



March 2012

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## Top Stories

### Yesler Terrace Recommendations Released

DPD has proposed draft legislation related to the redevelopment of Yesler Terrace. The proposal includes a rezone, documents regulating environmental mitigation, changes to the street system, and funding agreements between the City and Seattle Housing Authority (SHA). The proposal builds from Seattle's Comprehensive Plan and SHA's redevelopment plan, and includes requirements for affordable housing, parks, community gardens, and street improvements.



In part, the proposal is intended to allow SHA to sell property for private development in order to generate funds for affordable housing and a variety of public benefits. The new zoning would allow:

- Up to 4,500 residential units, including 561 SHA replacement units and 1,240 new affordable housing units at a variety of income-restriction levels.
- A mix of midrise buildings up to 85 feet in height and a maximum of 13 high rises ranging from 160' to 300' in height.
- Up to 900,000 square feet of office, medical services and lodging adjacent to Harborview Medical Center.
- Small nonresidential uses throughout the site, with required retail and services at the intersection of Yesler and Broadway.

Learn about the City's proposal and provide comment

### Public Meeting

**Wednesday, March 7**

5:30 to 8:00 p.m.

Yesler Community Center

917 E. Yesler Way

**Interpretation provided:** Amharic, Tigrinya, Somali, Oromo, Vietnamese, Cantonese, and Spanish

## Drop-in Talks with City Staff

Yesler Community Center, 917 E. Yesler Way  
Saturday, March 10, 10:00 a.m. – 1:00 p.m.;  
Thursday, March 15, 4:00 – 7:00 p.m.

Get more information or provide more detailed comments with a City planner. Interpretation available with advance notification (see contact information below).

## Document Review

- Draft documents are available at: [www.seattle.gov/dpd/Planning/yeslerterrace](http://www.seattle.gov/dpd/Planning/yeslerterrace);
- The DPD Public Resource Center, 700 5th Avenue, Suite 2000  
(Hours: 8:00 a.m. – 4:00 p.m. on MWF; 10:30 a.m. – 4:00 p.m. TTH)
- The Yesler Community Center, 917 E. Yesler Way.

DPD invites public comments through Monday, March 19. Following the comment period, DPD will send a revised proposal to City Council for further public hearings, review, and approval.

## Background

For 70 years, Yesler Terrace has provided quality housing for extremely low-income people. Today, aging buildings and infrastructure make it increasingly difficult for SHA to maintain safe and reliable housing at this site. Since 2006, SHA has worked with residents and other stakeholders to shape a development plan that includes replacement housing, additional affordable housing, commercial uses, and public open space.

To move forward with this plan, SHA needs various approvals from the City. City departments including DPD, the Office of Housing, Seattle Parks and Recreation, Seattle Department of Transportation, Seattle Public Utilities, and the Office of Sustainability and Environment have worked to develop a departmental proposal that is consistent with City goals and policies, meets the needs of SHA, and will benefit current and future Yesler residents, as well as Seattle as a whole.

For more information visit our website, [www.seattle.gov/dpd/Planning/yeslerterrace](http://www.seattle.gov/dpd/Planning/yeslerterrace). To talk to a planner, or to provide comments, contact:

**Dave LaClergue**  
(206) 733-9668, [dave.laclergue@seattle.gov](mailto:dave.laclergue@seattle.gov)

**Gary Johnson**  
(206) 615-0787, [gary.johnson@seattle.gov](mailto:gary.johnson@seattle.gov)

## Two Neighborhoods Finalize Their Plan Updates and Begin to Implement Priorities

—City of Seattle and Neighborhood Advisory Committees to host workshops in the Broadview – Bitter Lake – Haller Lake and Rainier Beach neighborhoods

This March, the communities of Broadview – Bitter Lake – Haller Lake and Rainier Beach will start taking action on priorities for their neighborhoods. Two upcoming workshops will give the communities the chance to celebrate the completion of their neighborhood plan updates and begin the implementation of priorities to achieve the respective communities' goals.

The community workshops are hosted by the Neighborhood Advisory Committees in partnership with the City of Seattle. The meetings are part of the second round of



updating Seattle's neighborhood plans: Broadview – Bitter Lake – Haller Lake Vision 2020 Neighborhood Plan, and the Rainier Beach 2014: A Plan for a Sustainable Future. Community members and City staff have worked together the past year and a half to update goals, policies and strategies for the two neighborhood plans. Throughout the process, community ideas have driven the direction of these updates including the priorities below.

