



Date: April 14, 2021

Applicant Name: Mark Wierenga, David Vandervort Architects

Manager Level Drainage and Wastewater Determination: DPD-DWWM-21-00005

Preliminary Assessment Report (PAR): 000909-21PA

Project Address: 9221 & 9223 14th Avenue Northwest

Project Description: Demolish SFRs and outbuildings. Construct 12 new townhomes, five new AADU's with 12 auto parking stalls.

System Improvement Requirement: Extend the Pipe Storm Drain (PSD) across the full frontage of the property.

Summary: Request to remove the system improvement requirements under Director's Rule ENG-430.E., a code alternative is applicable.

This request is denied.

Applicant's Reason(s) for Request: The Child Development Facility across the street from the project drains to a separate total discharge area. Crown Hill Park across the street and south of the site has an established drainage system that connected to the existing PSD. Neither parcel would benefit from the PSD extension.

The properties located at 9239 14th Avenue Northwest and 9243 14th Avenue Northwest are being developed and will infiltrate 100% of their stormwater on-site with no offsite point of discharge. The final two residential, isolated lots north of the project, located at 9231 14th Avenue Northwest and 9247 14th Avenue Northwest, are smaller parcels that if developed will be under 5,000 SF of new plus replaced hard surfaces. They would have to ability to curb weep or infiltrate onsite, and therefore would not benefit from a main extension further north than what is proposed.

The last parcel on the block is a church/welfare/religious service since 1999 according to the King County Department of Assessments. If the property were sold, the site is located on the crown of crown hill and can drain any direction. The PSD extension being requested is 280 feet. Extending the PSD to the north property line, the project would require a 390 feet extension, an additional 110 feet from what is being requested.

After our subject site is developed, there is a very low probability of further developments requiring a main extension on this block, and thus no need and limited benefit for a storm main extension across the full frontage of the lot.

Applicant's Proposed Alternative Solution(s): Extend the PSD 10 feet beyond the site's south property line for an approved point of discharge. The proposed PSD extension would reduce the required PSD extension approximately 110 feet.

Review Committee Response: Per SMC 22.800.080 I. Unless an adjustment pursuant to subsection 22.800.040.B or an exception pursuant to subsection 22.800.040.C is approved by the Director, an owner or occupant who is required to connect, or who chooses 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 site.

It is SPU's policy to facilitate an orderly and predictable utility system. Additionally, we have no authority to waive system requirements under the facts you have presented. Projects with more than 5,000 square feet of new plus replaced hard surface are required to extend the PSD across the full frontage of the property.

Review Committee Decision: The PSD requirements outlined in PAR 000909-21PA are upheld.

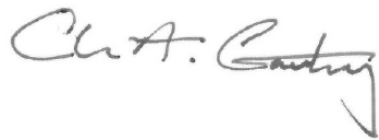
For your information: Your project may be eligible to apply for a latecomer agreement. Latecomer agreements allow a property owner who has installed utility system improvements to recover a portion of the costs of those improvements from other property owners who later connect to the improvements.

For more information on Latecomer Agreements, please visit our website at:

<http://www.seattle.gov/utilities/construction-and-development/dso/latecomer-agreements> or contact SPU's Development Services Office directly at 206-684-3333 or SPUWaterAvailability@seattle.gov. The deadline to apply for a Latecomer Agreement is **prior** to approval of infrastructure design.

If you have further questions, please contact Christopher.Courtney@seattle.gov or 206-684-5919.

Sincerely,



Christopher Courtney
SPU Development Services Office (DSO) – Operations Manager

CC: Jon Ford – Engineering Supervisor, SPU DSO
Michelle Lange – Strategic Planning & Policy Advisor, SPU DSO
Steve Resnick – Engineering & Plan Review, SPU DSO
Cris Horbelt – Side Sewer Code & Policy, SPU DWW Line of Business
Sherell Ehlers – Stormwater Code & Policy, SPU DWW Line of Business
Ede Courtenay – Manager, Seattle Department of Construction and Inspections (SDCI)
Art Richardson – Supervisor, SDCI

