

**IDT Criteria Reference Matrix**

#	Criteria	Definition	Justification	Impact to Applicant	DEPT	Reference Information
1	<b>Category 1: SDOT small projects and medium projects without grading, road width changes, or new drainage</b>	<p><u>Small Project:</u> A project with no revisions to the curb location (if existing); and requires any or all of the following: new water meters, driveways, catch basin/inlet/ maintenance hole adjustment or replacement, removal of existing driveways, new wheel chair ramps, replacement of curb and/or sidewalk that is less than a block, minor paving associated with curb replacement, alley widening less than 2 feet, street trees.</p> <p><u>Medium Project:</u> In addition to small project improvements, a project, without grading, road width changes, or new drainage, that requires any of the following: paving, replacement of curb and/ sidewalk for the whole block face, new or relocation of curb, new appurtenance for drainage (catch basin/inlet/ maintenance hole, street lighting, new sidewalks, conduit &amp; handhold installation.</p>	<p>Categorizing the projects in this manner allows for DPD and SDOT to better understand if a Street Improvement Plan is required and which other departments are impacted need to review the plans.</p> <p>“Small Projects” require only SDOT to review plans. No formal plan circulation. No vault plan needed.</p> <p>“Medium Projects” require Plan circulation to SDOT divisions and SPU Drainage. Vault plan required.</p>	A 90% complete Street Improvement Plan is required to be submitted and accepted by SDOT prior to the applicant completing their DPD intake appointment. If the requirement is not met, the applicant will not be able to complete their intake and their CPA (Consistently Prepared Applicant) rating will be affected.	SDOT	Additional information regarding street improvement review process see <a href="#">Client Assistance Memo (CAM) 2206</a>
2	<b>Category 2: SDOT large projects and medium projects with grading, road width changes, or new drainage</b>	<p><u>Large Project:</u> In addition to small and medium project improvements, a project that requires any of the following: new public storm drain, new water main, water quality vault, detention, swale, new/ revision to traffic signals, ECA evaluation, retaining walls in ROW.</p> <p><u>Medium Project:</u> The same as medium projects for Category 1, but including road/alley grading, and/or road width changes and/or new drainage.</p>	<p>Categorizing the projects in this manner allows for DPD and SDOT to better understand if a Street Improvement Plan is required and which other departments are impacted need to review the plans.</p> <p>“Large Projects” include review of soils report, structural calculations, storm drainage report, water supply calculations, ECA reports (wetlands), traffic signal and street lighting analyses. Full plan circulation. Vault plan required.</p>	A 90% Street Improvement Plan required by the start of the second correction cycle or building permit issuance if there is only one correction cycle	SDOT	Additional information regarding street improvement review process see <a href="#">Client Assistance Memo (CAM) 2206</a>
3	<b>Project abuts right of way that is not fully improved</b>	Unimproved ROW is the absence of pavement, curb, street trees and/or sidewalks.	Code requires all adjacent rights of way to be improved. SDOT provides early identification of code requirements, helps to set building grades, and provides requirements for survey and plan development.	SDOT permits and street improvement construction may be required.	SDOT	Existing street conditions may be determined by site visit or by DPD GIS Aerial Photographs available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
4	<b>Constructing new driveway or sidewalk to existing street or alley</b>	Building a new vehicular or pedestrian access	SDOT reviews existing conditions and identifies conflicts with other structures, utilities, and future street grades.	Project may be required to modify proposed access. SDOT permit may be needed.	SDOT	
5	<b>Right-of-way dedication or building setback from property line</b>	Dedication: Giving ROW to the city, Building Setback: Creating a space between public land and private buildings.	Code requires dedication to bring abutting ROW to standard width; setback is necessary to allow future widening of ROW. SDOT identifies building setbacks for dedications.	May change lot size or building location. Dedication need to be processed through SDOT and City Council.	SDOT	Section 23.53 of Seattle Land Use Code states all street and alley dedication requirements based on project scope. Code available through the following link: <a href="http://www.seattle.gov/dpd/codes/">www.seattle.gov/dpd/codes/</a>
6	<b>Project site is located at end of street or requires public utility main extension</b>		This situation may require an extension of the drainage or sewer mains, or other special drainage requirements.	There may be unexpected costs to develop this site, including, storm and sewer extension, street paving.	SDOT, SPU (D/WW)	Street locations available through DPD GIS at the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
7	<b>New or replacement of improvements in street or alley, such as pavement, curbs and sidewalks</b>	Improvements: Examples include signs, park benches, pavement, sidewalks, trees, utility connections, etc.	SDOT confirms that improvements and structures meet city standards, identifies conflicts with existing structures and utilities, and ensures project elements are aligned with ROW improvements. SPU is concerned with stormwater code compliance; This situation could indicate water quality or detention requirements. Closed contours may also be of interest.	SDOT permits and plan review may also require coordination with other projects.  Project may be required to make certain drainage improvements in order to receive building permit.	SDOT, SPU (D/WW)	Section 23.53 of Seattle Land Use Code states all new street improvement requirements based on project scope. Code available through the following link: <a href="http://www.seattle.gov/dpd/codes/">www.seattle.gov/dpd/codes/</a>

