

Preliminary Assessment Report

Project 000356-23PA, 5199 S SPENCER ST

Assessment Completed: 2/10/2023

Project Description: Build New SFR + DADU

Primary Applicant: [Jake Lybeck](#)

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

Sung Lee, (206) 727-8613, Sung.Lee@seattle.gov

SDCI Preapplication Site Visit Requirements

Yung Potts, (206) 727-8434, Yung.Potts@seattle.gov

Seattle City Light Requirements

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

Seattle Department of Transportation Requirements

Polly Membrino, (206) 684-5503, Polly.Membrino@seattle.gov

Seattle Public Utilities Requirements

Koffi Fadonougbo, (206) 615-0874

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 Sanitary Sewer (PSS) main location: **52nd Ave S**

SPU PSS size: **8-inch**

SPU Public Storm Drain (PSD) main location: **52nd Ave S**

SPU PSD size: **12-inch**

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 due to proximity to ECA steep slopes, landslide prone areas, or historical landfills.

Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public storm drain system** (New connection to Storm Main in 52nd Ave S)

Project Type: **Single-family**

Drainage Basin: **NA**

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

Single-Family 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 4.1 and 5.2.

If applicable, 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](#).

Wastewater

The wastewater/sanitary approved point of discharge (SMC 21.16.070.B) is located at Public Sanitary Sewer in 52nd Ave S.

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

Other side sewer issues:

See "Other Requirements" below.

Connection 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)* [Directors' Rule DPD4-2011/SPU 2011-004](#).

See "Other Requirements" below.

Other Requirements

- The existing side sewer (sanitary and storm drains) that serve the existing house at 5191 S Spencer St cross through the parcel. The Short Plat #3013900 established easements for these side sewers. Verify that the proposed construction does not conflict with the existing side sewers. If there is a need to re-route the existing side sewer, then a new SS Easement Agreement signed by the owners of both properties may be required.
- If the intent is to tie into the existing side sewer that serves 5191 and crosses the property, then a new SS Joint Used and Maintenance Agreement (JUMA) that is signed by the owners of both properties will be required in addition to requirements to rehabilitate/line the existing side sewer.

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.

S SPENCER ST

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

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

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

52ND AVE S

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

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

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

Land Use

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

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

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

Other Requirements

Based on the preliminary scope of the project, SDCI recommends that you have a presubmittal conference prior to submitting your application. Details for preparing and submitting a presubmittal conference request form can be found on our [Construction Presubmittal Conference Application](#) and our [Land Use Presubmittal Conference Application](#).

Pre-Application Site Visit (PASV) Requirements

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

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

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

No further notes.

ECA Mapping Unit and Type

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

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

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Street conditions:

Concrete paving

Visible pavement width is: 32' crowned

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. Inlet located on 52 Ave S

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.

52ND AVE S

Street conditions:

Concrete paving

Visible pavement width is: 32' crowned

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

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

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

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

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

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](#).

Inspectors Notes

No further notes.

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.

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.

Seattle City Light Requirements

Street/Alley Requirements **S SPENCER 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 S Spencer St.

Other requirements: 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 (one site-one service). A bridled service may not be allowed. Per Seattle Electrical Code, 230.1 (B) Service Requirements. The serving utility shall be consulted by the owner, the owner's agent, or the contractor making the installation regarding service entrance location before installing equipment. Provisions for metering equipment, attachment of service-drop, or an underground service lateral shall be made at a location acceptable to the serving utility.

Other requirements: In the SCL Requirements for Electrical Service Connection (RESC) manual or link, please also refer to Chapter 6, Metering, for SCL requirements relating to meter location, access, working clearances and spacing. Please also refer to SCL Standard 1554.33 - Meter Mounting Configurations, Heights, Working Space, and Clearances, Exterior (Outdoor). Plan and coordinate for acceptable meter locations with your ESR in advance of installations. An additional house meter will be required where common load exists. Auxiliary dwelling units without separate metering, and/or units found to have mixed or common loads will be billed in the owner's name.

Notes to Applicant

For new service, please contact your Electrical Service Representative (ESR) several months before new service is required to determine your service location, electrical service design, and what type of service is

available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Link to SCL application, SCL Standards, and Requirements for Electrical Service Connection (RESC), <http://www.seattle.gov/city-light/construction-services/apply-for-new-or-upgraded-service>. The ESR should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your ESR is: Laurent DelSuc, 206-733-9222, Laurent.DelSuc@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.

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 Yield Street

City planning context

Site is located adjacent to a planned or proposed project identified in the [Pedestrian Master Plan](#). The following projects are planned along the site frontage(s): Priority Investment Network

Street Improvement Requirements

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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.

52ND AVE S

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.

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.

Discretionary ROW Improvements

Consider installing street trees in the ROW to enhance the City's greenscape and buffer people walking from vehicle traffic.

Property owners must apply for an urban forestry permit for street tree planting, pruning or removal for review and approval by the Urban Forestry Arborist's Office. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. Email your request to

seattle.trees@seattle.gov. For additional information:

www.seattle.gov/transportation/permits-and-services/permits/street-tree-permits

ADA compliant curb ramps are strongly recommended to support pedestrian access to the site. ADA compliant curb ramps will be required if construction impacts the landing of the curb ramp.

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](#).