for permits issued since February 2008, please come to our office on the 20th floor of the Seattle Municipal Tower (700 5th Avenue) and use our self help terminals. Plans are available through these terminals approximately 1.5 weeks from the date of issuance.

We look forward to improving and increasing access to our records and welcome your feedback on the library. Please send comments and concerns to PRC@seattle.gov and title your email “EDMS Library.”

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	June 2009 Performance
Simple Building IP*	80% in 48 Hours	94.8%
Medium Construction IP	80% in 2 Weeks	91.6%
Complex Construction IP	70% in 6 Weeks	95.5%
Construction Issuance	90% in 120 Days	93.8%
Master Use Permit Decisions	80% in 120 Days	75.0%

**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

Street Improvement Permitting Alert

Effective 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 will be screened for non-standard project elements and for project stoppers.
- 90% complete SIPs must meet all requirements contained in the new 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.

- The 90% Complete Street Improvement Plan Checklist replaced the Ready for Formal Circulation Checklist.
- 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, Seattle Municipal Tower (700 5th Avenue), 23rd floor, to initiate plan acceptance screening.

Refer to new CAM 2214, *90% Street Improvement Plan (SIP) Intake Appointment and 90% Complete SIP Acceptance Processes*, for details on the 90% SIP process changes. Visit the SDOT Street Use website (www.seattle.gov/transportation/stuse_sip.htm) for updated SIP application materials, checklists and CAMs.

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green, *cont. from page 1*

innovative environmental policy, leadership and commitment was clearly illustrated by Mayor Greg Nickels' progressive U.S. Conference of Mayors Climate Agreement that resulted in 900 American cities pledging to meet the goals of the Kyoto Protocol. Seattle Climate Action Now and Seattle Climate Partnership gained kudos for action-oriented programs.

Seattle Climate Action Now accomplishments include distribution of 10,000 home energy efficiency kits to residents and the "Give Your Car the Summer Off" program with incentives for Seattleites to carpool, reduce trips and even sell their cars. The Seattle Climate Partnership has brought together over 100 local businesses to pledge to reduce their greenhouse gas emissions. In one notable success, the University of Washington Medical Center devised a water reuse system for its laundry; saving 12 million gallons annually and greatly reducing natural gas consumption and its accompanying greenhouse gases.

More information about Seattle's top ranking can be found at <http://smartercities.nrdc.org>. The Smarter Cities website is a new media resource to learn about best practices and initiatives, share ideas and innovative solutions, and post news, events and opportunities.



meetings, *cont. from page 1*

Status reports are being planned for 24 neighborhoods throughout the city. The reports provide a brief overview of the key goals and strategies of each neighborhood plan. The reports include information about the built environment, transportation, housing, parks and recreation, and facilities and utilities. The following neighborhoods will receive status reports this year:

- Admiral
- Aurora/Licton Springs
- Belltown
- Broadview/Bitter Lake/Haller Lake
- Capitol Hill
- Central Area
- Columbia City/Hillman City/Genesee
- Grown Hill/Ballard
- Delridge
- Eastlake
- First Hill
- Fremont
- Georgetown
- Green Lake
- Greenwood/Phinney Ridge
- Lake City

- Morgan Junction
- Pike/Pine
- Queen Anne
- Rainier Beach
- University Community
- Wallingford
- West Seattle Junction
- Westwood/Highland Park

The virtual meeting will be available until Wednesday, August 12. Your feedback will be used to finalize the status reports, which will be available for review this fall. A "State of the Neighborhoods" report will be compiled and submitted to City Council by the end of 2009. This report will include all of the status reports as well as summaries of the responses to the questionnaire.

We hope you can take the time to share your thoughts about your neighborhood.

For more information contact:

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Seattle Planning Commission
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Amendments Protect Pike/Pine Character

On June 29, 2009 the City Council adopted amendments to the City's Land Use Code affecting the Pike/Pine neighborhood on Capitol Hill. The amendments were sponsored by Councilmember Tom Rasmussen to address community concerns about the loss of neighborhood character due to rapid redevelopment and growth in the area. The intent of the changes are to promote neighborhood conservation of arts and cultural uses that are characteristic of Pike/Pine, retain structures that contribute to the built character of the neighborhood, and encourage a higher degree of compatibility between new and old development.