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8	<b>Proposing access from an unopened alley or street</b>	Building access to a new sidewalk, driveway, or street from a street or alley that is not open to traffic	Code requires street improvements to the frontage of the property with new access. SDOT confirms that ROW improvements meet city standards for construction and drainage and do not impact existing structures or utilities. SPU is concerned with stormwater code compliance; This situation could indicate water quality or detention requirements.	SDOT permits and street improvement construction may be required.  Project may be required to make certain improvements in order to receive building permit.	SDOT, SPU (D/WW)	Existing street conditions may be determined by site visit or by DPD GIS Aerial Photographs available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>  Section 23.53 of Seattle Land Use Code states all new street improvement requirements based on project scope. Code available through the following link: <a href="http://www.seattle.gov/dpd/codes/">www.seattle.gov/dpd/codes/</a>
9	<b>Construction or land-disturbing activity in an ECA, wetland or riparian corridor if in the right of way</b>	ECA: Environmentally Critical Area	SDOT reviews the requirements for protection or mitigation to impacts for ECAs and ensures ROW is protected from proposed construction.  SPU is concerned with how drainage and water quality will be addressed.	SDOT shoring permits and/ or street improvement permits may be required. Mitigation may be required.  Some drainage or water quality mitigation may be required by SPU.	SDOT, SPU (D/WW)	Some site specific mapped ECAs are available through DPD GIS at the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>  Site inspection, topographic surveys or additional professional information may be required to identify additional ECAs.
10	<b>New detention or other structures (e.g: retaining wall, vaults) proposed in the right-of-way.</b>	Detention: temporary storage of stormwater runoff.  Other structures: tunnels, skybridges	SDOT protects the existing and future infrastructure in the ROW, identifies conflicts with existing structures, ensures new structures meet city standards, reviews compliance with drainage requirements for the ROW, and identifies indemnification and liability issues.  SPU is concerned with water, drainage and wastewater infrastructure in the ROW and on private property. In some cases, detention onsite may impact offsite detention, and vice versa. Space is often a concern in ROW.	SDOT permits may be required. On site detention may need to be modified to compensate for street runoff.  SPU will need to approve any detention in ROW, and may have specific requirements.	SDOT, SPU (D/WW), Water	
11	<b>Projects adding or removing street trees or changing size of planting strips</b>	Trees can either be required by code or a voluntary design element. SDOT reviews tree placement and species.	SDOT regulates trees in the ROW. Trees can either be required by code or a voluntary design element. SDOT reviews tree placement and species. Trees can cause problems with SPU infrastructure, water services, side sewers and/or service drains. Planting strips impact total impermeable surface. SDOT identifies mitigations for removing or damage of street trees.	There could be risks to property owner or developer that SPU can advise applicants about. Removing certain larger trees requires special considerations. SDOT street tree permit may be required.	SDOT, SPU (D/WW), Water	Land Use Code identifies tree requirements for each zone and for street improvement requirements. Please review land use code for specific requirements. Code is available through the following link: <a href="http://www.seattle.gov/dpd/codes/">www.seattle.gov/dpd/codes/</a>
12	<b>Need to relocate power poles, utility boxes, manholes, fire hydrants, etc</b>	If the design impacts the existing city infrastructure, relocation of the city owned structures need to be coordinated.	SDOT protects the existing city and franchisee infrastructure and identifies utility permitting needs.  SPU is concerned with access to its sewer, drainage and water infrastructure, and moving one piece of infrastructure may impact others.	SDOT may require relocation of existing infrastructure or modification of the building plan. SDOT utility permits may be required.  SPU will need to approve any changes potentially impacting its infrastructure.	SDOT, SPU (D/WW), SCL	
13	<b>Construction or land-disturbing activity within 300 ft. of ECA, creek, or shoreline.</b>		Any construction near an ECA, creek or shoreline may trigger neighbor's concerns.	SPU prefers plan ahead, and offer developers alternatives to minimize concerns	SPU D/WW	Some ECA and Shoreline locations available through DPD GIS, <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>

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14	<b>Planned facilities may include food processing, food sales or food service establishments.</b>		SPU is concerned about fat, oil and grease in its sanitary and combined sewer lines.	Current and planned regulations may impact developer's plans. See SPU FOG CAM for more information	SPU D/WW	See SPU FOG CAM for more information.
