

Preliminary Assessment Report

Project 001084-21PA, 9600 COLLEGE WAY N

Assessment Completed: 3/23/2021

Project Description: Approximately 200 units of residential housing and 6000 square foot single story Longhouse cultural space for assembly. The residential use will be in two separate structures. The southern building proposed as three stories and the northern building as four stories.

Primary Applicant: [Mindy Black](#)

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

Valerie Monsey, (206) 684-8613, valerie.monsey@seattle.gov

SDCI Land Use Requirements

Branin Burdette, (206) 733-9694, branin.burdette@seattle.gov

SDCI Preapplication Site Visit Requirements

Tsegaye Hailu, (206) 615-0840, tsegaye.hailu@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.

****Note:** The new 2021 Stormwater Code will become effective on July 1, 2021. Projects with an accepted application (successful SDCI permit intake) date after June 30, 2021 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 after June 30, 2021, please contact the SDCI Drainage Reviewer to determine drainage requirements.**

Existing Public Drainage Infrastructure

Sanitary sewer main location: **College Way N, N 92nd St**

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

Storm drainage main location: **College Way N (18 inch dia), N 92nd St (12 inch dia)**

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 storm drain system** See "Other Requirements" below.

Project Type: **Parcel-based**

Drainage Basin: **Wetland**

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: **Wetland Flow Control Standard**

This project site discharges to a **wetland drainage basin** (SMC 805.050.C.1). Based upon the information provided on the Preliminary Application Form, this project shall meet the requirements of the **Wetland Protection Standard** SMC 22.805.080.B.1 to protect the functions and values of a wetland and its buffers.

See Volume 1, Section 5.3.1 of the Seattle Stormwater Manual. The hydrologic conditions, vegetative community, and substrate characteristics of the wetlands shall be protected, and impacts caused by changes in water flows and pollutants shall be prevented. The introduction of sediment, heat and other pollutants and contaminants into wetlands shall be minimized through the selection, design, installation, and maintenance of temporary and permanent controls.

The total volume of stormwater discharging into a wetland shall not be more than:

- During a single precipitation event, 20 percent higher or lower than the pre-project volume, and
- On a monthly basis, 15 percent higher or lower than the preproject volume.

Additional flow control requirements may apply.

If one or more of the flow control requirements contained in 22.805.080.B.2 through 22.805.080.B.4 also apply to the project, a hydrologic analysis shall be conducted to ensure that the functions and values of the affected wetland are protected before implementing the additional flow control requirements.

Water Quality

No requirements

Wastewater

The wastewater/sanitary approved point of discharge (SMC 21.16.070.B) is located at sanitary 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)

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.**

Side Sewer

Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* [Director's Rule DPD 4-2011/SPU 2011-004](#).

Other Requirements

- This site is located in an ECA Category 2 Peat Settlement Prone area. Foundation drains and temporary construction dewatering may be restricted depending on the Geotechnical Engineering Review.
- In addition to discharging to the mapped wetland located south of N 103rd St and east of College Way N, this project also discharges to an Non-listed creek (Thornton Creek). The downstream system is identified as capacity constrained. The project will need to demonstrate compliance with the Wetland Protection, Pre-developed Pasture, and Peak Control Flow Control Standards.

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](#), 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.

COLLEGE WAY N

Curb ramps are required at the intersection adjacent to 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.

N 92ND ST

Curb ramps are required at the intersection adjacent to 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 curblin installed, per SDOT standards.

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.

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.

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

This project will require a "Standard Transportation Study", which will need to be submitted at the intake appointment for the permit application. Please refer to Director's Rule 8-2012, [Transportation Impact Analysis \(TIA\) Evaluations for Applications Exempt from SEPA Environmental Review](#) which describes the required content for the study and how to apply for an exemption to this requirement. Your permit application will not be accepted unless the study is provided, or unless a Transportation Study Exemption has been granted.

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](#).

Since your development proposal includes alteration or demo of a 50+ year old structure, you are required to submit a "referral" to the Historic Preservation Program at Department of Neighborhoods (DON). DON staff will review the eligibility of the structure as a landmark. This determination must be made before you can schedule an intake appointment for your project.

Please see [Client Assistance Memo 3000](#) titled “DPD and DON Referral Process for Determining Landmark Eligibility” (pages 3-4). Your referral application should include a response to the “Appendix A of the Interdepartmental Agreement” on page 6 of the CAM. The referral information should be sent to “Karen Gordon, City Historic Preservation Officer, Department of Neighborhoods, PO Box 94649, Seattle, WA 98124”.

Once the DON staff review the information contained in your referral, one of the following three determinations will be made:

- 1) The building appears to be ineligible as a landmark and no further Department of Neighborhoods review is required. You may schedule your intake appointment.
- 2) The subject building appears to be eligible and a Landmark Nomination application must be submitted to the DON Historic Preservation Program. This application and determination must occur before DPD permit intake since the outcome of this landmark nomination decision may affect the design or feasibility of your project.
- 3) The subject building/site is determined to be a designated City Landmark. A Certificate of Approval from the Landmarks Preservation Board is required for changes proposed to the designated features of the Landmark. You will need provide a copy of your application for a Landmark Certificate of Approval prior to permit intake. No DPD permit will not be issued until the Certificate of Approval has been issued.

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
Wetland
Peat

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

COLLEGE WAY N

Street conditions:

Concrete paving

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.

