

# Preliminary Assessment Report

## Project 000319-24PA, 2234 2ND AVE

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**Assessment Completed:** 2/9/2024

**Project Description:** Retain existing one story building and construct 8-story 59-unit mixed use apartment building in and above existing structure.

**Primary Applicant:** [Jeff Walls](#)

This report lists the preliminary assessment of your project requirements by various City departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included in this report. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once you have submitted your application.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below if you have questions.
2. See the Seattle Department of Transportation (SDOT) section of this PAR to determine if we require a full street improvement plan (SIP) or SIP Lite. If we do require a SIP or SIP Lite, submit it to SDOT via the Seattle Services Portal at: <https://cosaccela.seattle.gov/Portal>.

The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your SIP or SIP Lite is approved to the level of completeness that SDOT requires. A full SIP requires 60% review and must be approved at 60% before you submit your SDCI construction permit application. A SIP Lite moves directly from 30% to 90% review, and the 90% plan must be approved by SDOT before you submit your SDCI construction permit application. For guidance on the SIP and SIP Lite processes, see <https://www.seattle.gov/transportation/permits-and-services/permits/applicant-guides/ag-2000>.

3. Schedule an appointment to submit your SDCI permit application through the Seattle Services Portal. You must have all application materials submitted by 7:00 a.m. the day of your appointment, including a copy of this report. You should be available for questions but do not need to attend an appointment in person.

### Questions About This Report

If you have questions about the information in this report, contact the staff member for each section.

#### SDCI Drainage Requirements

Toni Miller, (206) 684-5051, [Toni.Miller@seattle.gov](mailto:Toni.Miller@seattle.gov)

#### SDCI Land Use Requirements

Ted Demin, [Ted.Demin@seattle.gov](mailto:Ted.Demin@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Michael Hailu, (206) 684-0627, [Michael.Hailu@seattle.gov](mailto:Michael.Hailu@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Polly Membrino, (206) 684-5503, [Polly.Membrino@seattle.gov](mailto:Polly.Membrino@seattle.gov)

#### Seattle Public Utilities Requirements

## Seattle Public Utilities Solid Waste Plan Review

Angela Wallis, (206) 684-4166, [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov)

## Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the **2021 Stormwater Code**, associated Director's Rules, and the current Side Sewer Code. \* Note: the 2021 Stormwater Code becomes effective on July 1, 2021. Projects with an accepted application (successful SDCI permit intake) date on or after July 1, 2021 will be reviewed under the new code. The drainage requirements indicated below are based on the **2021 Stormwater Code**. If your project will be submitted prior to July 1, 2021, please contact the SDCI Drainage Reviewer to determine drainage requirements. \*

### **Existing Public Drainage and Sanitary Sewer Infrastructure**

SPU Public Combined Sewer (PS) main location: **2nd Ave**

SPU PS size: **12 inch**

Other Sanitary or Combined mains: **2nd Ave (King County Combined)**

Other Sanitary or Combined size: **102 inch**

### **Drainage**

#### **Infiltration Investigation Required: Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment or have no available off-site point of discharge for drainage must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Stormwater Infiltration Checklist and associate Subsurface Investigation report with the construction permit application. Checklists are available on the SDCI Stormwater Code website.

[http://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/stormwater-code](http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code)

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

### **Project Type and Drainage Basin**

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public Combined Sewer Main**

Project Type: **Parcel-based**

Drainage Basin: **Public combined sewer**

### **Drainage Control Compliance**

#### **Drainage Review Required: Yes**

Drainage Control Review is required for this project per the Seattle Stormwater Manual(Joint Directors' Rule SDCI 10-2021 / SPU DWW-200). See Volume 1, Chapter 8 for complete submittal requirements.

Submit a completed [Standard Construction Stormwater Control and Post Construction Soil Management \(CSC/SOIL\) Plan](#) and a completed [Standard Drainage and Wastewater Control \(DWC\) Plan](#) including the **Site and Drainage Control Summary** from the [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface or 1 acres or more of land disturbing activity, the submitted documents shall be prepared by a licensed engineer and a separate **Drainage Report** is required.

Note: the title blocks of the DWC and CSC/SOIL Plan templates may be modified but all information, notes, and details on the templates are required on the plans.

#### Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter prior to completion of the project to improve onsite management of drainage water flow and water quality per the Seattle Stormwater Manual Volume 1, Section 4.1 or 4.4 and Volume 3, Section 5.1. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

#### On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or altered in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per the Seattle Stormwater Manual Volume 1, Sections 4.4 and 5.2.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

#### Flow Control Required: **Peak Flow Control Standard**

This project site discharges to a **Public Combined Sewer**. Based on the Site Plan submitted with the preliminary application, this project is required to provide flow control meeting the **Peak Flow Control Standard** per the Seattle Stormwater Manual Volume 1, Sections 4.4.3.5 or 4.4.3.6 and 5.3.5 since the project will include 5,000 square feet or more of new plus replaced hard surface.

Stormwater modeling using an approved continuous runoff model by a licensed Civil Engineer is required for projects with 10,000 sf or more of new plus replaced hard surface area.

#### **Water Quality**

No requirements

#### **Wastewater**

**The wastewater/sanitary approved point of discharge (SMC 21.16.070.B) is located at 2nd Ave (SPU Combined Main).**

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Submit completed and signed King County Sewer Capacity Charge form/s with the building permit submittal. These forms are available on the SDCI Stormwater Code website under Forms and Documents.

## Permanent and Temporary Dewatering

**Approved Point of Discharge for Sub-surface Drainage** (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Public Combined Sewer Main.**

### Permanent Groundwater Dewatering to a Combined Sewer

**Per the Seattle Stormwater Manual, Volume 1, Section 4.4.3.7, parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface foundation drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection [SMC 22.805.080.B.4](#) (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet or more.**

In addition, per SPU Policy DWW-380, when a structure is constructed below or within one foot above the groundwater elevation and the foundation drains will discharge to Combined Sewers, the discharge must be metered and billed by SPU through the SPU Sewer Submeter Program, regardless of the flowrate. Contact the [SPU Sewer Submeter Program office](#) at (206) 684-5089 to determine the required meter type, installation location and billing.

If applicable, show and call out the meter required by SPU on the Drainage and Wastewater Control Plans and add a note indicating "Contact the SPU Sewer Submeter Program at (206) 684-5089 to schedule a pre-installation site visit and, after installation, an inspection prior to building occupancy."

## Side Sewer

### **Connection to Existing Side Sewers**

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer **and the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* [Directors' Rule DPD4-2011/SPU 2011-004](#).

### **Fats, Oils, Grease (FOG)**

For your information: In serving establishments (i.e restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system), there may be additional requirements to control the discharge of fats, oils, and grease (FOG) into the sanitary sewer system.

Please contact: [Gary.Christiansen@seattle.gov](mailto:Gary.Christiansen@seattle.gov) in SPU's FOG Program to determine pretreatment requirements to protect the municipal sewer system from FOG generated by food preparation and handling.

Any internal plumbing modifications require a plumbing permit from King County Public Health 206-684-5198.

For more information, visit: [Fats, Oils, & Grease: Commercial Kitchens - Utilities | seattle.gov](#)

## **Separate Side Sewers Required for Commercial, Industrial, Institutional, or Mixed-Use Buildings or Properties**

Per SMC 21.16.230. - CONNECTIONS TO NEW OR CONVERTED BUILDINGS. B. Only one commercial, industrial, institutional, or mixed-use property or building shall be connected to a side sewer. Sanitary side sewers will not be permitted to be shared with other properties and each building with these types of uses must have its own, separate, side sewer connection to the City Sanitary or Combined Sewer Main. Existing side sewers that are shared with other buildings or properties will not be permitted to be re-used.

Storm service drains may be shared within a single commercial, industrial, institutional, or mixed-use property, but they may not be shared with other properties

## **SDCI Land Use Code Requirements**

### **Street Requirements**

Based on the scope of your proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review [Streets Illustrated](https://streetsillustrated.seattle.gov), the Right-of-Way Improvements Manual for design criteria (<https://streetsillustrated.seattle.gov>). Show the required street improvements on your "enhanced site plan" that you submit with your SDCI permit application (see TIP 103, Site Plan Requirements, for more information on site plan requirements). If an SDOT Street Improvement Plan (SIP) or SIP Lite is required, please list the SDOT project number and SDOT contact name on your enhanced site plan. Your required SIP must be accepted by SDOT before you submit your SDCI permit application.

### **BELL ST**

Project is on a designated Green Street in Downtown Seattle. Refer to SDOT Director's Rule 2-07 and DPD Director's Rule 11-2007, [Green Streets: Design Guidelines and Review Process](#).

### **2ND AVE**

Landscaping is required to be installed in the planting strip. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Other requirements: 12' sidewalk per Map 1C of SMC 23.49

### **Alley Requirements**

#### **ALLEY**

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. The [Seattle Right of Way Improvements Manual](#) contains design details.