15	<b>Combined onsite/offsite construction or land disturbing activity over 5,000 square feet</b>		Projects larger than a single family residence may place significant burdens on existing drainage, sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required.	A project may not be permitted to connect to SPU drainage, wastewater, or may be required to make significant improvements to infrastructure or other mitigation.	SPU (D/WW)	
16	<b>Combined onsite/offsite construction or land disturbing activity over 1 square acre.</b>		Sites over an acre may have additional regulation regarding water quality during and after construction.	Additional permits may be required (including other agency's). Additional plan review time may be required.	SPU (D/WW)	
17	<b>Long term or significant dewatering for project</b>	Long term or permanent dewatering means that the project intends to connect footing drains to the city drainage or combined sewer lines. Significant dewatering is more than 50 gpm.	Seattle's drainage lines were not designed for groundwater, and drainage infrastructure may not be able to support significant dewatering.	Project may not be permitted to discharge groundwater or other dewatering into the City system, or mitigation may be required. Side sewer permit may be needed.	SPU (D/WW)	
18	<b>Project site contains a low, closed contour, without existing drainage</b>	This should be evident in GIS layer (topography).	This situation may require special drainage infrastructure to prevent flooding or other drainage issues.	There may be unexpected costs to develop this site, including storm main, detention, street paving etc.	SPU (D/WW)	GIS Topography available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
19	<b>Seeking code exception for drainage design</b>		SPU will not grant all requests for exceptions to code requirements. It is advantageous to the developer to receive guidance early in the application process on what SPU will or will not approve.	Significant design or construction modifications could be required.	SPU (D/WW)	See <a href="#">Client Assistance Memo (CAM) 1101</a> for additional information.  Exception to requirements listed in SMC 22.808.010.
20	<b>Project involves multi-family, commercial, industrial or institutional building</b>		SPU is concerned with stormwater code compliance. Also, projects larger than a single family residence may place significant burdens on existing water, drainage, sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required. Schools are of concern because they are often proposed in residential zones without sufficient water pressure or flow.	A project may not be permitted to connect to SPU drainage, wastewater or water service lines, or may be required to make significant improvements to infrastructure. Source control or other water quality mitigation may be required.	SPU (D/WW, Water)	
21	<b>Construction over an existing utility and/or an existing utility easement</b>		SPU needs to have full access to its infrastructure for repairs or other maintenance.	Building on or near SPU infrastructure or easements may require a consent agreement or mitigation by the property owner.	SPU (D/WW, Water)	Title search will provide information regarding any potential easements on property.
22	<b>Proposing multiple new buildings or properties (campus style)</b>		SPU is concerned with stormwater code compliance. Also, projects larger than a single family residence may place significant burdens on existing water, drainage, or sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required.	A project may not be permitted to connect to SPU water, drainage, or wastewater services, or may be required to make significant improvements to infrastructure.	SPU (D/WW, Water)	
23	<b>Council Land Use action (full subdivision, re-zone, council conditional use) or any full subdivision</b>	The project is planned on land that was or is likely to be the subject of a City Council Land Use Action.	This situation creates issues for water lines, service drains or side sewers. SPU wants to assure that there is adequate infrastructure, and that an adequate design is used to connect to SPU infrastructure.	It may be necessary to extend mains or make other infrastructure improvements to service this property.	SPU D/WW (Water)	

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24	No water main in abutting right-of-way, or main less than 6" in diameter		This condition may impede SPU's ability to provide water service to the property.	A project may not be permitted to connect to SPU water service lines, or may be required to make significant improvements to infrastructure.	SPU (Water)	
25	Project involves installation of a new sprinkler system in a new or existing building, or the expansion of an existing sprinkler system.	Any project involving a new sprinkler system, or the expansion of an existing system. Sprinkler systems are required for some building types (e.g: high rise buildings.)	Sprinkler systems require sufficient water pressure and flow to function effectively. SPU want to assure it has capacity to meet needs.	Changes to water service may be required to provide sufficient water pressure.	SPU (Water)	Building Code identifies types of buildings requiring a sprinkler system.
26	Seeking code alternative for solid waste disposal		SPU is concerned that its Solid Waste contractors are able to access the trash and recycling containers for the building, and that undue risks or burdens are not placed on the building occupants.	Significant building design changes may be required to allow access to containers.	SPU (SW)	Code requirements listed in SMC 21.36.
