

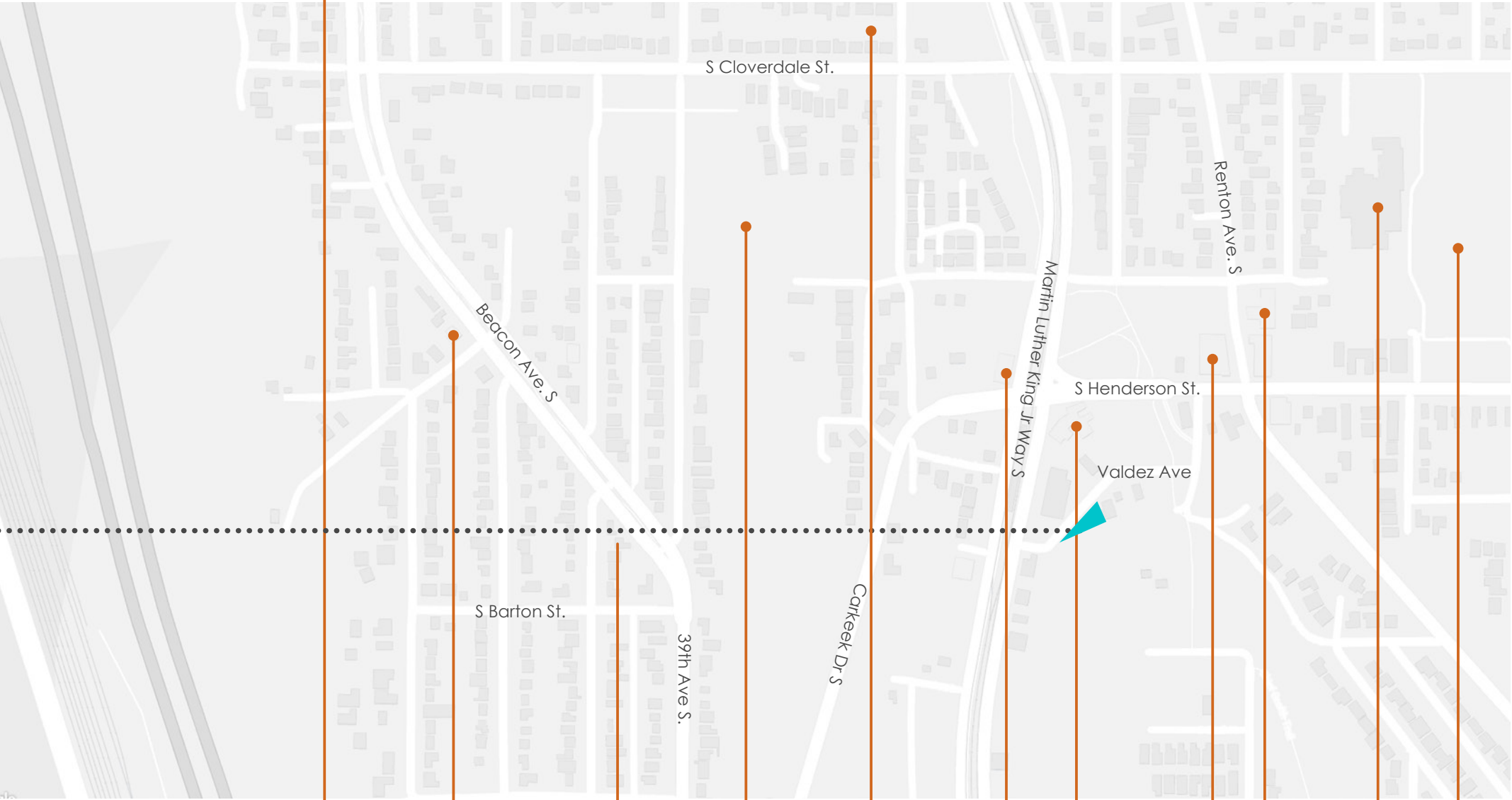
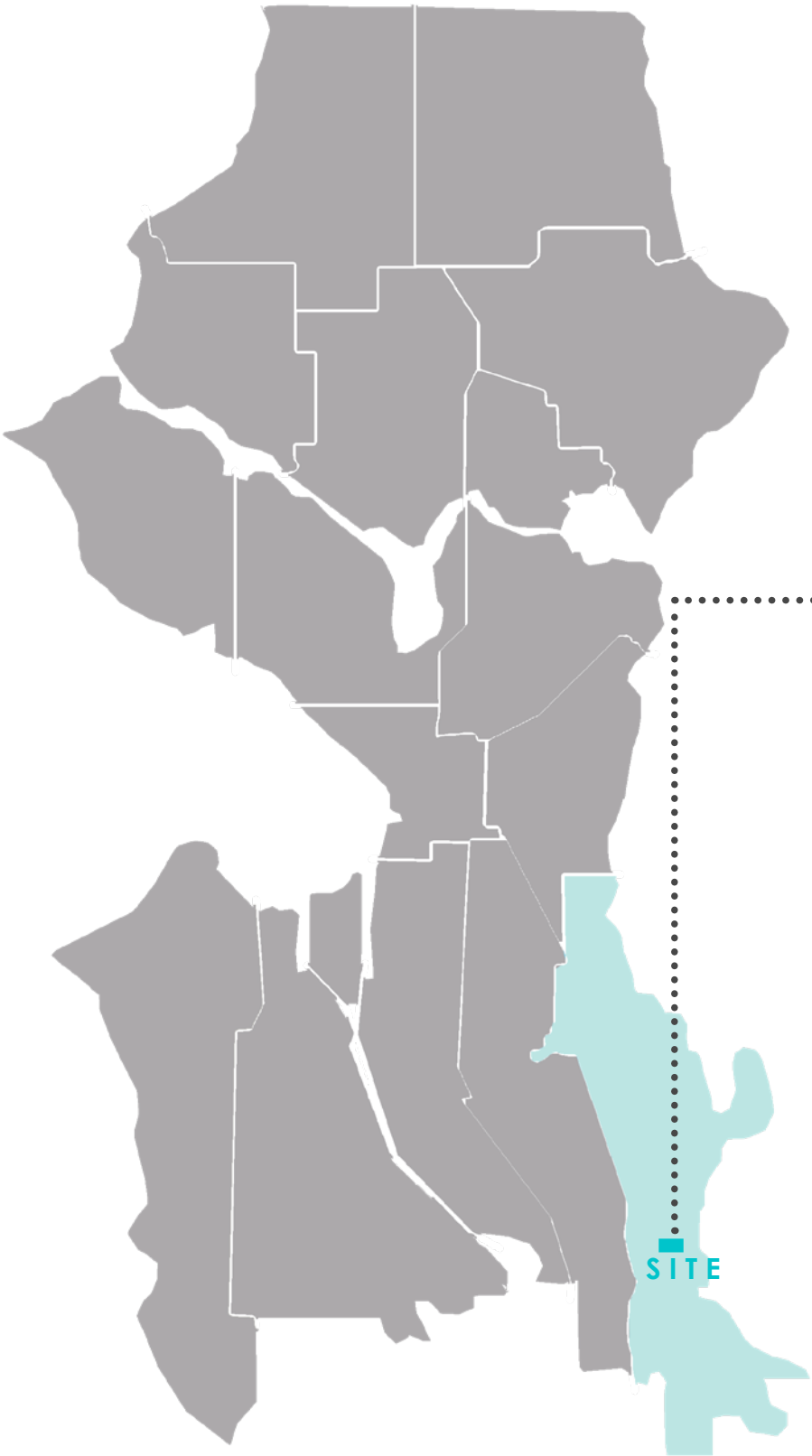
<div>Context01</div> <div><div>Project Information1</div><div>Vicinity Analysis</div><div>Zoning Analysis</div><div>Site Analysis</div><div>Street Level</div><div>Street Level</div><div>Context Study</div><div>Survey And Legal Description</div></div>	<div>Approach10</div> <div><div>Concept</div><div>Design Guidelines</div><div>Design Guidelines</div></div>	<div>Design14</div> <div><div>Site Plan</div><div>Landscape Plan</div><div>Landscape Plantings</div><div>Lighting Plan</div><div>Site Section</div><div>Window Study</div><div>E/W Section</div><div>N/S Section</div><div>Plans</div><div>Plans</div><div>Plans</div><div>Plans</div></div> <div><div>Colored Elevations23</div><div>Materials</div><div>North Elevations</div><div>South Elevation</div><div>East Elevation</div><div>Renderings</div><div>Renderings</div><div>Renderings</div><div>Renderings</div></div>	<div>Appendices34</div> <div><div>A. Outreach &amp; Impact34</div><div>Summary Of Plan</div><div>Printed Outreach</div><div>Printed Outreach</div><div>Electronic/Digital Outreach</div><div>Electronic/Digital Outreach</div><div>In-Person Outreach</div><div>In-Person Outreach</div><div>In-Person Outreach</div></div> <div><div>B. Wetland Report44</div><div>Wetland &amp; Stream Reconnaissance Report</div></div> <div><div>C. ROW Exception46</div><div>Right-Of-Way Improvement Exception Request Form</div><div>Preliminary Assessment Report</div><div>Preliminary Assessment Report</div><div>Preliminary Assessment Report</div><div>Preliminary Site Plan</div></div>
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# Context