A 2' foot dedication is required. Refer to SDOT Tip 2203, [Dedication of Right of Way or Easement](#).

### **Land Use**

It appears that your project will require Design Review. A pre-submittal conference will be required. Please see [SMC 23.41](#) for more information about Design Review.

For Full and Administrative Design Reviews, see Tip 238, [Design Review: General Information, Application Instructions, and Submittal Requirements](#).

For Streamlined Design Review, see Tip 238B, [Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements](#).

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the [Seattle Services Portal](#).

The preliminary scope identifies modification or demolition of a designated historic landmark and/or is located in a landmark district. Application for a certificate of approval from the Department of Neighborhoods is required before submittal of an application. See Tip 3000, [Historic Preservation and SEPA Review](#) for more details.

Alley access may be required

### Notes to Applicant

See landscaping requirements in SMC 23.49.162.F.2 Please refer questions regarding green street plans to Lyle Bicknell at [lyle.bicknell@seattle.gov](mailto:lyle.bicknell@seattle.gov)

### Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found on our [Construction Presubmittal Conference Application](#) and our [Land Use Presubmittal Conference Application](#).

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

Non-ECA

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### Existing ROW Conditions

#### BELL ST

Street conditions:

Concrete paving

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <600 ft from the site and prior to crossing a public right of way.

#### 2ND AVE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" inches

A storm inlet is located <600 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.



## Potential Impacts to Seattle Parks Property

Project abuts a park or park boulevard.

Park within 100 LF

## Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

**The following Construction Stormwater Control measures are required. If Drainage Review is required, show these measures on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Install a stabilized construction access to the site; implement methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

## Seattle City Light Requirements

### Street/Alley Requirements

#### BELL ST

Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Assets and Non-SCL Structures and Objects. Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555, or 811 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along Bell St.

#### 2ND AVE

Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Assets and Non-SCL Structures and Objects. Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555, or 811 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground electrical lines and facilities for streetlighting along 2nd Ave.

#### ALLEY

Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Assets and Non-SCL Structures and Objects. Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555, or 811 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along the alley.

Other requirements: The point of service from the right-of-way to the site will be determined by City Light Engineering after an application is received and a pre-app meeting is scheduled. Underground service will be required. Underground service connections require a City Light Engineering design. Please allow for long lead times in planning. Per Seattle Electrical Code, 230.1 (B) Service Requirements: The serving utility shall be consulted by the owner, the owner's agent, or the contractor making the installation regarding service entrance location before installing equipment. Provisions for metering equipment, attachment of service-drop, or an underground service lateral shall be made at a location acceptable to the serving utility.

Your project is located in a Seattle City Light Network area. Based on our assessment of the size of your project, transformers on your private property will be required for power service to your building(s). Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults or pads. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Requirements for a primary service may alter the building site and design.

Other requirements: METERING: In the SCL Requirements for Electrical Service Connection (RESC) manual or link, please also refer to Chapter 6, Metering, for SCL requirements relating to meter location, access, working

clearances and spacing. Plan and coordinate for acceptable meter locations and space with your Electrical Service Representative in advance of installations.

## Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

## Notes to Applicant

For new service, please contact your Electrical Service Representative (ESR) several months before new service is required to determine your service location, electrical service design, and what type of service is available at the building site. An Application for Electrical Service must be submitted to City Light. Link to City Light application, City Light Standards, and Requirements for Electrical Service Connection (RESC), <http://www.seattle.gov/city-light/construction-services/apply-for-new-or-upgraded-service>. The ESR should also be contacted to schedule electrical disconnections prior to demolition and plan temporary power for construction. Your ESR is: Richard Ohashi, 206-386-1674, [Richard.Ohashi@seattle.gov](mailto:Richard.Ohashi@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual, Streets Illustrated (ROWIM), SDOT Director's Rule 04-2017, and SDOT's Right-of-Way Opening and Restoration Rule (ROWORR), SDOT Director's Rule 01-2017, may be accessed from SDOT's Street Use website at:

<http://www.seattle.gov/transportation/permits-and-services/permits/rules-and-codes>. Whenever applicable, specific reference to these design documents is noted next to the requirements listed below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope. Final determination of area of work impact and restoration required under the ROWORR may be determined during permitting and/or following construction.

## SDOT Permitting Information

SDOT Plan Requirements: Engineered plan

Your project requires a complete street improvement plan (SIP) prepared by a licensed civil engineer. The SIP must be approved at 60% by SDOT prior to your SDCI construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to review SDOT guidance, requirements and application materials to assist in developing your SIP.

