

Public Relations

19th & 20th floors of Seattle Municipal Tower

- Community Relations
- Public Resource Center



Reaching Out to the Community

Active community outreach is a high priority for DPD. Outreach efforts include public workshops and meetings regarding long-range planning issues like the Central Waterfront, Neighborhood Planning, Comprehensive Plan, South Lake Union, Livable South Downtown and light rail. DPD also holds public design review meetings for specific projects, maintains a busy website and broadcasts a monthly online newsletter—*dpdINFO*.



Providing Access to Information

Staff in DPD's Public Resource Center (PRC) play a key role in affording the people of Seattle an opportunity to comment on proposed land use actions. Staff post signs at sites of proposed development throughout the city and publish the Land Use Information Bulletin twice weekly. The PRC also provides walk-in customers with centralized access to all DPD publications, historical property records on microfilm, GIS maps, Master Use Permit information, the City's Sustainable Building Library, and free access to the City website on self-help computers.

www.seattle.gov/dpd



DPD maintains an active website, continuously expanding online services. Our web development team includes both technical and public relations staff. On our website you will find easy access to:

- major planning activities
- code enforcement actions
- the latest news
- public notice
- permit complaint case status
- online application for trade permits
- online request for inspections
- maps and publications
- DPD's blog – BuildingConnections
- and much more



This is
dpd
Building a sustainable and vibrant Seattle

Seattle's
Department of
Planning and
Development

DPD develops, administers and enforces standards for land use, design, construction and housing within the city limits.

DPD is also responsible for long-range planning, including Seattle's Comprehensive Plan and related projects—transportation improvements, neighborhood business revitalization, downtown and waterfront planning, and more.

Overview

DPD's work affects many aspects of the city. From the structural elements of a highrise, to the exterior design of a new mixed-use building, to the future of the Central Waterfront, DPD planners, reviewers and inspectors are working every day to protect and enhance Seattle's natural and built environment.

DPD services are provided by a staff of 350, comprised of professional engineers, architects, urban and land use planners, inspectors with experience in the construction-related trades, code development analysts, code compliance inspectors, and specialists in sustainable building and the permit process.

The department develops policies and codes related to environmental protection, development, housing and community standards, including:

- Seattle Land Use Code
- State Environmental Policy Act
- Seattle Shoreline Master Plan
- Environmental Critical Areas Ordinance
- Seattle Building Code
- Seattle Mechanical Code
- Seattle Energy Code
- Seattle Electrical Code
- Stormwater, Grading and Drainage Control Ordinance
- Seattle Sidesewer Ordinance
- Housing & Building Maintenance Code
- Seattle Noise Ordinance



19th floor of Seattle Municipal Tower

Planning

- Comprehensive Planning
- Area Planning
- Land Use Policy
- CityDesign (urban design office)
- Green Building
- Seattle Design Commission
- Seattle Planning Commission

Planning a Better Seattle

DPD is responsible for monitoring and updating the City's Comprehensive Plan; evaluating regional growth management policy; developing sub-area and functional plans; preparing urban design plans; developing land use policy; and staffing the Seattle Planning Commission and the Seattle Design Commission. In 2006, the City Green Building Program, charged with establishing green building as the industry standard, was reorganized and folded into DPD.

Operations



20th-22nd floors of Seattle Municipal Tower*

* in February 2007, DPD's Trade Licensing Program, and boiler/pressure vessel/elevator inspectors moved to Suite 1250 in the Bank of America Tower, 701 Fifth Ave.

- Applicant Services Center
 - Permit application and issuance
- Review & Inspection Center
 - Construction and electrical inspections*
 - Signs
 - Licensing*
 - Engineering services
 - Land use review
 - Design review
 - Technical code development

Permitting & Inspecting

In 2009, DPD approved over 27,000 land use and construction-related permits and performed 116,000 on-site inspections. Our reviewers analyze development projects based on Seattle's design review guidelines and land use, construction and environmental regulations. Our team of over 50 construction inspectors visits all single family, multifamily, commercial and industrial construction sites within the city, ensuring compliance with building, energy, mechanical, environmental, drainage, erosion control, side sewer, electrical, elevator, boiler, refrigeration, sign and housing/zoning standards.

Stats at a glance

- In 2009, DPD issued over 27,000 permits—approximately 475 Master Use Permits, 4400 building permits, and over 22,000 other construction-related permits.
- Since 1998, the total project value of issued permits has exceeded \$1 billion each year, with that figure passing \$2 billion in 2005 and \$3 billion in 2006. In 2009 the total was just over \$2 billion.
- In 2009, DPD housing and zoning inspectors responded to over 7,500 complaints pertaining to minimum housing standards, land use violations, shorelines, tenant relocation assistance, just cause eviction, and vacant and unfit buildings.



19th floor of Seattle Municipal Tower

Code Compliance

- Housing and Zoning Enforcement
- Construction Enforcement
- Property Owner/Tenant Assistance
- Enforcement Facilitation

Enforcing Seattle's Codes

Last year, DPD housing and zoning inspectors responded to over 7,500 complaints pertaining to minimum housing standards, land use violations, shorelines, tenant relocation assistance, just cause eviction, vacant buildings and noise control. Examples of violations include illegal uses, junk storage, noxious weed growth, vacant buildings and construction noise. DPD's Enforcement Facilitation group provides legal support for obtaining code compliance.