Project Information

ADDRESS	9036 Valdez Ave S SEATTLE, WA 98118
TAX ID NUMBER	212470-0490
SDCI PROJECT #	SDR: 3034960-EG  BUILDING: 6749603-CN
LOT SIZE	5,246
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	ROSE HOMES, LLC 4725 30TH AVE S SEATTLE, WA 98108

# Site Analysis



- Van Asselt Elementary School
- Bumble Bee Boxing Club
- Benefit Playground
- East Duwamish Greenbelt Park
- Thistle P-Patch Community Gardens
- Vegetable Bin
- Tienda Mi Peublito
- Oromo Cultural Center
- Somali Community Services of Seattle
- Dunlap Elementary School
- Rainier Beach Playfield

# zoning + routes

**ZONE:** LR2 (M1)

**ADJACENT ZONES:** RSL (M)  
SM-RB 85 (M)  
C1-75 (M)  
C2-75 (M)  
LR3 (M2)

**BUS ROUTES:** 9 - Rainier Beach to Columbia City to Broadway  
106 - Renton TC to Downtown Seattle  
107 - Renton TC to Beacon Hill

**LINK LIGHT RAIL:** Angle Lake to University of Washington

- 107 Line
- Link Light Rail
- 9 Line
- 106 Line
- 9 Line
- 106 Line
- 107 Line
- 9 Line
- 106 Line
- 107 Line



## ZONING ANALYSIS

**PROPOSAL** 9036 Valdez Avenue South is currently (1) lot with (1) single family home. The applicant proposes demo SFR, construct (5) rowhouses with (2) garages, with future unit lot division.

<b>KEY METRICS</b>	<b>Zone</b>	LR2 (M1)
	Urban Village	Yes
	Parking Flexibility	Yes
	<b>Lot size</b>	5,246 sf
	<b>FAR</b>	5,246 sf x 1.4 = 7,344 sf allowed (RHs + Built green)(includes garages)  7,344 sf / 5 units = 1,468 sf per unit (inside face of structure)  Proposed FAR = 7,165 sf
	<b>Structure Height</b>	40' + 4' parapet allowance
	<b>Units</b>	(5) rowhouses
	<b>Parking</b>	(2) garages

**ANALYSIS OF CONTEXT** The project is located in the Rainier Beach neighborhood. The site is located on Valdez Avenue South. Adjacent properties include single family houses, a warehouse, the Rainier Beach Light Link Rail Station, and the Chief Sealth Trail.

**EXISTING SITE CONDITIONS** A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on [page 9](#).

**SITE PLAN** A preliminary site plan including proposed structures and open spaces can be found on [page 15](#).

**ARCHITECTURAL CONCEPT** See [page 11](#) for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See [pages 12 & 13](#) for Design Guideline Responses.



