

Preliminary Assessment Report

Project 005652-20PA, 13528 1st AVE NW

Assessment Completed: 11/20/2020

Project Description: Subdivide lot into (2) new lots

Primary Applicant: [Einar Novion](#)

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.

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

Viktor Peykov, (206) 615-0749, viktor.peykov@seattle.gov

SDCI Land Use Requirements

Eddie Buker, (206) 386-1246, gerald.buker@seattle.gov

SDCI Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Hayden Campbell, Hayden.Campbell@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@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

Sanitary sewer main location: **1st Ave NW**

Sanitary sewer main size: **8-inch**

Drainage

Extension of Public Storm System Required: **Yes**

An extension of the public storm drain is required across the full frontage of the property ([SMC 22.800.080.I](#)).

Unless an adjustment per subsection [SMC 22.800.040.B](#) or an exception per subsection [SMC 22.800.040.C](#) is approved by the Director, an owner or occupant who is required, or who wishes, to connect to a public drainage system shall be required to extend the public drainage system if a public drainage system is not accessible within an abutting public area across the full frontage of the property.

This main extension may be eligible to enter into a Latecomer Agreement. Latecomer agreements allow a property owner who has installed water or sewer utility system improvements to recover a portion of the costs of those improvements from other property owners who later connect to the improvements. For more information, please visit our [website](#) or call SPU's Development Services Office at 206-684-3333.

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 stormwater 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 SDCI 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.

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public storm drain system**
Extension

Wastewater

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

Permanent and Temporary Dewatering

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

Extension

Side Sewer

Connections 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)* [Director's Rule DPD 4-2011/SPU 2011-004](#).

Other Requirements

- If NPRHSA for the parent parcel is less than 5,000 sf then PSD mainline extension will not be required, but project will be dimmed as No off-site POD for stormwater. Additional requirements may apply.

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.

1ST AVE NW

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

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

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

Existing ROW Conditions

1ST AVE NW

Street conditions:

Asphalt paving

Unimproved

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.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees 6 inches or greater 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 6 inches or greater in diameter as measured 4.5 ft above ground, and trees located in the adjacent ROW.
- 3) Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Many trees have been limbed Submit a report from a certified, licensed Arborist. The report must address the presence of heritage trees, and trees significant for their species. It must also address any and all damages to all of the limbed trees.

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Inspectors Notes

This project is to create a short plat. No soil disturbance is required.

Seattle City Light Requirements

Easements

SCL power easement may be required. Property survey may be required at project's expense.

Other requirements: The project description and site plan does not note whether existing buildings are to remain (or not). The survey does not show the existing overhead electrical service to the site. The existing service may need relocation to avoid crossing the proposed new parcel. Relocation is at the project's expense. City Light distribution is on the west side of 1st Ave NW. Underground electrical services to proposed Parcel B will likely be required which means an underground streetcrossing will be needed. An easement area sufficient in width to accommodate underground infrastructure is required. Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00.

Notes to Applicant

For future property development, 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. Your Electrical Service Representative is: Liana Woo, 206-256-5260, Liana.Woo@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact City Light in advance to plan utilities for the development site(s) may result in significant delays for review and costly service connections.

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

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 to review SDOT guidance, requirements and application materials to assist in developing your SIP.

Be advised all proposed private structures in the public right of way (ROW) require review by SDOT and may also require a Public Space permit. Examples of uses requiring a Public Space application and approval include retaining walls, stairs, fences, building overhangs, benches, and planters. Review considerations for approval include the location, purpose, and design of the proposal; if the public interest is served by the proposed use; and if the proposed encroachments don't preclude current and future public use of the ROW. All Public Space permits are temporary and revocable with 30 days' notice. Applicants should not design projects that require structures such as retaining walls and stairs in the right of way. Significant structures such as utility or pedestrian tunnels or skybridges may trigger a term permit, which requires City Council approval. Some Public Space permits require insurance or a recorded indemnification agreement. Public Space permits may also have annually recurring fees in addition to review, inspection, and issuance fees.

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: Neighborhood Yield Street

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

City planning context

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: 1st Ave NW Neighborhood Greenway planned

Street Improvement Requirements

1ST AVE NW

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.

Other requirements: SIP required for main extension.

Discretionary ROW Improvements

Consider installing street trees in the ROW to enhance the City's greenscape and buffer people walking from vehicle traffic.

Property owners must apply for an urban forestry permit for street tree planting, pruning or removal for review and approval by the Urban Forestry Arborist's Office. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. Email your request to seattle.trees@seattle.gov. For additional information: www.seattle.gov/transportation/permits-and-services/permits/street-tree-permits

SPU Requirements

Water Availability

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

SOLID WASTE

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

- all multifamily, mixed-use, and townhouse developments with five or more units; all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review land use code section 23.54.040 and solid waste code section 21.36.080 for solid waste storage and service requirements.

For the property types listed above, please review the guidelines found in [CAM 1301: Solid Waste Information for Developers](#) before submitting the [Checklist for Developers](#) to Solid Waste Plan Review lead Angela Wallis at 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, or visit the [Licensing and Tax Administration Division website](#).