

Preliminary Assessment Report

Project 013145-18PA, 1900 23RD AVE S

Assessment Completed: 10/4/2018

Project Description:

Primary Applicant:

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

Eric Dripps, (206) 727-3676, Eric.Dripps@seattle.gov

SDCI Land Use Requirements

Onum Abbey Esonu, (206) 233-7196, Onum.Esonu@Seattle.Gov

SDCI Preapplication Site Visit Requirements

Yung Potts, (206) 727-8434, Yung.Potts@seattle.gov

Seattle City Light Requirements

Stephanie Franklin, (206) 615-0604, stephanie.franklin@seattle.gov

Seattle Department of Transportation Requirements

Rachel Huck, (206) 386-1108, Rachel.Huck@seattle.gov

Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

Water Availability

Seattle Public Utilities Drainage/Sewer Availability Requirements

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

Sanitary sewer main location: **23RD AVE S**

Sanitary sewer main size: **10-inch**

Storm drainage main location: **S HOLGATE ST (Not Fronting Property)**

Storm drainage main size: **12-inch**

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 to determine infiltration feasibility. 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 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: **Curb Weep Hole**

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

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](#), [SMC 22.805.040.A](#), or [SMC 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.

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: **No***

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. 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.

Water Quality

No requirements

Wastewater

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

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD Director's Rule 4-2011, [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\)](#)) is located at the following: **Built-As Combined Sewer**.

Side Sewer

Connections to Existing Side Sewers

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.

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.

23RD AVE S

Based on the documents provided, no street improvements are required per [SMC 23.53.015](#) and [SMC 23.53.006](#).

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.

S HOLGATE ST

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

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

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

Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact [SDOT](#) for more information.

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.

Alley Requirements

East 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 22 foot dedication is required foot dedication is required. Refer to SDOT Tip 2203, [Dedication of Right of Way or Easement](#).

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See Tip 208, [State Environmental Policy Act \(SEPA\)](#) for more details.

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](#).

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

Alley access may be required

Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

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

23RD AVE S

Street conditions:

Asphalt paving

Visible pavement width is: 43' crowned asphalt

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4.5"-5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet on the corner of S Holgate St and S Plum St

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.

S HOLGATE ST

Street conditions:

Asphalt paving

Visible pavement width is: 24' crowned

Curb conditions:

No curb adjacent to site

Approximate curb height: 0" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet on the corner of S Holgate St and 23 Ave S

East Alley

Gravel surface

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

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](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

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

Show the location of a stabilized construction access to the site; show 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](#).

Inspectors Notes

Please include elevation contours along with existing and proposed finish grade elevation.

Seattle City Light Requirements

Street/Alley Requirements

23RD AVE S

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high-voltage lines along 23rd Ave S.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high-voltage lines along 23rd Ave S.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

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, below-grade vaults, or above-grade pads 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. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details.

S HOLGATE ST

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Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

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. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnection prior to demolition and temporary power for construction. Your Electrical Service Representative is: Antonio Hernandez, 206-386-1635, antonio.hernandez@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. 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 to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

City planning context

The following current and upcoming projects may affect the right-of-way adjacent to your project:

Coordinate with 23rd Ave improvement project.

Street Improvement Requirements

23RD AVE S

Refer to Section 3.6 of Streets Illustrated for details on tree selection & spacing

Street trees shall be installed between sidewalk and curb in planting strips or tree pits. Soil volume requirement in downtown Seattle is 1200 cubic feet (CF) per tree. Soil volume requirement outside of downtown is 500 CF per tree. SDOT may require planting strips or elongated tree pits to provide a continuous buffer for pedestrian safety and to attain standards for soil volume. Where site conditions warrant approval of tree pits, SDOT will confirm tree pit dimensions and the most suitable design option per Standard Plans 424a or 424b. When limited ROW width does not accommodate tree placement per standards, SDOT will evaluate site conditions and identify appropriate alternatives to allow placement of trees between sidewalk and curb as a priority. Placement of street trees within a 5' setback on the private property adjacent to the ROW is allowed when necessary to meet code requirements for street trees.

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. Street tree maintenance standards are outlined in SDOT's Director's Rule 03-14 Street Tree Manual.

Please contact the SDOT Urban Forestry at DOT_LA@seattle.gov and include:

Subject Line: Project address and SDCI project number

Content: Landscape Plan, Site Survey, Civil Plan (include existing and proposed utility locations)

S HOLGATE ST

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Subject Line: Project address and SDCI project number

Content: Landscape Plan, Site Survey, Civil Plan (include existing and proposed utility locations)

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.

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

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.

New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM).

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Alley Requirements

East Alley

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.

Solid Waste

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. Please contact Angela Wallis, (206) 684-4166, Angela.Wallis@seattle.gov.

SOLID WASTE:

SPU review of solid waste storage and service plans is **required** for:

- All multifamily, mixed-use, congregate and townhouse developments greater than 10 units;
- Buildings using compactors;

- Buildings seeking a storage or access variance from land use code.

Please review the land use and solid waste code for solid waste guidelines in [CAM 1301: Solid Waste Information for Developers](#).

Please submit the [Checklist for Developers](#) to Angela Wallis at angela.wallis@seattle.gov and (206) 684-4166.

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use and townhouse developments greater than 10 units;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review the land use and solid waste code for solid waste and the guidelines found in **CAM 1301: Solid Waste Information for Developers** (<http://www.seattle.gov/util/ForBusinesses/Construction/SolidWasteForDevelopers/index.htm>). For the property types listed above, please submit the **Checklist for Developers** to Angela Wallis at angela.wallis@seattle.gov, or call: (206) 684-4166 with questions.

SPU Sewer/Drainage Availability Requirements

Other Requirements

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, or visit the [Licensing and Tax Administration Division website](#).