AERIAL VIEW SOUTH



AERIAL VIEW EAST

SITE ANALYSIS



continued on  
next page

ADJACENT CHARACTER

*Door-to-door fact sheets or flyers are distributed to residences and businesses within approximately 500 ft radius of the proposed site. All information was distributed in English as well as Spanish, Somali, and Oromo, key languages for the area as identified by the Department of Neighborhoods.*



ACROSS FROM SITE:  
9036 VALDEZ AVENUE SOUTH

continued on  
next page

SITE: 9036 VALDEZ AVENUE SOUTH

MARTIN LUTHER KING JR WAY S

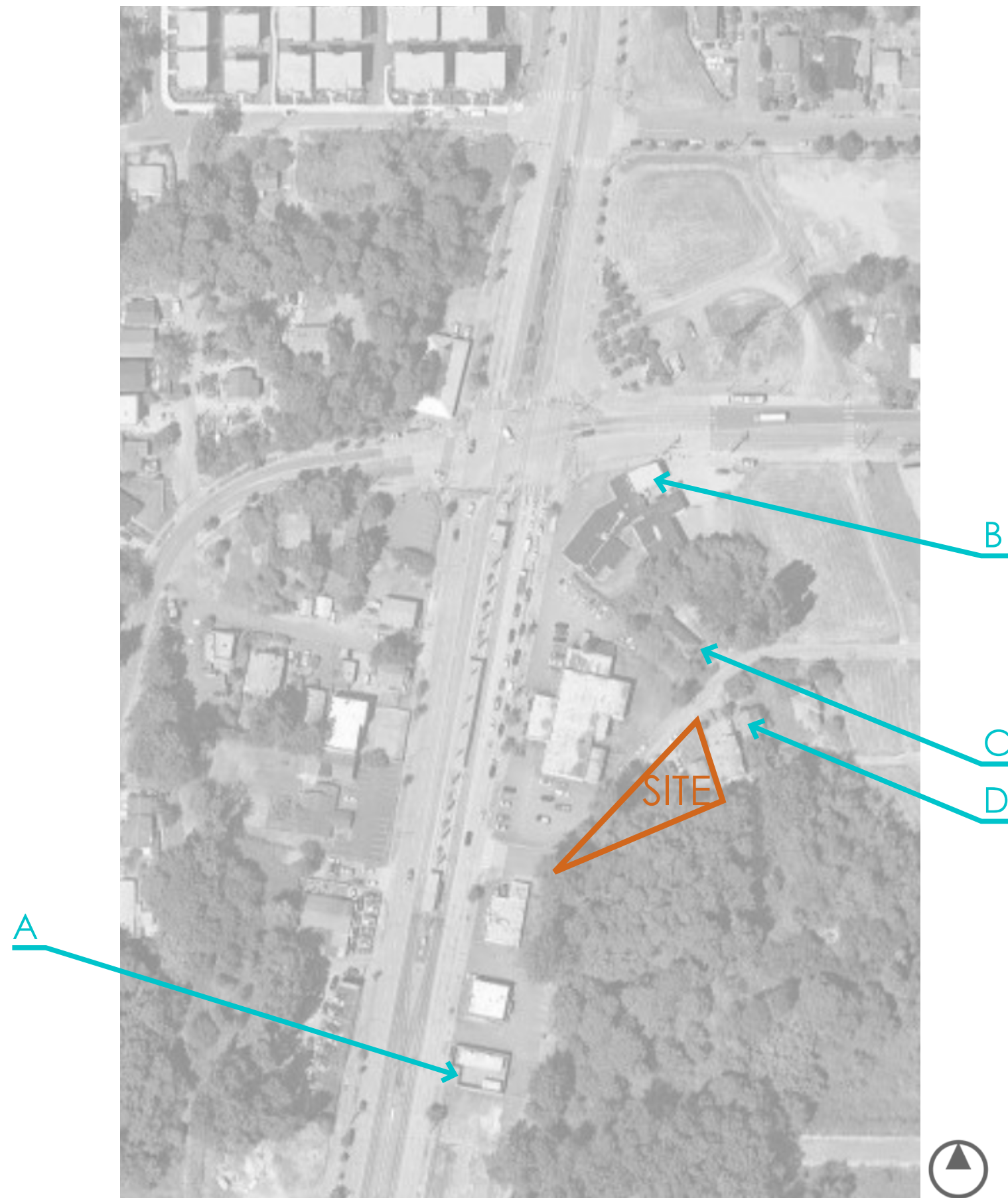


YUKON AVE S



STREET LEVEL

## CONTEXT STUDY



A-D
CON  
TXT

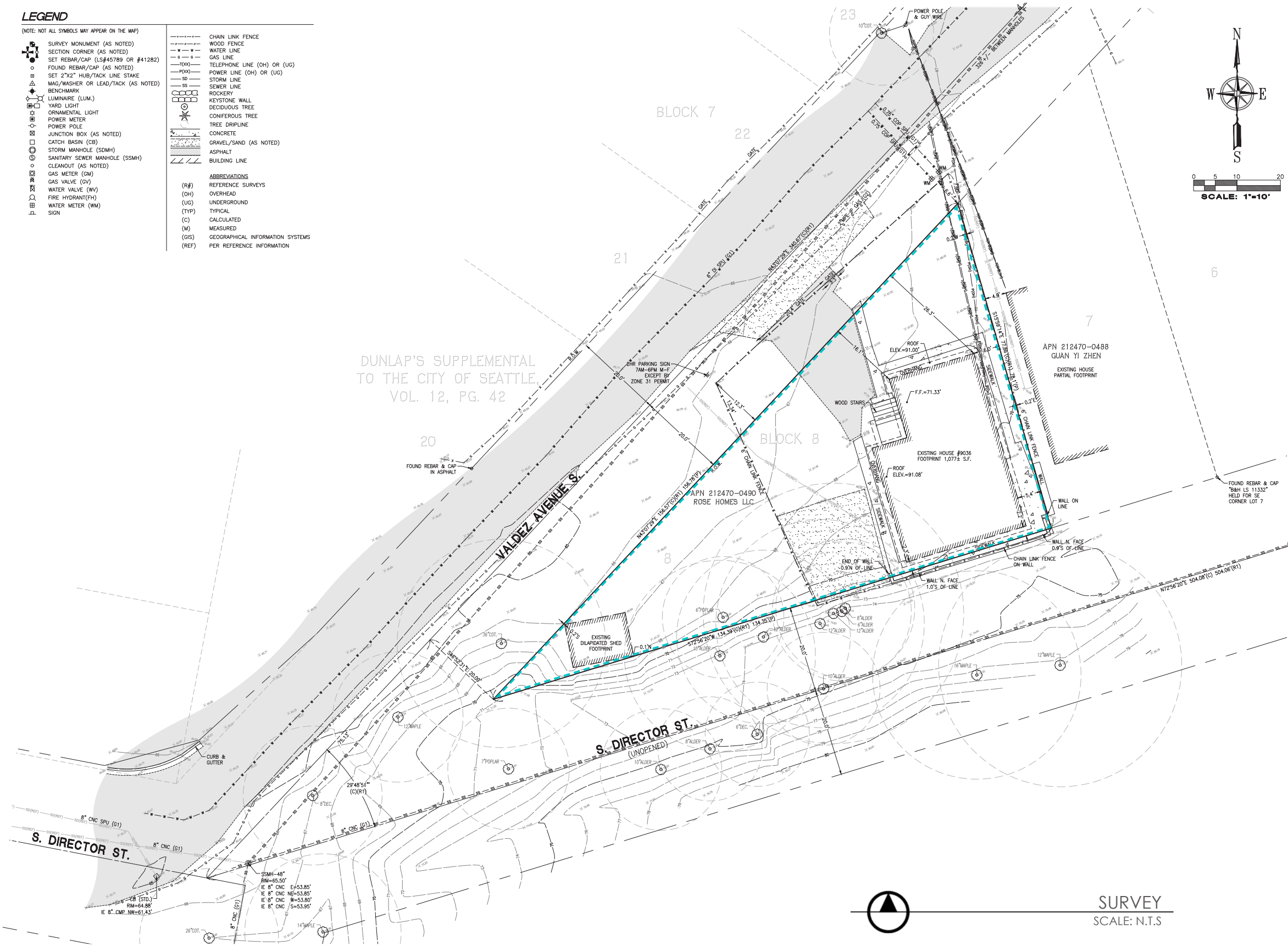
Each site view represents an opportunity to design to a specific neighborhood character

LEGAL DESCRIPTION

LOT 8, BLOCK 8, DUNLAP'S  
SUPPLEMENTAL TO THE CITY OF SEATTLE,  
ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 12 OF PLATS,  
PAGE 42, RECORDS OF KING COUNTY,  
WASHINGTON.

