

# Preliminary Assessment Report

## Project 3026266, 2025 5TH AVE

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**Assessment Completed:** 11/9/2016

**Project Description:** New Construction of a 43 Story Residential Tower. Associated Construction Number #6563314

**Primary Applicant:** [Jodi Patterson-O'hare](#)

This report lists the results of a 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. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

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

#### SDCI Drainage Requirements

Matthew Bateman, (206) 615-1229, [Matthew.Bateman@Seattle.gov](mailto:Matthew.Bateman@Seattle.gov)

#### SDCI Land Use Requirements

Branin Burdette, (206) 733-9694, [branin.burdette@seattle.gov](mailto:branin.burdette@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Keller Rockey, (206) 684-7914, [Keller.Rockey@seattle.gov](mailto:Keller.Rockey@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

Emily Ehlers, (206) 518-4608, [Emily.Ehlers@seattle.gov](mailto:Emily.Ehlers@seattle.gov)

#### Seattle Public Utilities Requirements

Jebessa Dara, [Jebessa.Dara@seattle.gov](mailto:Jebessa.Dara@seattle.gov)

#### Water Availability

SPU Staff, (206) 684-3333, [SPUWaterAvailability@Seattle.Gov](mailto:SPUWaterAvailability@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 current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Combined sewer main location: **5th Ave**

Combined sewer main size: **12"**

#### **Drainage**

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the DPD Stormwater Code website.

<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of hard surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of hard 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: **Combined sewer**

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 SMC 22.807.020. 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 [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water

quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. 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 reduced 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 SMC 22.805.050.B. and Director's Rule 21-2015.

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** (SMC 805.050.C.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity and existing and proposed hard surfacing, this project shall provide flow control meeting the **Peak Flow Control Standard** per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre.

Projects with less than 10,000 sf new plus replaced hard surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

#### **Water Quality**

No requirements

#### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Combined Sewer**.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### **Permanent and Temporary Dewatering**

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Combined system**.

**Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6. See [DPD Director's Rule 13-2010](#) for more information.**

#### **Side Sewer**

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

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:

<http://www.seattle.gov/util/MyServices/DrainageSewer/FatsOilsGrease/index.htm>

<http://www.kingcounty.gov/healthservices/health/ehs/foodsafety/FoodBusiness.aspx>

## **SDCI Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

#### **5TH AVE**

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Other requirements: 15-foot wide sidewalk shall be installed.

#### **LENORA ST**

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Other requirements: Sidewalk width shall be 12-feet. Existing light pole will have to be removed for required widening of the alley.

### **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 ([http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm)) contains design details.

A 2-foot foot dedication is required. Refer to SDOT CAM 2203. Please see [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm).

### **Land Use**

Based on the project scope. SEPA may be required. See DPD Director's Rule 29-2015 for more details (<http://web1.seattle.gov/dpd/dirrrulesviewer/>).

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

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 CAM 3000 for more details.

Alley access may be required

This project will require a "Standard Transportation Study", which will need to be submitted at the intake appointment for the permit application. Please refer to Director's Rule 8-2012, which describes the required content for the study and how to apply for an exemption to this requirement. Your permit application will not be accepted unless the study is provided, or unless a Transportation Study Exemption has been granted.

### **Other Requirements**

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

Since your development proposal includes alteration or demo of a 50+ year old structure, you are required to submit a "referral" to the Historic Preservation Program at Department of Neighborhoods (DON). DON staff will

review the eligibility of the structure as a landmark. This determination must be made before you can schedule an intake appointment for your project.

Please see Client Assistance Memo 3000 titled “DPD and DON Referral Process for Determining Landmark Eligibility” (pages 3-4). Your referral application should include a response to the “Appendix A of the Interdepartmental Agreement” on page 6 of the CAM. The referral information should be sent to “Karen Gordon, City Historic Preservation Officer, Department of Neighborhoods, PO Box 94649, Seattle, WA 98124”.

Once the DON staff review the information contained in your referral, one of the following three determinations will be made:

- 1) The building appears to be ineligible as a landmark and no further Department of Neighborhoods review is required. You may schedule your intake appointment.
- 2) The subject building appears to be eligible and a Landmark Nomination application must be submitted to the DON Historic Preservation Program. This application and determination must occur before DPD permit intake since the outcome of this landmark nomination decision may affect the design or feasibility of your project.
- 3) The subject building/site is determined to be a designated City Landmark. A Certificate of Approval from the Landmarks Preservation Board is required for changes proposed to the designated features of the Landmark. You will need provide a copy of your application for a Landmark Certificate of Approval prior to permit intake. No DPD permit will not be issued until the Certificate of Approval has been issued.

## **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.

Based on the information provided at this time, it appears that no additional submittal requirements are required to address unusual or complex site conditions. Be advised that it is the applicant's responsibility to seek guidance from SDCI should the scope of the project change. Failure to contact SDCI at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **Seattle City Light Requirements**

### **Street/Alley Requirements** **5TH AVE**

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center (“one-call”) at (800) 424-5555 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 5th Ave.

### **LENORA ST**

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center (“one-call”) at (800) 424-5555 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 Lenora St.

## **ALLEY**

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 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.

Your project is located in a Seattle City Light Network area. Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building or below grade vaults exterior to the building. 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.

## **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 the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative 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 City Light. Failure to contact City Light 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 (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD 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 obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

### **Street Improvement Requirements**

#### **5TH AVE**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in



accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422. Sidewalk shall be 15' wide.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Fill in existing curb cuts and repair curb as needed.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

## **LENORA ST**

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422. Sidewalk must be 12' wide

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

## **Alley Requirements**

### **ALLEY**

Other requirements: Pave as required. SIP required for alley improvements and disruption of more than 750 sqft of impervious surface.

Provide all vehicle access to the site via the alley.

Provide trash collection via the alley. Coordinate with SPU.

## **Construction Management Plan**

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.

## **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.

On-site Stormwater Management. All trail and sidewalk 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.

## **Water Availability**

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20161312

Water Availability Certificate status: Approved with No Changes

Prepared by: Kerry Murdock

### **Existing Water System Information**

Proximity of nearest fire hydrant is: 250 feet N of property. Meets standards.

Water Main:

Size: 12 inches

Material: Cast Iron

Class: A

- Standard

- Abutting

Water Main is available to serve in: 5th Avenue

Distance of main to SW margin of street is 38 feet.

Public ROW width is 89 feet.

Water Service(s):

Size: 1.5"

Material: Copper

Size: 1"

Material: Plastic

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

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](#).