The Pike/Pine neighborhood has long been recognized as an urban neighborhood of unique character and appeal. Given its proximity to downtown and adjacency to the high density Capitol Hill neighborhood, concerns arose about how future re-development of the area's older buildings might affect the burgeoning arts community (from 59 uses in 1991 to nearly 200 in 2008) or the small and diverse local business community. The City's objective for the project was to encourage the continued use of existing buildings and the retention of "character structures"—buildings that are 75 years old or older—as part of new development; to continue to accommodate small, diverse businesses; and to retain existing art and cultural uses and attract similar new activities to the area.

The Pike/Pine neighborhood is governed by zoning that generally allows mixed commercial and residential uses. In the past, the City Council adopted special rules, to complement and augment the zoning of the neighborhood to ensure that it remained a residential mixed use neighborhood. However, new development interest in the area has caused the residents and business owners to rethink how the zoning influences development choices. In doing this, DPD determined that it was important to update the rules, eliminate redundancies, and implement new incentives and provisions that would help protect the neighborhood's character.

Key Highlights

- A rezone of the neighborhood commercial 3 (NC3) areas in the neighborhood to a pedestrian zone designation (NC3P), retaining current height limits.
- Designation of additional principal pedestrian streets that require street level uses.
- Defining structures 75 years old or older as character structures and providing incentives to retain these structures.

The adopted legislation is the first part of a two-phase effort to address conservation issues in the Pike/Pine neighborhood. The next step will be to look at the potential use of transfer of development rights (TDR) as a conservation tool in the area and enhanced design guidelines to promote a better integration of new structures with existing development.

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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.”



Green Commercial Case Study: Merrill Hall

About the project

Type: Classroom and office
Square Feet: 19,670 (gross)
Location: University of Washington
 Seattle Campus
Opened: January 2004

Merrill Hall, home of the Center for Urban Horticulture (CUH) and the first LEED™-rated building on the University of Washington campus in Seattle, is proof that green design can deal with severe constraints. A very tight budget, site issues, diverse program demands, a complex set of constituencies—all ultimately yielded to energetic users, wide public engagement, and sound engineering and design. The project's LEED™ Silver rating is based on good energy performance, close attention to minimizing finishes and sourcing materials locally or regionally, strategic use of natural ventilation and daylighting, and effective educational use of building functions.

The present Merrill Hall replaces a 1984 building ruined by arson in May 2001. Galvanized by the tragedy, CUH students and faculty saw rebuilding as a golden chance for campus sustainability, while the university administration moved quickly to secure replacement funding. There followed an intense period of negotiation and maneuvering over costs and methods. The university had asked for too little money to replace all functions, and green approaches were unfamiliar to campus decision-makers. Faculty and student advocates worked effectively to select an architect with sustainable design expertise, and to generate significant outside funding. CUH connections with the wider public, built up through years of garden tours and advice, proved

important in mobilizing wide public interest in the issue, and the university eventually agreed to fund all functions (helped by private donations totaling over 10 percent of the project's \$8.2 million design and construction cost) and to pursue LEED™ certification.

From this point, strong continued engagement by users and rapidly increasing buy-in by the university's Capital Projects Office supported design development that took the project to just three points short of a Gold rating.

An early, heavily attended design charrette placed first priority on reducing energy and water use. Captured rainwater and efficiently controlled subsurface drip irrigation bring down outdoor water use by 63 percent compared to a baseline design. Indoors, waterless urinals and ultra low flow toilets yield a 38 percent reduction.

Energy design makes important use of natural ventilation. Perimeter spaces use a combination of operable windows and trickle vents to get adequate cooling in warm weather and fresh air in cold. South-facing glazing on the central stairwell enhances air movement with a thermal chimney effect. There is less artificial light, due to extensive daylighting tempered by judiciously placed overhangs. The mechanical system, vital in this building for labs and library archives, uses variable volume air handlers wherever possible, as well as high-efficiency condensing boilers.

LEED™ energy performance protocols do recognize savings from natural ventilation. The project achieved credit for reduced energy use when the mechanical system consultants simulated a conventional system, which LEED™ did recognize as a comparison.

Seattle City Light's Green Power program funded a 9.6 kW solar electric array for the roof, which provides about nine percent of the building's energy and displays its performance in real time on a meter in the library and on the City Light web site. Users and friends donated the cost of "green tags" to ensure that the remainder of building electric power comes from renewable sources during its initial years.