The following development is subject to  
streamlined design review: (1)  
development that is at least 5,000  
square feet but less than 8,000 square  
feet and (2) is proposed on a lot that  
was rezoned from a Single-family zone to  
a Lowrise 1 (LR1) zone or Lowrise 2 (LR2)  
zone, within five years after the effective  
date of the ordinance introduced as  
Council Bill 119057.

This requirement shall only apply to  
applications for new development  
submitted on or before December 31, 2023.

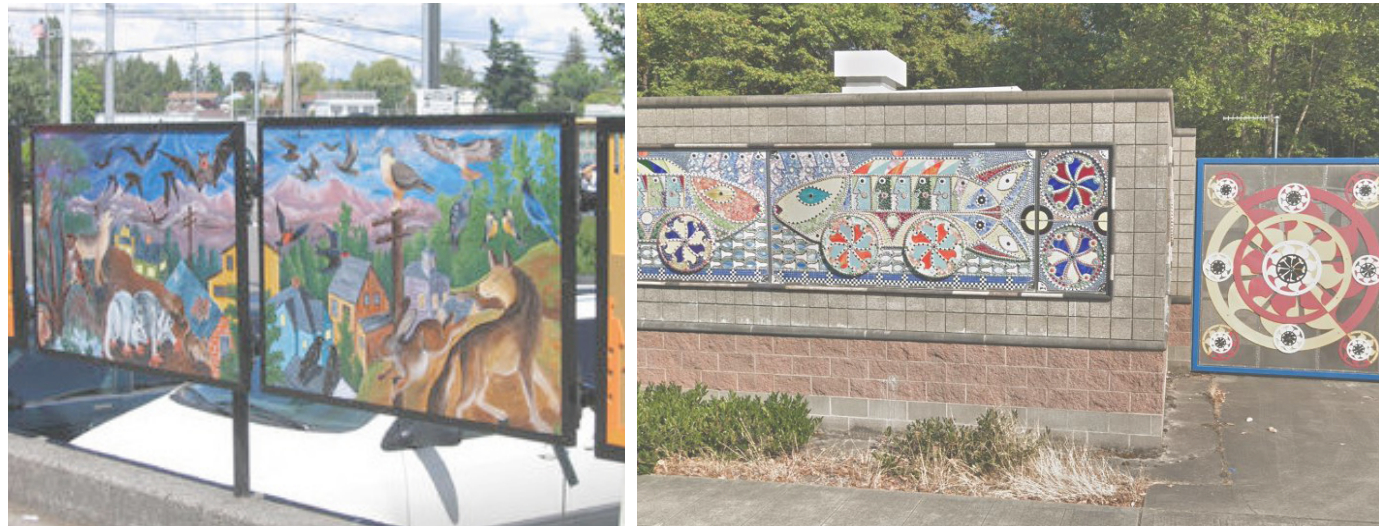


SURVEY AND LEGAL DESCRIPTION

approach

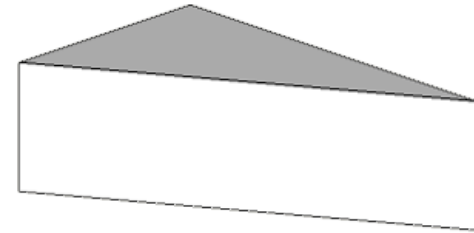


# PRECEDENTS

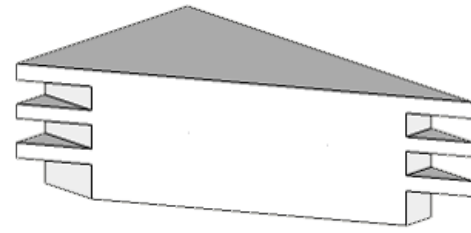


# RAINIER BEACH ART

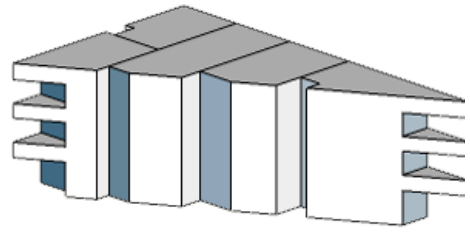
1 \_ TRIANGULAR MASSING



2 \_ CORNER DEFINITION



3 \_ UNIT HIGHLIGHTS



# 3D CONCEPTUAL DIAGRAM

This project is located on a uniquely triangular lot formed by the intersection of Valdez Avenue South and South Director Street. The design approach embraces this unusual site condition. Starting with a simple triangular massing that follows the lot lines, we then began to create differentiation between each rowhouse. First, we articulated and broke down the corners by introducing triangular decks. These decks complete the triangular massing, while also introducing a human scale. Stepped modulation along the front facade breaks the building down into understandable rowhouses and fits well with the residential scale of the neighborhood. Colored accent panels, inspired by the colorful public art works found in the Rainier Beach neighborhood, highlight the entries and further identify individual units within the project. The combination of strong massing, modulation, and colored accents results in a rowhouse scheme that embraces the unique site conditions. Next, we turned to the Seattle Design Guidelines to provide further insight as to how this project can be a successful multi-family project in the Rainier Beach neighborhood.

# CONCEPT

CS1 Natural Systems and Site Features

D. Plants and Habitat

There is only one tree existing on the project site and it has not been deemed exceptional by the arborist report. There are a number of existing trees directly to the south of the site and the design takes this into consideration. The project is also respectful to the designated wetlands area as investigated in the wetland and stream reconnaissance report included with this packet.

CS2 Urban Pattern and Form

A. Location in the City and Neighborhood

B. Adjacent Sites, Streets, and Open Spaces

C. Relationship to the Block

D. Height, Bulk, and Scale

