



Preliminary Assessment Report

Project 000610-21PA, 2947 Eastlake AVE E

Assessment Completed: 2/9/2021

Project Description: Demolition of existing structure and construction of new, 5 story, mixed-use building with three partially underground stories. Projects includes 142 apartments with below-grade parking for 83 vehicles.

Primary Applicant: [Robert Kiker](#)

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

Shomari Anderson, (206) 727-8779, Shomari.Anderson@seattle.gov

SDCI Land Use Requirements

Emilie Voight, (206) 684-7663, Emilie.Voight@seattle.gov

SDCI Preapplication Site Visit Requirements

Christopher Bennett, (206) 256-5448, christopher.bennett@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

Matt Recker, (206) 684-0139, Matthew.Recker@seattle.gov

Seattle Public Utilities Solid Waste Plan Review

Angela Wallis, (206) 684-4166, 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 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: **Eastlake Ave E**

Combined sewer main size: **30-in Near side/ 15-in Center**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin

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

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. since the total New Plus Replaced Hard Surface area in this project will be 10,000 square feet or more. 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 **Combined Sanitary (Eastlake Ave E)**.

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 Combined Sewer Main**.

Eastlake Ave E

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

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](#).

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 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>

Potential Side Sewer or Drainage Feature Conflict with ECA Non-Disturbance Areas

Construction of side sewers and drainage facilities is prohibited in non-disturbance areas of certain Environmentally Critical Areas (ECAs) unless an SDCI Land Use Action grants relief, an exemption, or modification to the prohibition of development in these areas per [SDCI Tip #327A](#). These non-disturbance areas are primarily associated with the following ECAs: **Steep Slope Erosion Hazard Areas** and their required buffers, portions of the **Riparian Management Areas**, as well as most **Wetlands** and their buffers (Seattle Municipal Code 25.09).

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.

Note: 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.

EASTLAKE AVE E

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

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

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 curblines reinstalled, per SDOT standards.

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

A 4.5 ft foot setback is required. Please label on Site Plan.

The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

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

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

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

Street Trees 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 curblines reinstalled, per SDOT standards.

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

Alley Requirements

west of site

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. The [Seattle Right of Way Improvements Manual](#) contains design details.

A 2.5 ft foot dedication is required. Refer to SDOT Tip 2203, [Dedication of Right of Way or Easement](#).

Land Use

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

Land Use

Based on the project scope, SEPA may be required. See Tip 208, [State Environmental Policy Act \(SEPA\) Review In Seattle](#) for more information. See [SMC 25.05.800](#) and SDCI Director's Rule 17-2019, [Exemptions from State Environmental Policy Act \(SEPA\) Requirements](#) for more details on projects that are exempt from environmental review.

A shoreline substantial development permit is required, unless the project qualifies for a specific exemption from the Shoreline Master Program. See Tip 209, [Application Requirements for Shoreline Permits](#) and Tip 209A, [Shoreline Substantial Development Exemptions Application Instructions](#) for more details. Application and decision on the exemption must be made before submission of an application.

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](#).

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the [SDCI Land Use website](#).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See Tip 327a, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements -- Application Instructions and Submittal Requirements](#) and Tip 327b, [Environmentally Critical Areas -- Small Project Waivers Application Instructions and Submittal Requirements](#) for more details.

Development within a steep slope or steep slope buffers requires a steep slope area variance. See Tip 330, [Environmentally Critical Areas -- Yard & Setback, Steep Slope Erosion Hazard and Wetland Buffer Variances](#) for more details.

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

Alley access may be required

Other Requirements

Based on the preliminary scope of the project, SDCI recommends that you have a presubmittal conference prior to submitting your 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

This project site appears to include the following ECAs and/or buffers:

Steep slope

Liquefaction

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.

Existing ROW Conditions

EASTLAKE AVE E

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 49'

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" 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.

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west of site

Gravel surface

Potential Impacts to Seattle Parks Property

Park within 100 LF

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 quantity and total fill/backfill quantity.

Modifications to ECA Submittal Requirements

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with your permit intake submittal package. The geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per Seattle Municipal Code ([SMC 22.170](#), [SMC 25.09](#), and Directors [Rule \(DR\) 5-2016](#)). If you believe your project is simple enough so that you may not need a geotechnical report, please see [Tip 327A, Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), for information on how to apply for a Modification to Submittal Requirements.

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see Seattle Municipal Code [25.09.330A](#)). If your parcel contains only a mapped ECA 2 (Potential Landslide due to Geologic Conditions) and you believe a topographic survey may not be needed, please see Tip 327A, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), for information on how to apply for Modification to Submittal requirements.

Delineate the steep slope critical area on your site plan based on the topographic survey (per Seattle Municipal Code 25.09.012 A3b(5)). Provide your area calculations for the steep slope delineation.

Your site is mapped as liquefaction prone. We require a Geotechnical report to address the liquefaction potential and mitigation actions (see Seattle Municipal Code [25.09.100](#)). If you believe your project is minor in scope so that you may not need a geotechnical report, please see [Tip 327A, Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), for information on how to apply for Modification to Submittal Requirements.

Seattle City Light Requirements

Street/Alley Requirements

EASTLAKE AVE E

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Requirements for a primary service may alter the building design. An underground streetcrossing will be needed to provide a primary service to the site.

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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 north side of E Allison St.

Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

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: Dave Booth, 206-233-3968, Dave.Booth@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

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.

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 Main: Eastlake Ave E. Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual (ROWIM) [4.25](#) for additional transit zone enhancements.

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 a planned or proposed project identified in the [Bicycle Master Plan](#). The following projects are planned adjacent to the site: In Street, Major Separation

Street Improvement Requirements EASTLAKE AVE E

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 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.

Other requirements: 4.5' setback required.

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.

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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, e-mail your request to DOT_LA@seattle.gov.**

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

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

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

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

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

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 3.4.

Other requirements: SIP triggered for new curb and alley work

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.

Alley Requirements west of site

Alley Grading: Standard alley cross section at established grade for portion of alley being improved. See Seattle Right of Way Improvements Manual (ROWIM) chapter 4. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Alley Drainage: Required for portion of alley being improved. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Other requirements: 2.5' dedication required. Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street.

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).

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. Review SDOT CAM 2110 and Director's Rule 10-2015:
<http://www.seattle.gov/Documents/Departments/SDOT/CAMs/cam2110.pdf>

This project is in an area with multiple private and public projects impacting the right-of-way. Coordination with the SDOT Project Coordination and Construction Office (PCCO) project manager is strongly encouraged.

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.

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. 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, 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](#).