The concept of "structure as finish" guided the design toward polished concrete slab flooring on the first floor, uncovered mechanical and electrical systems, and exposed structural wood throughout. CUH is part of the university's College of Forest Resources. Making the variety of wood uses visible in the building serves an educational function.

Appropriate selection and sourcing of materials was a major consideration for Merrill Hall. For example, the building uses strawboard cabinets and water-based adhesives and caulks, and reuses concrete from demolition of the old building. Indoor air quality benefits from systematic choice of low volatile organic compound (low VOC) paints, carpets, glues and sealants. Finally, close to 50 percent of the new materials in the building were harvested and/or manufactured within 500 miles, with consequent reduction in the energy and environmental costs of transportation.

The Merrill Hall site originates from the 1960's capping of a former landfill, which also created adjoining marshlands protected as the Union Bay Natural Area. This ensures attractive views and access to pleasant walks, but challenged designers with a high water table, low capacity soils, and a certain level of methane emission from the landfill materials. Conventional foundation practices and a passive venting system proved well able to handle these matters.

The Center for Urban Horticulture combines an unusual range of activities—laboratory research, classes for degree-seeking and extension students, demonstration gardens, and frequent workshops for the general public. The focus is on using plants to restore strongly impacted environments. Each year, the Center and its grounds welcome approximately 100,000 visitors. Support from this broad constituency was critical. Initial grassroots commitment widened design possibilities for the Merrill Hall project. A core group of green design champions found themselves in tune with a public ready to support sound design and high visibility. The result is a handsome, sustainable addition to the University of Washington and the Seattle area.

Architect
Miller | Hull
(206) 682-6837
www.millerhull.com

Civil Engineer
SvR
(206) 223-0326
svr@svrdesign.com

Contractor
CDK Construction
(425) 788-8441
www.cdkconstruction.com

Electrical Engineer and Lighting
Travis Fitzmaurice
(206) 285-7228
info@travisfitzmaurice.com

Mechanical and Plumbing Engineer
Keen (now Stantec)
(206) 770-7779
sustainability@stantec.com

Structural Engineer
Quantum
(206) 957-3901
info@quantumce.com

Landscape Architect
Berger Partnership
(206) 325-6877
info@bergerpartnership.com

Sustainability Consultant
O'Brien and Company
(206) 621 8626
www.obrienandco.com

Owner/developer
University of Washington,
Center for Urban Horticulture

For More Info

Seattle City Green Building provides guidelines, incentives, and assistance to increase the environmental performance of buildings in Seattle.
www.seattle.gov/dpd/greenbuilding

Seattle City Light provides stable, competitively priced and environmentally sound electricity to customers. www.seattle.gov/light

Seattle Public Utilities provides customers with reliable and cost-effective water, sewer, drainage and solid waste services, while protecting public health and balancing social and environmental responsibilities to the community.
www.seattle.gov/util/service

Renewable Choice Energy – green power
(877) 810-8670
www.renewablechoice.com/business-home.html

Energy Efficient Projects Get Expedited Permitting

In April, Mayor Nickels announced that Seattle will increase energy efficiency requirements for new buildings by 30 percent, and launch a new expedited permit process for innovative projects that meet energy performance standards. In response, DPD is working on an expedited permitting system, called Green Q, that will assist applicants building energy-efficient structures.

The Green Q will provide resources for permit applicants and reduce initial plan review time. Applicants who wish to enter the expedited Green Q will document their level of green design elements on plans and application materials, and provide confirmation that the structure is constructed as approved. Proposals will meet Built Green® four- or five-star levels or LEED™ Gold or Platinum. DPD is also developing a green pick list as a prescriptive option for applicants who do not choose to invest in the Built Green® or LEED™ systems.

- The first phase of the Green Q, planned to be launched third quarter 2009, will apply to simple residential projects designed to the Seattle Residential Code (SRC). The SRC applies to single-

family residences, duplexes and townhouses not more than three stories in height.

- The second phase of the Green Q will include more complex multi-family residential and non-residential projects designed to the Seattle Building Code.

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

Look for more information in *dpdINFO* in the coming months.