27	Construction activity will occur 10 feet or closer from high voltage wires				SCL	
28	Proposing 12,000 sf. or more of commercial, industrial or residential space				SCL	
29	Proposing a structure containing 10 or more residential units		SPU is concerned that there is sufficient water pressure and flow to meet fire flow requirements.	A project may not be permitted to connect to SPU water service lines, or may be required to make significant improvements to infrastructure.	SCL SPU (Water)	
30	Building is a designated City of Seattle landmark	SMC 25.12 defines landmark properties.	If this is a City landmark, a Certificate of Approval from the Landmarks Preservation Board may be required before any changes can be made to the landmark.	Applicant should check with the Landmarks Preservation Board coordinator to determine if a Certificate of Approval is required.	DON	Most landmarks are also shown on DPD GIS available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
31	Site is located in a landmark or special review district	There are seven historic districts that require different levels of review. <a href="http://www.seattle.gov/neighborhoods/preservation/historic_districts.htm">http://www.seattle.gov/neighborhoods/preservation/historic_districts.htm</a>	If this property is located in a landmark or special review district, a Certificate of Approval may be required before any changes can be made to the property.	Applicants should check with the relevant Board or Commission to determine if a Certificate of Approval is required.	DON	
32	Site is across the street from a designated City of Seattle landmark	SMC 25.05.675 (H) – SEPA policies require projects across the street from or adjacent to designated City landmarks to be reviewed for compatibility with the landmark.	If this property is located across the street from a designated City of Seattle landmark, the project should be referred to the City Historic Preservation Officer for review.	DPD will refer the project to the City Historic Preservation Officer for review. Applicant will be asked to supply plans, description of materials for review.	DON	Most landmarks are also shown on DPD GIS available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
33	Site is adjacent to a designated City of Seattle landmark	SMC 25.05.675 (H) – SEPA policies require projects across the street from or adjacent to designated City landmarks to be reviewed for compatibility with the landmark.	If this property is located adjacent to a designated City of Seattle landmark, the project should be referred to the City Historic Preservation Officer for review.	DPD will refer the project to the City Historic Preservation Officer for review. Applicant will be asked to supply plans, description of materials for review.	DON	Most landmarks are also shown on DPD GIS available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>

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34	<b>Site has an existing structure 50 yrs or older that is subject to a SEPA review</b>	SMC 25.05.675 (H) – SEPA policies require that for projects involving structures or sites which are not yet designated as landmarks but which appear to meet the criteria for designation, the decision maker or any interested party may refer the site or structure to the Landmarks Preservation Board for consideration. DPD and DON have an interdepartmental agreement that allows an applicant to send some preliminary summary information to the Landmarks Preservation Board staff for an initial determination whether a property is eligible for landmark designation. If the staff suggests a nomination is necessary, a request for a landmark nomination is made. If some sites or structures are more than 50 years old and do not appear to meet the criteria based on the information submitted, the Landmarks Board staff recommends that a nomination not be prepared.	If the building, object or site is eligible for landmark designation, SEPA policies require compliance with the Landmarks Preservation Ordinance. Client Assistance Memo (CAM) 3000 is available to explain this process. See: <a href="http://www.ci.seattle.wa.us/dclu/Publications/cam/cam3000.pdf">www.ci.seattle.wa.us/dclu/Publications/cam/cam3000.pdf</a>	Applicant may be asked to supply summary information including a physical description of the building, site or object as well as a brief history of the building, site or object that could include property ownership or other relevant factors. There is a form in the Interdepartmental Agreement between DPD and DON for use by the applicant.	DON	King County Assessors provide dates of building construction, information available through the following link:  Microfilm Library on the 20 <sup>th</sup> Floor will provide original building permit with date of issuance.
35	<b>Vehicular/ Pedestrian access is across or abutting a boulevard or park</b>	Any project requiring access across park property must conform to the Non-Park Use of Parkland Policy adopted by Council Resolution 29475.	Park infrastructure and parks operation can be significantly affected by the needs of the adjacent property.	May be required to seek alternative access for both permanent and construction purposes.	Parks	City Parks shown on DPD GIS, available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
36	<b>Project is adjacent to parks or park boulevards</b>	Same as 33 above	Department needs to assess impacts on park infrastructure and potential operational impacts.	Should not rely on Park property for satisfying the applicants' property's physical needs.	Parks	City Parks shown on DPD GIS, available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>
37	<b>Project drains to or through parks or park boulevards.</b>	Same as 33 above.	A large amount of Park's property is steeply sloped. Creeks and other drainage courses in parks have been impacted with damage from siltation, slides and other issues which become significant operational expenses for the City.	Park property and infrastructure may be damaged or park operational expenses may increase as a result of adding or redirecting drainage to or through park property.	Parks	City Parks shown on DPD GIS, available through the following link: <a href="http://www.seattle.gov/dpd/research">www.seattle.gov/dpd/research</a>