

Amendment 75 Version #1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Hollingsworth

Co-Sponsor: Councilmembers Saka and Juarez

Require indoor air quality and noise improvements for development near interstates, highways, major truck streets, or railroad rights-of-way

Effect: This amendment would add a requirement that development of housing, schools and child care centers near highways include features to improve indoor air quality and reduce exterior noise. It would use requirements for sound-insulating windows and HVAC systems included in the City's industrial zones. The Comprehensive Plan Final Environmental Impact Statement found that there would be impacts on indoor air quality and noise inside new housing, schools and child care facilities near interstates, highways, truck routes and railroads, which would have health impacts on future residents of that development. Improved windows and HVAC systems were identified as appropriate mitigation measures to address these impacts.

Add a new Section 23 to Council Bill 120993, to add a new section 23.42.047, as follows:

Section 23. A new Section 23.42.047 is added to the Seattle Municipal Code as follows:

23.42.047 Sensitive land uses near highways and major truck routes

Any dwelling unit, school or child care center located within 600 feet of an interstate, highway, designated major truck street, or railroad right-of-way must incorporate the following features to maintain indoor air quality and reduce noise intrusion:

A. Sound-insulating windows or other noise-insulating features sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows or other noise-insulating features as part of the permit application; and

B. A permanently installed air cooling system and a balanced ventilation system, which may be combined. The ventilation system shall filter any outdoor air supply through filters rated MERV 13 or higher as determined by the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE). The air cooling and ventilation systems shall be indicated on the plan.

Renumber the subsequent sections of the bill, as appropriate.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.