

Preliminary Assessment Report

Project 000292-22PA, 2033 4TH AVE

Assessment Completed: 2/11/2022

Project Description: 50 STORY MIXED-USE BUILDING CONSISTING OF (2) LEVELS OF BELOW GRADE PARKING, (2) LEVELS OF BELOW GRADE AMENITY/SERVICE SPACES, (1) STREET LEVEL OF BAR/CAFE AND RESIDENTIAL LOBBY, (2) LEVELS OF RESIDENTIAL AMENITY, (42) LEVELS OF RESIDENTIAL, AND THE TOP (3) LEVELS INCLUDE RESIDENTIAL AMENITY AND ROOFTOP POOL. PAR completed on record 3025502-EG, 2016.

Primary Applicant: [Poppi Handy](#)

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

Matthew Bateman, (206) 615-1229, Matthew.Bateman@Seattle.gov

SDCI Land Use Requirements

Ted Demin, Ted.Demin@seattle.gov

SDCI Preapplication Site Visit Requirements

Douglas Thresher, (206) 233-3875, Douglas.Thresher@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Jackson Keenan-Koch, (206) 256-5475, Jackson.Keenan-Koch@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@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 **2021 Stormwater Code**, associated Director's Rules, and the current Side Sewer Code. * Note: the 2021 Stormwater Code becomes effective on July 1, 2021. Projects with an accepted application (successful SDCI permit intake) date on or after July 1, 2021 will be reviewed under the new code. The drainage requirements indicated below are based on the **2021 Stormwater Code**. If your project will be submitted prior to July 1, 2021, please contact the SDCI Drainage Reviewer to determine drainage requirements. *

Existing Public Drainage and Sanitary Sewer Infrastructure

SPU Public Combined Sewer (PS) main location: **4th Ave**

SPU PS size: **12-inch**

Drainage

Infiltration Investigation Required: Yes

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment or have no available off-site point of discharge for drainage must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Stormwater Infiltration Checklist and associate Subsurface Investigation report with the construction permit application. Checklists are available on the SDCI Stormwater Code website.

[http://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/stormwater-code](http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code)

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

Project Type and Drainage Basin

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

Project Type: **Parcel-based**

Drainage Basin: **Public combined sewer**

Drainage Control Compliance

Drainage Review Required: Yes

Drainage Control Review is required for this project per the Seattle Stormwater Manual(Joint Directors' Rule SDCI 10-2021 / SPU DWW-200). See Volume 1, Chapter 8 for complete submittal requirements.

Submit a completed [Standard Construction Stormwater Control and Post Construction Soil Management \(CSC/SOIL\) Plan](#) and a completed [Standard Drainage and Wastewater Control \(DWC\) Plan](#) including the **Site and Drainage Control Summary** from the [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface or 1 acres or more of land disturbing activity, the submitted documents shall be prepared by a licensed engineer and a separate **Drainage Report** is required.

Note: the title blocks of the DWC and CSC/SOIL Plan templates may be modified but all information, notes, and details on the templates are required on the plans.

Soil Amendment Required: **Yes**

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All new, replaced, and disturbed topsoil shall be amended with organic matter prior to completion of the project to improve onsite management of drainage water flow and water quality per the Seattle Stormwater Manual Volume 1, Section 4.1 or 4.4 and Volume 3, Section 5.1. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or altered in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per the Seattle Stormwater Manual Volume 1, Sections 4.4 and 5.2.

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**. Based on the Site Plan submitted with the preliminary application, this project is required to provide flow control meeting the **Peak Flow Control Standard** per the Seattle Stormwater Manual Volume 1, Sections 4.4.3.5 or 4.4.3.6 and 5.3.5 since the project will include 5,000 square feet or more of new plus replaced hard surface.

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/sanitary approved point of discharge (SMC 21.16.070.B) is located atPublic Combined Swer in 4th Ave.

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.**

Permanent Groundwater Dewatering to a Combined Sewer

Per the Seattle Stormwater Manual, Volume 1, Section 4.4.3.7, parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection [SMC 22.805.080.B.4](#) (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet or more.

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.

King County Construction Dewatering Authorization Required

This project is required to obtain a discharge authorization letter from King County for Construction Stormwater and other dewatering activities before Drainage Review can be approved for this permit. **Authorization is required prior to approval of the SDCI Building Permits or Grading Permits.**

See the following link for application instructions and contact information.

<http://www.kingcounty.gov/services/environment/wastewater/industrial-waste/business/construction.aspx>

Contact the King County Industrial Waste Program for additional questions about the King County Letter of Authorization.

The maximum allowed construction stormwater discharge rate is 230 gpm. The maximum allowed groundwater discharge rate is 65 gpm for 8-inch diameter mainline and 200 gpm for 12-inch diameter or large mainlines.

Potential SDCI Side Sewer Permit for Temporary Dewatering (SSPTD) Required

If there will be any groundwater discharge during to the combined sewer system during construction, a SDCI Side Sewer Permit for Temporary Dewatering (SSPTD) will be required. This is required when the excavation for construction will extend into any zone with groundwater, perched or otherwise. When required, the SSPTD must be issued prior to approval of the Building Permit or Grading Permit.

Once you have obtained the discharge authorization letter from the King County for Construction Dewatering, submit a copy of the letter with an application for the SSPTD via the Seattle Services Portal.

