

# Preliminary Assessment Report

## Project 007279-20PA, 9740 8TH AVE NW

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**Assessment Completed:** 1/6/2021

**Project Description:** The proposed development is a 4 story, type V-A residential building with surface parking.

**Primary Applicant:** [Lauren Garkel](#)

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

Viktor Peykov, (206) 615-0749, [viktor.peykov@seattle.gov](mailto:viktor.peykov@seattle.gov)

#### SDCI Land Use Requirements

Jamie Carlson, (206) 684-7678, [Jamie.Carlson@seattle.gov](mailto:Jamie.Carlson@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

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

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

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

#### Seattle Public Utilities Requirements

Beth Finn, [Elizabeth.Finn@seattle.gov](mailto:Elizabeth.Finn@seattle.gov)

## Seattle Public Utilities Solid Waste Plan Review

Angela Wallis, (206) 684-4166, [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov)

## Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the 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**

Sanitary sewer main location: **8th Ave NW**

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

Storm drainage main location: **8th Ave NW / 7th Ave NW / Onsite (SPU Easement)**

Storm drainage main size: **24-inch / 84-inch / 36-inch**

Combined sewer main location: **7th Ave NW (King County Trunk Main)**

Combined sewer main size: **21-inch**

#### **Drainage**

##### **SPU Build-over and/or Re-route Agreement Required:**

A SPU Build-over/Re-route Agreement may be required for this project. . See Tip 507, [Build-Over and/or Re-Route Review and Approval Process](#) for instructions on applying for a build-over review.

Note: New easements or relinquishing existing easements requires City Council action prior to building permit approval, and may take up to 18 months. Revisions to existing easements are sometimes required for Construction Permits.

##### **Infiltration Investigation Required: No**

This project is in an area that 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**

Project Type: **Parcel-based**

Drainage Basin: **Listed creeks**

#### **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: **Pre-Developed Pasture Standard**

This project site discharges to a **Listed Creek Basin** (SMC 805.050.C.2). 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 **Pre-developed Pasture Standard** per SMC 22.805.080.B.3.

The post-development discharge durations shall match the discharge durations of a pre-developed pasture condition for the range of pre-developed discharge rates from 50 percent of the 2-year peak flow to the 2-year peak flow.

Projects with less than 10,000 sf new plus replaced hard surface can use the Pre-sized Flow Control Calculator. <http://www.seattle.gov/Documents/Departments/SDCI/Forms/PreSizedFlowControlCalculator.xlsx> Otherwise, stormwater modeling using an approved continuous runoff model by a licensed Civil Engineer is required.

Additional Flow Control Required: **Peak Flow Standard for Capacity Constrained Systems or Systems Tributary to Small Lakes**

This project site also discharges into a **Capacity-Constrained System or to a System that is Tributary to a Small Lake**. In addition to meeting Pre-developed Forest or Pasture Standard, this project shall also comply with SMC 22.805.080.B4 (**Peak Control Standard**). 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.

## **Water Quality**

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Enhanced Water Quality Treatment Required: **Yes**

This project site discharges to a fresh water that has, or is designated for, aquatic life. Commercial, industrial, and multi-family projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces that discharge to a fresh water that has, or is designated for, aquatic life must provide **Enhanced Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing and the land use zoning for this parcel, this project shall: provide an **Enhanced Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B5a).

## **Wastewater**

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

Per **SMC 21.16.110**, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: significant volume of groundwater.

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

## **Permanent Groundwater Dewatering**

Per **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.

## **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**.

## **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.

### **8TH AVE NW**

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

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

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

Other requirements: Sidewalks, curbs, and curb ramps may be required to meet the current Right of Way Improvement Manual Standards on arterials.

### **7TH AVE NW**

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 curbline reinstalled, per SDOT standards.

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

A 5' foot setback is required. Please label on Site Plan.

A 3' foot setback is required in addition to setback listed above. Please label on site plan.

Other requirements: Sidewalks, curbs, and curb ramps may be required to be updated to meet the current Right of Way Manual standards when more than 6 dwelling units are proposed.

### **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](#).

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

### **Other Requirements**

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

## **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.

The site plan did not include the following existing or proposed elements:

Please include elevation contours along with existing and proposed finish grade elevations.

### **ECA Mapping Unit and Type**

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

Steep slope

Riparian management area

Wetland

### **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**

#### **8TH AVE NW**

Street conditions:

Concrete paving

Visible pavement width is: 46LF

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.

#### **7TH AVE NW**

Street conditions:

Concrete paving

Visible pavement width is: 24LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <600 ft from the site and prior to crossing a public right of way.

### **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 filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

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

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

## 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.

Show the 100-foot riparian management area on your plans. Development is allowed only within the outer portion of this area called the limited riparian development area (see below) unless we approve an ECA exception. The inner portion of this area is considered a “non-disturbance area.”

Type F waters with anadromous fish present for any part of the year: The portion of the riparian management area more than 75 feet from the top of the riparian watercourse bank.

Type F waters where anadromous fish are not present for any part of the year, Type Np, and Type Ns waters: The portion of the riparian management area more than 50 feet from the top of the riparian watercourse bank.

**Label the inner portion of the riparian management area as a “non-disturbance” area.**

**Note:** There are specific requirements for development activity within the limited riparian development area. Refer to Seattle Municipal Code [25.09.200](#) for more information.



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.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **8TH AVE NW**

**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 8th Ave NW.

**Working Clearance:** State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along 8th Ave NW.

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.

**Other requirements:** In the existing condition, there is only 2-phase power available and poles are not configured with standard T-top cross-arms. Three-phase power is likely needed for the project. SCL Engineering will require further review to determine a phase extension, upgrading poles to current standards, and service to the site. Adding additional lines and updating poles to current standards may impact building clearances.

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.

Other requirements: Prior to providing new service, please clarify if any buildings are to remain and if there are plans for subdivision or lot boundary adjustment. Service entrance conductors must be combined in such a way that all structures on the parent parcel or development site can be served from one service drop or service lateral directly from the City Light distribution system. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

## **7TH AVE NW**

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 7th Ave NW.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along 7th Ave NW.

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.

Other requirements: In the existing conditions, there is only 2-phase power available on 7th Ave NW. Three-phase power is likely needed and engineering will require further review to determine an extension for service to the site. Adding additional lines may impact building clearances.

## **Easements**

SCL power easement may be required. Property survey may be required at project's expense. SCL may require an easement to serve the site.

## **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: Jennifer Jones, 206-386-9109, [Jennifer.Jones@seattle.gov](mailto:Jennifer.Jones@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: Plan

All work in the public right-of-way requires a permit. Construction use permits are required when performing non-utility work in the ROW, including material and vehicle staging, crane activity, or installing approved encroachments. Minor utility permits are required for utility work that does not trigger the utility major process. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) and review Client Assistance Memo 2109: <https://www.seattle.gov/Documents/Departments/SDOT/CAMs/CAM2109.pdf> for more information.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

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: Neighborhood Corridor

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. Sharrow

### Street Improvement Requirements 8TH AVE NW

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.

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.

### 7TH AVE NW

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.**

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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.

Other requirements: 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.

## **SPU Requirements**

### **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](mailto:SPU_SolidWastePlanReview@seattle.gov), or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).