**Priorities for Broadview-Bitter Lake-Haller Lake include:**

- **Create a Linden Avenue N Village Center:** that is a vibrant neighborhood and where neighbors come together to shop, dine, and play.
- **Transform Aurora Avenue N:** to be a great business district and a safe place to walk, take transit and drive.
- **Build Community:** that is identifiable, interconnected and resilient by strengthening organizations and neighborhood activities.
- **Improve Safe Walking and Biking:** along a network of major streets that connect people and places, and promote a sense of place and a healthy environment.

**Rainier Beach's priorities include:**

- **Life Long Learning:** An innovative, connected learning system that is strategically integrated into the neighborhood's cultural life.
- **A Place for Everyone:** Rainier Beach residents, long-term and new, will all have access to safe, healthy and affordable housing; access to transit; and a variety of vibrant commercial centers.
- **Growing Food to Develop Healthy Industry:** Rainier Beach is an employment center for the agricultural products grown in the valley. Rainier Beach has a unique opportunity to combine its urban farms and light industrial zone to become a hub of food and agricultural production.
- **Rainier Beach is a Beautiful, Safe Place:** Strengthening the neighborhood through increased public activity. Once we are all out in the neighborhood together, we have the opportunity to get to know each other, the more we know our neighbors, the safer we will be.

The community workshops will be held:



**Broadview – Bitter Lake – Haller Lake  
Tuesday, March 13**

Doors open at 6:00 p.m.

Short presentations from special guests will begin at 6:30 p.m.  
followed by small working groups meeting from 7:00 – 8:30 p.m.  
(Attend for all or part of the time.)

Broadview-Thomson K-8 School  
13052 Greenwood Ave. N.



**Rainier Beach  
Wednesday, March 14**

Doors open at 6:00 p.m.

Short presentations from special guests will begin at 6:30 p.m.  
followed by small working groups meeting from 7:00 – 8:30 p.m.  
(Attend for all or part of the time.)

South Shore K-8 School  
4800 S. Henderson Street

Neighborhood Advisory Committees (NAC), consisting of community members who are passionate about their community and understand the importance of engaging others in this work, provided a community perspective on the plan update. The City used a number of outreach and engagement strategies including the innovative approach of connecting with historically under-represented communities by means of Planning Outreach Liaisons (POLs). Under the direction of the Department of Neighborhoods, in partnership with the Department of Planning and Development, bicultural and/or bilingual POLs serve as a vital component of the Neighborhood Plan Outreach effort.

For more information about the Neighborhood Plan Update, please visit the Department of Planning and Development website at [www.seattle.gov/dpd/Planning/Neighborhood\\_Planning/Overview/](http://www.seattle.gov/dpd/Planning/Neighborhood_Planning/Overview/).

You may also join us on facebook at [www.facebook.com/SeattleNeighborhoodPlanning](http://www.facebook.com/SeattleNeighborhoodPlanning).

To request interpretation, ADA accommodations, or to sign up for childcare, please contact:

**Sebhat Tenna**  
**(206) 733-9977**  
[sebhat.tenna@seattle.gov](mailto:sebhat.tenna@seattle.gov)

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## Customer Alerts

### Draft 2012 Seattle Building Code for Review

The draft *2012 Seattle Building Code* is available for public review and comment. It consists of the *2012 International Building Code* (IBC) with proposed amendments. DPD is planning for the *2012 Seattle Building Code* to take effect in the summer of 2013.

The Construction Codes Advisory Board (CCAB) will begin discussion of the draft code on March 1, 2012 and will continue to meet twice per month until code review is complete. The public is invited to attend and participate in CCAB meetings.

While there are many changes in the Seattle amendments, the more significant changes are found in the *2012 International Building Code*. Significant IBC changes include:

- High-rise buildings over 120 feet in height that have more than one elevator will be required to have two fire service access elevators instead of one.
- Chapter 10, Means of Egress, has been significantly revised, mainly to coordinate the provisions for unenclosed interior stairways and ramps that are used as a portion of the means of egress.
- Floor-level exit signs will be required in areas serving guest rooms in hotels and other transient residential occupancies.
- Code provisions for wind resistance and fire protection of photovoltaic roofing systems are added.
- Type B accessible dwelling units will be required to be added to existing buildings when there is either a change of occupancy or if there is an alteration that affects more than 50 percent of the building.

If you would like to a copy of the draft code, or if you would like to comment on it, please contact:

Maureen Traxler  
Dept. of Planning & Development  
700 Fifth Ave, Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019  
[maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov)

We may not be able to respond to individual comments, but we will take all comments into consideration.