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Priority Green Program Lead
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Sandy Howard
Sustainable Development Services Manager
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Cost of Green Study of Affordable Housing

City Green Building has just published a study that examines the cost of incorporating sustainable design features into affordable housing projects in Seattle and Portland. The study found no statistically significant difference in construction cost between LEED™ - or

Built Green®-certified projects and those built to either Portland or Seattle's green affordable housing guidelines.

The report includes both an analysis of the overall construction and development costs for green-rated and standard affordable housing projects, and a narrative summary of the key findings arising from interviews with study participants. Twenty-seven wood-frame and wood-frame over concrete multi-family projects, built between 2004 and 2009, were included in the analysis.

The study, *Cost of Green Analysis for Affordable Housing in Seattle and Portland*, is available on the City Green Building website: www.seattle.gov/dpd/greenbuilding at "Our Services > Resources > Special Reports and Presentations."

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!

City Gains Nineteen Seattle LEED™ Accredited Professionals

City Green Building is proud to announce 19 new Leadership in Energy and Environmental Design Accredited Professionals (LEED™ AP). Following December 2008 training, eight study groups were formed across four departments. DPD takes the lead with 14 new LEED™ AP's, followed by the Department of Parks and Recreation, Seattle City Light, and Seattle Public Utility. In total, the City now has 44 LEED™ AP's in seven departments representing the range of expertise green building draws on, and confirms a wide-spread City interest. Congratulations to all that pursued learning about the green building rating system.

New LEED AP City Staff

Department of Planning and Development

Rebecca Baker
Marit Bockelie
Shelley Bolser
Katherine Cornwell
Ede Courtenay
Lindsay King
Andy Higgins
Sandy Howard
Art Pederson
Andrea Petzel
Lisa Rutzick
Samantha Updegrave
MillieAnne Vandevender
Parmenter Welty

Department of Parks and Recreation

Kelly Goold
Virginia Hassinger

Seattle City Light

Jack Brautigam
Lisa Frasene

Seattle Public Utility

Sheryl Shapiro

New Incentive Funds Now Available!

—2009 Built Green® Incentive

The King County/Seattle Built Green® Incentive program is now accepting applications. The Built Green® Incentive provides funding for single-family residential, townhome, community, and multifamily development and remodel projects to certify at the program's higher four- and five-star levels. The funding is intended to help offset the cost of certifying and designing innovative projects that meet green building standards. Eligible projects may receive between \$2,500 and \$20,000, depending on the project type, level of green design, and building elements employed.

The King County/Seattle Built Green® Incentive was established to encourage developers, builders and residents building new homes to use green building standards while attempting to address barriers such as higher up-front costs for projects. Grant award projects will serve as demonstrations of high performance, replicable, green housing for the region.

The 2009 Built Green® Incentive focus is on water conservation and the impact our development has on the health of watersheds throughout the Puget Sound. As research shows, the increased runoff and erosion associated with residential development has a significant impact on the quality of our watersheds, as well as causing increased demand for water use both indoors and outdoors. Therefore we are looking for exemplary projects that identify low impact development strategies, as well as innovative ways to reduce residential consumption of water for both interior and exterior uses.

The Built Green® Incentive application period opened on July 15, and will close on September 18. For incentive details and information on applying, please visit the Built Green® Incentive website at: www.builtgreen.net/incentive.

Sustainable Infrastructure Initiative

DPD staff recently completed a report entitled *Sustainable Infrastructure Initiative: Interdepartmental Planning for Better Capital Projects*, outlining a plan for a city-wide Sustainable Infrastructure initiative. The Sustainable Infrastructure initiative is an effort to develop a decision-making framework for the City’s investments in utility and transportation projects that promotes sustainable outcomes, by exploring non-traditional alternatives and integrating efforts across department lines of business. This effort will move beyond the traditional focus on individual, green buildings and instead address sustainability opportunities within the interconnected systems and structures that can provide the underlying foundation for a greener built environment.

This report marks the culmination of the first phase of a multi-year effort, partially funded by the Washington State Department of Commerce (formerly Community, Trade & Economic Development), to more fully integrate sustainability values into the City’s business practices. The City invests \$650 million annually for expansion and improvements to capital buildings, roads, and electrical distribution, and to water, stormwater and wastewater systems. To encourage more sustainable outcomes, the report recommends adopting a cross-departmental budgeting review for larger projects, as well as conducting a triple-bottom-line analysis of benefits. A triple-bottom-line analysis differs from a traditional financial analysis by also considering, and quantifying where feasible, direct and indirect impacts to the environment and society.

