

# Preliminary Assessment Report

## Project 004834-19PA, 210 MINOR AVE N

**Assessment Completed:** 9/26/2019

**Project Description:** New Development of a 107 unit apartment building

**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

Eric Dripps, (206) 727-3676, [Eric.Dripps@seattle.gov](mailto:Eric.Dripps@seattle.gov)

#### SDCI Land Use Requirements

Eddie Buker, (206) 386-1246, [gerald.buker@seattle.gov](mailto:gerald.buker@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Christopher Bennett, (206) 256-5448, [christopher.bennett@seattle.gov](mailto:christopher.bennett@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

Jackson Keenan-Koch, (206) 386-5475, [Jackson.Keenan-Koch@seattle.gov](mailto:Jackson.Keenan-Koch@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

Combined sewer main location: **Minor Ave N / John St (Proposed) / Alley**

Combined sewer main size: **28-inch Brick / 18-inch / 8-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 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.

#### Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public Combined Sewer Main**

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](#), [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.

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.

Stormwater modeling using an approved continuous runoff model by a licensed Civil Engineer is required for projects with 10,000 sf or more of new plus replaced hard surface area.

### **Water Quality**

No requirements

### **Wastewater**

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

**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**

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.

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

### **Permanent Groundwater Dewatering to a Combined Sewer**

Per [SMC 22.805.050.C.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.

In addition, Permanent Groundwater discharge to Combined Sewers, regardless of the flowrate, must be metered and billed by SPU through the SPU Sewer Submeter Program. Contact the [SPU Sewer Submeter Program office](#) at (206) 684-5089 to determine the required meter type, installation location and billing.

Please show and call out the meter required by SPU on the Drainage and Wastewater Control Plans and add a note indicating "Contact the SPU Sewer Submeter Program at (206) 684-5089 to schedule a pre-installation site visit and, after installation, an inspection prior to building occupancy."

### **Side Sewer**

#### **Other side sewer issues:**

See other requirements below

#### **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**

- There is an existing storm side sewer that appears to serve 214 Minor Ave that crosses the project property. This storm service must be shown to have been abandoned, or the service must be maintained. The service can be maintained by rerouting the service outside of the proposed building footprint and confirming that there is no existing side sewer easement for the pipe, or reestablishing the connection for

the drain to the 214 Minor Ave N building or new connection to the combined sewer main.

- New connections to the Combined Sewer Main in Minor Ave N will require approval from Seattle Public Utilities as it is a Brick Main. A request for approval is to be submitted through your SDCI Drainage Reviewer. A new connection to the Combined Main in the Alley will also require approval from Seattle Public Utilities. A new connection to the proposed main in John St does not require special approval, only verification that the proposed main has been constructed. Also there is an inactive stub to the main in Minor Ave N which may be reused with a PE Evaluation and Certification.

## **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.

#### **MINOR AVE N**

Curb ramps are required at the intersection adjacent to this lot.

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.

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

#### **JOHN ST**

Curb ramps are required at the intersection adjacent to this lot.

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.

Project is on a designated Green Street in Downtown Seattle. Refer to SDOT Director's Rule 2-07 and DPD Director's Rule 11-2007, [Green Streets: Design Guidelines and Review Process](#).

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

### **Alley Requirements**

#### **ALLEY EAST OF SITE**

Based on the submitted documents, no alley improvements are required per [SMC 23.53.030](#).

Design structure to accommodate grade of future alley improvements. See <http://www.seattle.gov/transportation/gradesheetintro.htm>.

A 2 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](#).

## **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.

### **Existing ROW Conditions**

#### **MINOR AVE N**

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 19LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" inches

A storm inlet is located <350 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.

## JOHN ST

### Potential Impacts to Seattle Parks Property

No parks property in vicinity

### Tree Protection

Existing trees appear to be shown accurately on the site plan

### 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

1) Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

## Seattle City Light Requirements

### Street/Alley Requirements

#### MINOR AVE N

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 the west side of Minor Ave N.

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 Minor Ave N.

#### JOHN ST

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 John St.

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 John St.

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). There are underground high voltage lines and electrical facilities along John St.

Other requirements: There is an underground 115kV transmission line along John St. If working within 10 feet of transmission lines, please submit civil plans for review and obtain and follow Seattle City Light Department Typical Instructions for Protection of City Light Underground High Voltage Transmission Lines. Before digging contact the Utilities Underground Location Center ("One-Call") at 1-800-424-5555 two business days in advance to locate and mark underground utilities, per State law (RCW 19.122).

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.

#### ALLEY EAST OF SITE

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.

### 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: Tim Harris, 206-615-0115, [tim.harris@seattle.gov](mailto:tim.harris@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.

## 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.

## 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

SDOT Plan Requirements: Engineered plan

Utility Major Permit (UMP) for curb ramps only. Please visit SDOT's Street Use website at: <http://www.seattle.gov/transportation/permits-and-services/permits>

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: Urban Village Neighborhood Access

This site is located within an existing urban center or urban village. Projects in urban villages must comply with the standard sidewalk cross-section defined in the Right-of-Way Improvements Manual.

### City planning context

Site is located adjacent to neighborhood/concept/other plan recommendations: John St: Pontius Avenue N Street Design Concept Plan

### Street Improvement Requirements

#### MINOR AVE N

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, e-mail your request to SDOT Urban Forestry at DOT\_LA@seattle.gov and include the project address and SDCI project number in the subject line.**

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 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.

#### JOHN ST

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, e-mail your request to SDOT Urban Forestry at DOT\_LA@seattle.gov and include the project address and SDCI project number in the subject line.**

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 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.

### Alley Requirements

#### ALLEY EAST OF SITE

Other requirements: 1' alley dedication required

Provide all vehicle access to the site via the alley.

Provide solid waste collection via the alley. SDOT encourages on-site staging on collection day where possible to keep alleys clear for passenger and commercial vehicle mobility. Coordinate early with SPU. Contact Angela Wallis ([angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov)).

### Construction management

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. South Lake Union Hub.

SDOT strongly recommends identifying all telecom needs for the building and tenants and installing connections prior to final street improvement restoration. Often, tenants take possession of a space and request telecommunication service connections requiring excavation through new sidewalk and street surfaces, increasing the cost of service and disrupting the public.

## 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](mailto:Angela.Wallis@seattle.gov).

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

- all multifamily, mixed-use and townhouse developments greater than 5 units;
- all commercial and industrial buildings;
- 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](mailto: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](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).