

## URM RETROFIT STAKEHOLDER MEETING

Friday, November 15, 2019

10:30 AM-12:30 PM

Seattle Public Library Main Branch —Wright/Ketchum Conference Room, Level 4

### Main Areas of Agreement

- Mandatory seismic upgrade legislation is necessary to protect life, safety, affordable housing, history and culture in Seattle.
- The minimum technical standard is Bolts Plus, with full seismic for certain specified classes/types of URM buildings.
- Those who have done some seismic upgrade on their buildings will have that work examined by SDCI and will need to undertake additional seismic upgrades if the original upgrades do not meet the mandatory designated standard for their building(s) (i.e. no “grandfathering”).
- It would be very valuable to have a funded ombudsman role in an external eligible organization, like a PDA, to provide funding advice and technical support to owners.

### Discussion Highlights

#### TECHNICAL STANDARD

Adopt a policy that takes advantage of the cost savings of Bolts Plus for some buildings and the performance improvements of the full seismic retrofit for other buildings. For example, there are some building types that will be critically needed in the immediate post-earthquake period. Also, there are buildings that house more vulnerable populations. Selected higher priority buildings could be required to complete a full seismic retrofit while allowing other buildings to remain eligible to use the Bolts Plus approach.

## **TECHNICAL STANDARD (continued)**

Buildings that might be considered higher priority could include schools, affordable housing, City-owned buildings, buildings with high occupant load, facilities designated for recovery, buildings serving other vulnerable populations such as senior centers and daycares, etc.

Take into consideration areas of concentration of URMs (pedestrian safety); buildings with hazardous materials/biohazards; buildings containing telecoms/critical infrastructure. (note - building uses may change over time).

## **PRE-INCENTIVE UPGRADES**

No grandfathering – a building either meets the standard or it doesn't. If it doesn't, the owner enters into negotiations with SDCl. (Note: this requires extra staff time and funding – currently no budget line item.)

## **OMBUDSMAN OFFICE**

Agreement that this role would be very important. A neutral advisor should provide assistance on:

- Funding & financing options tailored to type of building
- Technical issues
- Tenant relocation
- Expertise should include cobbling together multiple funding sources.

Ombudsman program may be able to be partially funded by a non-profit or foundation; suggestion to pay the full value of the service to the host organization.

## **OTHER ISSUES/IDEAS TO CONSIDER**

- Utilities – can we group projects together and make utility improvements?
- The Multi-family Tax Exemption (MFTE) needs improvement so that it can be used for retrofitting. (Previous attempt at the state level was unsuccessful.)
- Address displacement
- Apply custom solutions to certain clusters of buildings, e.g. block wide approach to Pioneer Square.
- Insurance post-retrofit – can discounts provide an incentive?

## COMMUNITY ENGAGEMENT

Organizations to engage:

- WA Real Estate Coalition (Rod Kauffman facilitates)
- NW Insurance Council (note: Barb Graff and Jon Siu are part of the Insurance Commissioner's Resiliency Work Group, and thus have a connection to insurance industry)
- Churches and religious organizations (difficult groups for financing)
- Private schools
- infrastructure & utility owners on area improvements (e.g. SPU, SCL, SDOT, PSE)
- Historic preservation organizations, to communicate the threat to historic properties and revisit rules/regs that inhibit retrofit

## MOVING THIS LEGISLATION FORWARD

Councilmember Lisa Herbold suggested the most effective way to move this legislation through City Council will be to first introduce a resolution expressing intent to develop a full mandatory retrofit program coupled with financing mechanisms. Need to provide reassurance that financial resources will be available.

## Next Steps

Develop an Executive Team briefing memo laying out the path ahead for developing a whole retrofit program, to include technical standard, program timelines, funding resources, ASAP recommendations (Retrofit credit proposal, displacement, etc.), ombudsman role, City of Seattle budget needs.

## Meeting Attendees

### AJP Engineering

Aaron Pambianco

### Alexandria Real Estate

Hart Cole

Brian Surratt

### Alliance for Pioneer Square

Lisa Howard

### Artifacts Consulting

Michael Sullivan

### Bellwether Housing

Susan Boyd

Jovan Ludovice

### Building Owners and Managers Association (BOMA)

Rodney Kauffman

### BuildingWork

Matthew Aalfs

### Capital Hill Housing

Jill Fleming

Dylan Locati

### Chief Seattle Club

Derrick Belgarde

### Clise Properties

Sabrina Villanueva

Coughlin Porter Lundeen

Bryan Zagers

Fairweather Masonry

Monty Fairweather

Forterra

Nicholas Bratton

Historic Seattle

Eugenia Woo

Kji Kelly

Historic South Seattle

Kathleen Johnson

Housing Development Consortium

Mallory Van Abbema

Housing Diversity Corporation

Brad Padden

Mathias Cohanin

Interlm CDA

Pradeepta Upadhyay

King County

Kate Becker

King County Historic Preservation

Jennifer Meisner

KPFF Consulting Engineers

Andy Taylor

MRJ Constructors

Brian Gibson

National Development Council (NDC)

Chuck Depew  
TJ McDonald  
Melissa Lafayette  
Marco Dorado

Neiman Taber Architects

David Neiman

Nitze-Stagen

Peter Nitze  
Lisa Nitze

Seattle 2030 District

Matthew Combe

Seattle Chinatown District Preservation and Development Authority (SCIDpda)

Jamie Lee  
Maiko Winkler Chin  
Marykate Ryan

Seattle City Budget Director

Ben Noble

Seattle City Council

Lisa Herbold  
Emily Raszler (Office of Sally Bagshaw)

Seattle City Light

Victor Yagi  
Josh Fernandi

Seattle Department of Construction & Inspections (SDCI)

Jon Siu  
Nathan Torgelson

Seattle Deputy Mayor

David Moseley

Seattle Office of Emergency Management (OEM)

Barb Graff

Addison Houston

Erika Lund

Laurel Nelson

Seattle Office of Intergovernmental Relations (OIR)

Lily Wilson Codega

Seattle Office of Planning and Community Development (OPCD)

Brennan Staley

Sam Assefa

Solid Ground

Mallory Van Abbema

STS Construction

Craig Haveson

Swenson Say Faget

Dan Say

Urban Renaissance Group

John Bliss

Washington Department of Archeology and Historic Preservation (DAHP)

Nicholas Vann

Washington Trust for Historic Preservation

Chris Moore

Weinstein A+U

Edward Weinstein