Some of the other key recommendations of the report include:

1. Consider decentralized options that can nest into existing infrastructure
2. Use GIS tools to identify spatial overlaps in infrastructure investments
3. Convene an integrated expert team from multiple disciplines and City departments
4. Collaborate two or three years in advance
5. Develop funding agreements to overcome funding constraints
6. Overcome the inertia of past practice
7. Work to overcome regulations that may be barriers to innovation
8. Require interdepartmental collaboration as a performance expectation

DPD staff will be meeting with representatives from other City departments over the next six months to evaluate the viability of implementing these recommendations, as well as how to more effectively plan and coordinate between the City’s capital projects and projected private developments. For further information please contact:

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PUBLICATION UPDATES

Client Assistance Memos

UPDATED

■ **CAM 4000**, *Arts Space: Important Topics for Buying or Leasing a Space*, provides you with the information you should know when purchasing or leasing an arts-appropriate facility.

Director’s rules

DRAFT

■ **DR 6-2009**, *Clarifying Landscape Standards Including the Green Factor Requirement*, provides interpretation of landscaping provisions in the Land Use Code, including details on the Green Factor. For more information, contact Dave LaClergue, dave.laclergue@seattle.gov, (206) 733-9668.

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.

Vacant Buildings, Substandard Housing and Code Compliance

New Seattle Guide for Problems Related to Vacant Buildings

DPD has created a new brochure to help clarify who to call for help with problems related to vacant buildings. *Need Help with a Vacant Building?* was developed in response to concerns raised by the community about vacant buildings that are either not properly maintained or are subject to illegal activity on or near the premises. The guide provides information in seven languages.

- Criminal activity – Seattle Police, 911
- Loitering or ongoing public safety problems near vacant buildings – Seattle Community Police Team

North Precinct	(206) 684-0850
West Precinct	(206) 684-8917
East Precinct	(206) 684-4300
South Precinct	(206) 386-1850
Southwest Precinct	(206) 733-9800
- Deteriorated or unsecured buildings, junk storage, vegetation in the public right of way – DPD, (206) 615-0808
- Graffiti Hotline – SPU, (206) 684-7587

The brochure is available at Neighborhood Service Centers and Library Branches, and online at: www.seattle.gov/dpd/compliance/.

“We understand that there are many reasons that a building may fall into neglect,” said Mayor Nickels, “and we work with owners to bring those buildings into compliance. But in the end we must maintain the reasonable community standards that people expect where they live and work.”

Minimum Housing Standards

DPD also enforces minimum housing and building maintenance standards and reminds the public that complaints about substandard rental living conditions can be made to the department over the phone at (206) 615-0808 or online at: www.seattle.gov/dpd/Compliance/Filing_a_Complaint.

The department responds to over 700 complaints annually related to housing and vacant building concerns and to another 700+ complaints annually about junk accumulations on private property.

One recent example is a property returned to good condition following complaints to the DPD. Neighbors

complained about a vacant duplex that had been broken into by a reputed drug addict who was squatting there. The DPD inspector found many maintenance issues with the building, which was open to unauthorized entry, and the property so overgrown that an inoperable car was engulfed by weeds. DPD had the house boarded up twice last year after the property owners failed to close it and it was broken into again. The City also initiated legal action against the owners since they did not correct any of the violations. Since then the house has been purchased by new owners who have put on new siding, completed substantial repairs and reoccupied the structure.

There are many reasons properties fall into disrepair: owners may become ill or disabled, for example. DPD works with property owners and other agencies to try to assist owners in correcting violations so that owners do not suffer unnecessary hardship, while also seeing that neighborhoods are not negatively affected by continuing violations. However, in cases where owners do not correct violations or maintain standards over time, DPD and the City Attorney can take legal action. Recent successful actions by the City against one landlord with longstanding violations include settlements resulting in the demolition of three dilapidated houses and court awarded judgments of more than \$55,000.

The full range of compliance services provided by DPD is described in *Neighborhood Complaints*, a card offered in seven languages and available online at: www.seattle.gov/dpd/Compliance/Codes_We_Enforce/.



It's easy. Simply visit www.seattle.gov/dpd/publications/info and sign up to receive a newsletter posting alert by email with a direct link to the month's headlines.

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

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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