N 92ND ST

Street conditions:

Concrete paving

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

No parks property in vicinity

Tree Protection

Trees 6 inches or greater in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) all trees on the site,

2) adjacent trees that encroach on the site that are 6 inches or greater in diameter as measured 4.5 ft above ground, and trees located in the adjacent ROW.

3) Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

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 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](#).

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 clearing limits on your site plan

If you are doing any site development, including temporary construction activity, within an ECA or ECA buffer, you must follow the requirements of SMC 25.09.070, *Standards for tree and vegetation and impervious surface management*. These requirements apply when you are conducting any of the following activities:

- Planting, disturbing, or removing trees or vegetation
- Adding, altering, or removing impervious surface
- Other land disturbing activity

The requirements apply even if we have approved an ECA exemption, relief from the prohibition on steep slope development, or other ECA relief.

Show the area (in square feet) of development, including both temporary construction impacts and proposed building footprint, within ECAs. Provide a brief summary of the existing ground coverage where the development and any construction activity you propose (e.g., lawn, concrete, ivy, ornamental landscaping).

Based on existing ground coverage, submit a mitigation (replanting/revegetation) plan showing a sufficient number of plants to replace lost ecological functions that result from your proposed development. Lost ecological functions may include habitat for amphibian, avian, and terrestrial wildlife species; soil stabilization; and stormwater filtering, detention, and infiltration.

You are required to plant native trees and vegetation on any area of the site that is cleared of trees or vegetation or disturbed and not to be used for development (e.g., the building). Include this area on the mitigation plan.

You may use SDCI's Standard ECA Mitigation Plan (<http://www.seattle.gov/Documents/Departments/SDCI/Forms/ECAStandardMitigationPlan.pdf>). Alternatively, you may include the mitigation plan on the landscape plan or submit a separate sheet within the plan set.

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.

Show the steep slope buffer on your site plan. Generally, the buffer is 15-feet from the top and/or toe of the slope.

The construction activity area appears to be within the steep slope critical area and/or its associated buffer. See Tip 327A, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), and Tip 327B, [Environmentally Critical Areas — Small Project Waivers Application Instructions and Submittal Requirements](#), for more information. You need to apply for an exemption, relief, or small project waiver as applicable. You must have a reviewed and completed relief, exemption, or small project waiver application before we will accept your building permit application.

Due to observed site conditions (e.g., wetland vegetation, soil saturation) or SDCI mapping, your site may contain a wetland and/or wetland buffer. You will need to verify the presence and location of the wetland and the wetland buffer.

Required:

Submit one of the following:

A wetland delineation report that identifies, delineates, and rates potentially jurisdictional wetlands using the Corps of Engineers Wetlands Delineation Manual; Corps' Western Mountains, Valleys, and Coast Regional Supplement (Version 2.0, 2010); and Washington Department of Ecology's 2014 Washington State Wetland Rating System. See Director's Rule 19-2006, *Requirements for Wetland Site Assessment Reports*, for more information.

or

A sufficient number of wetland determination data forms from the Corps of Engineers Wetlands Delineation Manual; Corps' Western Mountains, Valleys, and Coast Regional Supplement (Version 2.0, 2010) to verify that no wetland or wetland buffers are present on the site.

The wetland and wetland buffer are considered a "non-disturbance area." If a wetland or wetland buffer is found to be on the site:

Required:

Show the wetland and wetland buffer on the site plan. Demonstrate compliance with SMC 25.09.160.

Required:

Show and label the wetland and wetland buffer as a "non-disturbance area" on the site plan.

Your site is mapped as a peat settlement-prone area; see [Seattle Municipal Code 25.09.110](#) and Tip 325, [Environmentally Critical Areas: Peat Deposits](#).

Required:

You need to provide a geotechnical report that addresses foundation support, temporary excavations, and infiltration requirements considering the peat soils that may be present on your and adjacent properties.

For construction activity requiring more than 30 inches of excavation, we require a geotechnical report meeting the standards of Director's Rule 13-2008, [Requirements for Measuring the Annual High Static Groundwater Level](#), to determine the annual high-static groundwater level. For Category 1 peat settlement-prone areas, you cannot have any development below the annual high-static groundwater level except as allowed in Seattle Municipal Code [25.09.110](#). For Category 2 peat settlement-prone areas, SDCI can waive this restriction if the geotechnical report demonstrates that there will be no off-site impacts.

Your construction activity creates new impervious surface in a Category 1 area. You need to offset all new impervious surface by an infiltration facility or soil amendments. You must conduct testing to determine the infiltration rate of the native soil for infiltration facility sizing. See Director's Rule 14-2008, [Infiltration Facilities in Peat Settlement-Prone Areas](#), for more information.

Seattle City Light Requirements

Street/Alley Requirements

COLLEGE WAY 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 is an overhead high voltage line along the west side of College Way 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 electrical lines and facilities for streetlighting along College Way N.

Other requirements: If three-phase power is needed, an extension of City Light's distribution system is required to provide sufficient power to the project site. Please apply early for service and contact your Electric Service Representative for further discussion.

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.

N 92ND 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 is an overhead high voltage line along N 92nd 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 is an overhead high voltage line along N 92nd 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.

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 temporary power for construction. Your Electrical Service Representative is: Patty Breidenbach, 206-684-4795, Patty.Breidenbach@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. 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

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 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 Center Connector on N 92nd St and College Way N

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.

Consider bicycle safety enhancements. Refer to the city's [Bicycle Master Plan Update](#) for best practices. In Street, Major Separation on N 92nd St and College Way N

Street Improvement Requirements **COLLEGE WAY N**

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 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.

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

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.

N 92ND ST

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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.

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](#).