

# Preliminary Assessment Report

## Project 004957-21PA, 5710 22ND AVE NW

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**Assessment Completed:** 8/30/2021

**Project Description:** Seven story building with approximately 200 residential units and a 15,000 SF religious institution use at the ground floor (St. Luke's Church). Approximately 220 parking stalls below grade. Existing buildings will be demolished.

**Primary Applicant:** [Michael Nanny](#)

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

Christopher Amba Ndifon, (206) 233-7938, [christopher.ndifon@seattle.gov](mailto:christopher.ndifon@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Roxanne Kennedy, (206) 615-1283, [Roxanne.Kennedy@seattle.gov](mailto:Roxanne.Kennedy@seattle.gov)

#### Seattle City Light Requirements

German Gutierrez, [German.GuierrezMurillo@seattle.gov](mailto:German.GuierrezMurillo@seattle.gov)

#### Seattle Department of Transportation Requirements

Hayden Campbell, [Hayden.Campbell@seattle.gov](mailto:Hayden.Campbell@seattle.gov)

## Seattle Public Utilities Requirements

Cedric Joaquin, [Cedric.Joaquin@seattle.gov](mailto:Cedric.Joaquin@seattle.gov)

## 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 Sanitary Sewer (PSS) main location: **NW 57th St**

SPU PSS size: **8 inch**

SPU Public Storm Drain (PSD) main location: **22nd Ave NW**

SPU PSD size: **15 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.

##### **Optional Partnership w/ SPU for GSI to manage public street runoff:**

If project applicant is interested in constructing voluntary, "beyond code" green Stormwater infrastructure in the right-of-way to manage public street runoff, reach out to SPU for a free consult. Email [spu-gsi-partnering@seattle.gov](mailto:spu-gsi-partnering@seattle.gov) to schedule. (Note: "beyond code" does not include any minimum requirements the project may trigger in the Seattle Stormwater Manual such as On-site Stormwater Management, Flow Control, and Water Quality Treatment.)

## Project Type and Drainage Basin

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

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 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**

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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.

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 in the preliminary application, 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 per the Seattle Stormwater Manual Volume 1, Sections 4.4.3.7 and 5.3.5.

## Water Quality

No requirements

## Wastewater

**The wastewater/sanitary approved point of discharge (SMC 21.16.070.B) is located at NW 57th St (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)

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 Storm Drain Main.**

## **Permanent Groundwater Dewatering**

**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 footing 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.**

## **Side Sewer**

### **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:

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

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

## **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.

## **22ND AVE NW**

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

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

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

## **NW 58TH ST**

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

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

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## **NW 57TH ST**

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

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

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

## **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](#).

## **Other Requirements**

A presubmittal conference is required before 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**

### **22ND AVE NW**

Street conditions:

Concrete paving

Visible pavement width is: 33LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" 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.

### **NW 58TH ST**

Street conditions:

Concrete paving

Visible pavement width is: 27LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3.5 rolled 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.

### **NW 57TH ST**

Street conditions:

Concrete paving

Visible pavement width is: 33LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" 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**

Park within 100 LF

## 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](#).

## 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).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

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

#### 22ND AVE NW

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.

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).

Meet fire safety clearances from vaults and padmounted enclosures. Review SCL Construction Standards 0724.50 and 0732.50, (<http://www.seattle.gov/light/engstd/docs2/SES%202019%20Online.pdf>).

Maintain access to SCL facilities, electrical equipment, and meters.

Other requirements: Additional Working Clearance Requirements: For cranes and derricks working near 26kV power lines, the OSHA standard is 20 feet clearance from power lines.

#### NW 58TH ST

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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.

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Meet fire safety clearances from vaults and padmounted enclosures. Review SCL Construction Standards 0724.50 and 0732.50, (<http://www.seattle.gov/light/engstd/docs2/SES%202019%20Online.pdf>).

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Other requirements: Additional Working Clearance Requirements: For cranes and derricks working near 26kV power lines, the OSHA standard is 20 feet clearance from power lines.

## **NW 57TH ST**

**Clearance from Structures:** Fourteen (14) feet radial clearance is required between power lines, open supply conductors, 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.

**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.

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.

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).

Meet fire safety clearances from vaults and padmounted enclosures. Review SCL Construction Standards 0724.50 and 0732.50, (<http://www.seattle.gov/light/engstd/docs2/SES%202019%20Online.pdf>).

Maintain access to SCL facilities, electrical equipment, and meters.

Other requirements: Additional Working Clearance Requirements: For cranes and derricks working near 26kV power lines, the OSHA standard is 20 feet clearance from power lines.

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 service size and voltage details. Requirements for a primary service may alter the building design.

## **Easements**

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

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

## **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](mailto: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 disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Brittney Kent, 206-615-0613, [brittney.kent@seattle.gov](mailto:brittney.kent@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.

SCL review will be required when the complete permit application is submitted to SDCI.

## **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 01-2007, 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

Curb ramps require a complete street improvement plan "lite" (SIP Lite) prepared by a licensed civil engineer. SIP Lite permits proceed directly from Conceptual (30%) to Formal (90%) review. A 60% plan set and SIP Design Guidance meeting are not required. However, the SIP Lite permit must be approved at 90% by SDOT prior to a SDCI construction intake appointment. 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. **Note that full SIP may be required if your project's disturbance in the ROW exceeds 2,000sq.ft.**

### **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: Urban Village Neighborhood Access. Consider bicycle safety enhancements. Refer to the city's [Bicycle Master Plan Update](#) for best practices. Neighborhood Greenway

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 neighborhood/concept/other plan recommendations: Street Design Concept Plans: The Street Element of the Ballard Municipal Center Plan

### **Street Improvement Requirements 22ND AVE NW**

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.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by SDCI. If there is not a concrete curb in front of the project, a permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

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

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

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

## NW 58TH 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.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by SDCI. If there is not a concrete curb in front of the project, a permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

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

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

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

## NW 57TH ST

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## **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**

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](#).