If you would like to receive notice of future code activity, you may sign up for our email list by following this link [www.seattle.gov/DPD/Codes/Technical\\_Codes/Subscribe\\_to\\_Our\\_Mailing\\_List/DPD\\_001990.asp](http://www.seattle.gov/DPD/Codes/Technical_Codes/Subscribe_to_Our_Mailing_List/DPD_001990.asp).

## Air Barriers and Pressure Testing

Continuous air barriers, capable of preventing air movement through exterior walls, floors and ceilings, have been required by the [Seattle Energy Code](#) for more than a year now. These air barriers can either be specially-designed membrane products or can be made up of typical building materials that are carefully joined together into a continuous barrier.

Air barriers likely save more energy per dollar invested than any other code requirement, because even very small cracks through a wall can create drafts, allow large quantities of conditioned air to escape, and support mold growth inside wall assemblies. Losses as high as 30 percent of conditioned air are not uncommon.

The air barrier must be pressure tested, typically using a “blower door” apparatus: After the windows, doors and other openings have been installed and permanently sealed to the air barrier, specially-designed fans are set up in door openings to pressurize and depressurize the building. Air barrier connections must be tough, permanent and flexible, to accommodate building movements and changing air pressures. Most buildings have been able to pass the test.

The rules are different for houses than for other building types:

- **For single-family houses, duplexes and townhouses**, the air leakage standard is based on the floor area of the house. For a 2,000 square foot house, air leakage is limited to about 1,500 cfm (cubic feet per minute) under test conditions, and homebuilders have now become quite expert at sealing up new houses. These dwelling units must pass the air leakage test to get a Certificate of Occupancy.
- **For all other buildings in Seattle**, the air leakage rate is based on the area of the building

envelope, and must be less than 0.40 cfm for each square foot of building envelope, at a pressure of 1.57 pounds per square foot. (Elsewhere in Washington state, only buildings higher than five stories currently require the air barrier.) If the building passes the test, simply show the test results to the inspector. If not, then submit the test results and an air barrier inspection report to your building inspector (Option 1 in Section 1314.6.3 of the Seattle Energy Code). In future code cycles, passing the test will likely be mandatory for all buildings. Permit drawings must clearly indicate where the air barriers will be located within the building envelope assemblies, and detail how they connect to window and door frames, foundation walls, and other building elements to form a continuous separation between the interior and exterior air.

- **Additions to existing buildings** must also follow the air barrier rules, although the existing building does not. The addition must be carefully separated from the existing building during testing.
- **Sick Building Syndrome?** Many people are concerned about the potential health impacts of tight wall construction, and feel that the walls should “breathe.” However, air barriers help prevent moisture intrusion in walls and ceilings, which could otherwise cause mold growth and allergic reactions. Ventilation is definitely required, but in a planned and controlled manner, not just through the cracks around your window frames.

See Seattle Energy Code 502.4.5 for houses and townhouses, and Section 1314.6 for all other buildings, plus references to further technical information.

**Duane Jonlin**  
Energy Code & Energy Conservation Advisor  
[duane.jonlin@seattle.gov](mailto:duane.jonlin@seattle.gov)



*Air barrier testing with blower door. Photos courtesy RDH Building Sciences Inc.*

## City Planning

### Regulatory Reform Proposal Public Hearing March 28

The City Council's Planning, Land Use and Sustainability (PLUS) committee will hold a public hearing on the proposed regulatory reforms on **March 28 at the Council chambers**. This proposal, developed with the help of a roundtable group of environmental, development, labor and neighborhood leaders, was forwarded to the Council in February 2012. It includes several strategies meant to promote new housing development and entrepreneurial activity, and to enhance Seattle's livability, environment and economic vitality.