## Existing conditions review

The city's [Right-of-Way Improvements Manual](#) identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. The street types fronting this site are: Downtown Neighborhood Access (Bell St) and Downtown (2nd Ave)

Consider bicycle safety enhancements. Refer to the city's [Bicycle Master Plan Update](#) for best practices. Neighborhood Greenways (Bell St) and Protected Bike Lanes (2nd Ave)

This site is located within an existing urban center or urban village. Most projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2, fig. J.

## City planning context

Site is located adjacent to a planned or proposed project identified in the [Pedestrian Master Plan](#). The following projects are planned along the site frontage(s): Priority Investment Network

Site is located adjacent to a planned or proposed project identified in the [Transit Master Plan](#). The following projects are planned along the site frontage(s): Frequent Transit Network (Bell St)

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). The following projects are planned adjacent to the site: Neighborhood Greenways (Bell St) and Protected Bike Lanes (2nd Ave)



Refer to the updated [Right-of-Way Improvements Manual](#) for priority design features and a complete description of ROW Improvements associated with Green Streets. Bell St

## **Street Improvement Requirements**

### **BELL ST**

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Other requirements: 12' sidewalk per Map 1C of SMC 23.49

### **2ND AVE**

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Other requirements: 12' sidewalk per Map 1C of SMC 23.49

## **Alley Requirements**

### **ALLEY**

Alley Grading: Standard alley cross section at established grade for portion of alley being improved. See Seattle Right of Way Improvements Manual (ROWIM) chapter 3.1. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Alley Drainage: Required for portion of alley being improved. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Other requirements: 2ft ROW dedication required. Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. A SIP is required for alley improvements.

Provide all vehicle access to the site via the alley.

Provide solid waste collection via the alley unless SPU determines that alley collection is infeasible. Coordinate early with SPU. SDOT encourages on-site staging on collection day where possible to keep alleys clear for passenger and commercial vehicle mobility.

## **Construction management**

Construction staging in the right-of-way (ROW) may not be allowed, particularly on streets in a [construction coordination hub](#) (i.e. Downtown Core, South Lake Union, or Capitol Hill) or on streets with peak hour parking restrictions.

Maintain pedestrian mobility around the site and peak hour traffic flow during construction. Review SDOT CAM 2110 and Director's Rule 10-2015:

<http://www.seattle.gov/Documents/Departments/SDOT/CAMs/cam2110.pdf>

This project is in an area with multiple private and public projects impacting the right-of-way. Coordination with the SDOT Project Coordination and Construction Office (PCCO) project manager is strongly encouraged.

HUB - Queen Anne, Belltown, SLU

SDOT strongly recommends identifying all telecom needs for the building and tenants and installing connections prior to final street improvement restoration. Often, tenants take possession of a space and request telecommunication service connections requiring excavation through new sidewalk and street surfaces, increasing the cost of service and disrupting the public.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

All roadway projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law, except as provided in subsection 22.805.060.E.

In addition to applicable minimum requirements for flow control in subsection 22.805.060.C.1 through subsection 22.805.060.C.5, roadway projects discharging into a capacity-constrained system or its basin shall also comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced hard surface is 10,000 square feet or more.

### **Stormwater Treatment**

No water quality treatment is required

## **Water Availability**

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

## **SOLID WASTE**

We require an SPU review of solid waste storage and service plans for:

- Multifamily (including townhouse, rowhouse, or live-work) and mixed-use developments with five or more units;
- Buildings using compactors;
- Commercial or industrial projects with a gross floor area of 5,000 square feet or greater;
- Projects seeking a storage or access modification from the Land Use Code (SMC 23.54.040.I).

Please review SMC 23.54.040 and SMC 21.36.080 for solid waste storage and service requirements. When development is adjacent to an available alley right-of-way, solid waste collection from the alley is standard. Contact SPU early at [spu\\_solidwasteplanreview@seattle.gov](mailto:spu_solidwasteplanreview@seattle.gov) to confirm collection location. You can find the guidelines for solid waste in [CAM 1301: Solid Waste Information for Developers](#). Please also see our webpage at <http://www.seattle.gov/utilities/construction-resources/collection-and-disposal/storage-and-access>. For the project types listed above, you need to submit your [Checklist for Developers](#) to SPU Solid Waste Plan Review lead Angela Wallis at [SPU\\_SolidWastePlanReview@seattle.gov](mailto:SPU_SolidWastePlanReview@seattle.gov), or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).