<https://cosaccela.seattle.gov/portal/welcome.aspx>

See the Seattle Stormwater Manual Volume 2, Section 5.1.6 . BMP C1.40: Temporary Dewatering.

In addition, groundwater dewatering discharge to combined sewers must be metered and billed through the SPU Sewer Submeter Program. Note: SPU has different meter type requirements than King County. Please contact the SPU Submeter Program to determine the type of meter prior to purchasing and installing.
<http://www.seattle.gov/util/ForBusinesses/DrainageSewerBusinesses/ApplyforaSewerSubmeter/index.htm>

Side Sewer

Other side sewer issues:

Side Sewer Conflict w/ Existing Shared Side Sewer - See "Other Requirements" below.

Separate Side Sewers Required for Commercial, Industrial, Institutional, or Mixed-Use Buildings or Properties

Per SMC 21.16.230. - CONNECTIONS TO NEW OR CONVERTED BUILDINGS. B. Only one commercial, industrial, institutional, or mixed-use property or building shall be connected to a side sewer. Sanitary side sewers will not be permitted to be shared with other properties and each building with these types of uses must have its own, separate, side sewer connection to the City Sanitary or Combined Sewer Main. Existing side sewers that are shared with other buildings or properties will not be permitted to be re-used.

Storm service drains may be shared within a single commercial, industrial, institutional, or mixed-use property, but they may not be shared with other properties

Other Requirements

- The existing side sewer that serves this site is shared with 2035 4th Ave and the proposed building is in conflict with this side sewer. Any change to the shared portions of the existing side sewer will require written permission from the owner of 2035 4th Ave. Also, since it is shared, it cannot be reused for the new building per the current side sewer code as described above. The Drainage and Wastewater Control Plans must show how service will be maintained to 2035 4th Ave and show a separate, new side sewer connection to the Public Combined Sewer main in 4th Ave. Proof of permission for any modifications to the side sewer must be submitted with the building permit application.

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.

4TH AVE

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

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

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

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.

Alley Requirements

Alley

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

A 2' 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.

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.
Alley access may be required

Other Requirements

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal conference request form can be found on our [Construction Presubmittal Conference Application](#) and our [Land Use Presubmittal Conference Application](#).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

4TH AVE

Street conditions:

Asphalt 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.

Alley

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

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](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

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).

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

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

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

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

Seattle City Light Requirements

Street/Alley Requirements

Alley

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along the alley.

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

4TH AVE

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 4th Ave.

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 your Electrical Service Representative 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: Richard Ohashi, 206-386-1674, Richard.Ohashi@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, Streets Illustrated (ROWIM), SDOT Director's Rule 04-2017, and SDOT's Right-of-Way Opening and Restoration Rule (ROWORR), SDOT Director's Rule 01-2017, may be accessed from SDOT's Street Use website at:

<http://www.seattle.gov/transportation/permits-and-services/permits/rules-and-codes>. Whenever applicable, specific reference to these design documents is noted next to the requirements listed below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope. Final determination of area of work impact and restoration required under the ROWORR may be determined during permitting and/or following construction.

SDOT Permitting Information

SDOT Plan Requirements: 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:

<https://www.seattle.gov/transportation/permits-and-services/permits> 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, or required improvements, to streets, sidewalks, alleys or other ROW features. If more than 2,000 sf of impervious surface in the right of way will be built or replaced, a SIP will be required.

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: Downtown

Consider bicycle safety enhancements. Refer to the city's [Bicycle Master Plan Update](#) for best practices. Protected bike lane

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.

Street Improvement Requirements 4TH AVE

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, visit the City of Seattle Services portal at: <https://cosaccela.seattle.gov/Portal/welcome.aspx>**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type. 15' sidewalk (inclusive of tree pits) required per Map 1C for 23.49

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 Alley

Other requirements: 2' dedication required.

Provide all vehicle access to the site via the alley.

Provide solid waste collection via the alley unless SPU determines that alley collection is infeasible. Coordinate early with SPU. SDOT encourages on-site staging on collection day where possible to keep alleys clear for passenger and commercial vehicle mobility.

Dedication of right-of-way required. Dedications are required to be complete before any construction permit is issued. Please review [CAM2203](#) for procedural information.

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

Water Availability

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

SOLID WASTE

We require an SPU review of solid waste storage and service plans for:

- Multifamily (including townhouse, rowhouse, or live-work) and mixed-use developments with five or more units;
- Buildings using compactors;
- Commercial or industrial projects with a gross floor area of 5,000 square feet or greater;
- Projects seeking a storage or access modification from the Land Use Code (SMC 23.54.040.I).

Please review SMC 23.54.040 and SMC 21.36.080 for solid waste storage and service requirements. When development is adjacent to an available alley right-of-way, solid waste collection from the alley is standard. Contact SPU early at spu_solidwasteplanreview@seattle.gov to confirm collection location. You can find the guidelines for solid waste in [CAM 1301: Solid Waste Information for Developers](#). Please also see our webpage at <http://www.seattle.gov/utilities/construction-resources/collection-and-disposal/storage-and-access>. For the project types listed above, you need to submit your [Checklist for Developers](#) to SPU Solid Waste Plan Review lead Angela Wallis at SPU_SolidWastePlanReview@seattle.gov, 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](#).