Specific strategies address:

- **Encouraging home entrepreneurship:** Increase the flexibility to start and grow a business at home, including the ability to advertise, work in legal accessory structures, add workspace in a home, and have up to two non-resident employees. Such businesses still must avoid impacts to neighbors.
- **Simplifying temporary use permitting:** Encourage new micro-business activity with temporary use permits that last up to 18 months and are simple Type 1 permit reviews.
- **Expanding options to accessory dwelling units (ADUs):** Modify rules that are overly restrictive of detached ADUs regarding height and location on "through lots." Also, clarify code language that allows ADUs inside townhouses and rowhouses.
- **Concentrating street-level commercial uses in Pedestrian zones, and providing more flexibility for residential uses in commercial zones:** Provide greater flexibility to mix residential uses into street-levels of buildings along commercial-zoned arterials, while retaining today's rules in the most walkable neighborhood districts that are Pedestrian-zoned.
- **Allowing small commercial uses in multifamily zones in urban centers and station areas:** Provide new flexibility to mix small-scale commercial uses into street-levels of buildings in Lowrise 2 and Lowrise 3 multifamily zones in urban centers and transit station area overlay zones.
- **Reducing and eliminating some parking requirements:** Extend a no-minimum parking requirement to all commercial and multifamily uses within one quarter mile of frequently-served transit stops, including for major institutions in urban centers and station area overlay zones.
- **Changing SEPA environmental review thresholds in urban centers and station areas:** In these growth centers, raise thresholds for this review to 200 dwelling units (250 in Downtown), and 75,000 square feet for commercial uses in mixed-use development. Design review will still apply to most developments affected by this change.

For more information please visit: [www.seattle.gov/dpd/Planning/RegulatoryReform/Overview/default.asp](http://www.seattle.gov/dpd/Planning/RegulatoryReform/Overview/default.asp) or contact:

**Gordon Clowers**  
**(206)-684-8375**  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

### 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	Jan. 2012 Performance
Simple Building IP*	80% in 48 Hours	91.8%
Medium Construction IP	80% in 2 Weeks	63.0%
Complex Construction IP	80% in 8 Weeks	84.3%
Construction Issuance	90% in 120 Days	94.2%
Master Use Permit Decisions	80% in 120 Days	57.1%

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

## Green Building

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### Free Workshops: Energy Benchmarking Using ENERGY STAR® Portfolio Manager

Northwest Energy Efficiency Alliance's BetterBricks and the City of Seattle offer free workshops for building owners, property managers and service providers to support compliance with the City of Seattle's building energy benchmarking and disclosure ordinance.

Participants will learn:

- How to benchmark building energy performance using the free on-line tool ENERGY STAR Portfolio Manager.
- The ordinance reporting requirements and new services available for automated benchmarking from Seattle City Light, Puget Sound Energy and Seattle Steam.
- How to use technical and financial resources available from BetterBricks and local utilities to plan and implement energy conservation projects.

Participants will create an account in Portfolio Manager and begin the initial energy performance rating for their building(s) with individual guidance from an experienced benchmarking instructor and technical assistants. A data collection sheet will be emailed to registrants prior to the workshop for participants that want to bring data from their own buildings to the session. Sample building data will be available for participants who do not bring their own data.

#### Dates & Registration

Preregistration is required to attend the workshops.

- March 7, 2012: 12:00 - 4:00 p.m.  
Register at: <http://esbworkshop10.eventbrite.com/>
- April 12, 2012: 8:00 a.m. - 12:00 p.m.  
Register at: <http://esbworkshop11.eventbrite.com/>
- April 23, 2012: 12:00 - 4:00 p.m.  
Register at: <http://esbworkshop12.eventbrite.com/>

#### Location:

Yarrow Bay Office Park  
10604 NE 38th Pl, Quad One North  
Kirkland, WA 98033

For questions about the workshops, please contact Energy Benchmarking Technical Support at (206) 727-8484 (8:00 a.m. - 5:00 p.m., Mon - Fri). Visit [www.seattle.gov/dpd/energybenchmarking](http://www.seattle.gov/dpd/energybenchmarking) for more information about the ordinance.

## Publication Updates

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### Director's Rules

#### DRAFT

- **DR 3-2012**, [Pike/Pine Overlay District: Character Structures that Cannot be Demolished if Incentives Allowing Additional Height and Floor Size are Used on a Lot Within the Pike/Pine Conservation Overlay District](#). The purpose of this rule is to develop a list of character structures that shall not be demolished, and to develop a process to review possible addition or removal of character structures to that list. Public comments on this rule must be sent to Dennis Meier no later than 5:00 p.m. on March 13, 2012.
- **DR 4-2012**, [Height Measurement Calculating Average Grade Level](#), describes the two formulas for calculating the average grade level from which to measure height structure. This rule supersedes DR 9-2011. Public comments on this rule must be sent to Dennis Meier no later than 5:00 p.m. on March 13, 2012.

#### FINAL

- **DR 2-2012 & SDOT DR 4-2012**, [West Seattle Triangle Streetscape Concept Plan](#), went into effect February 9, 2012.