This project is located in the Rainier Beach neighborhood, in close proximity to the Link Light Rail Station and Martin Luther King Jr Way. It is located between the Link Light Rail Station and the Chief Sealth Trail, giving Valdez Avenue South the opportunity to act as a connecting path for pedestrians. The Rainier Beach station provides easy options to commute to and from downtown Seattle, resulting in neighborhood growth. This project will be visibly significant to pedestrians arriving at the Rainier Beach station and has been designed to create a positive pedestrian experience through a strong urban edge, modulation along the front facade, and accent colors that highlight entries and provide visual interest.

This project is situated on a triangular site at the intersection of Valdez Avenue South and South Director Street, just east of Martin Luther King Jr Way. The design embraces the unique shape of the site through stepped massing that follows the angled front lot line and angled decks that complete the overall triangular form. The overall building reads as a triangular element, while the actual massing of the building steps back along the front facade. This modulation breaks up the overall bulk and provides differentiation between each unit. Colored accent panels additionally break down the building into smaller elements by emphasizing each individual entry. This project serves to transition between the scale of Martin Luther King Jr Way and the single family residential homes on Valdez Avenue South.

PL1 Open Space Connectivity

B. Walkways and Connections

This project is in close proximity to the Rainier Beach Link Light Rail Station on Martin Luther King Jr Way. The project site sits between Martin Luther King Jr Way and the Chief Sealth Trail, with Valdez Avenue South serving as a connecting path for pedestrians. This project designs for a positive pedestrian experience through the use of modulation and accent colors. Each unit is differentiated through shifted massing and colors highlighting entries, which breaks the building down into a more individualized scale.

PL3 Street Level Interaction

A. Entries

Entries along Valdez Avenue South are clearly defined and units are differentiated through stepped modulation along the facade. Each unit has an individual and clearly defined entry. A gradient of colored accent panels on the upper levels serve to highlight the entries of each unit and create an identity for each unit. Entries are weather protected either by awnings or decks above. Address signage is easily visible on the exterior with down lights for the evenings. Thoughtful landscaping using native plant species near the entries soften the experience.

PL4 Active Transportation

A. Entry Locations and Relationships

C. Planning Ahead for Transit

The Rainier Beach Link Light Rail Station is located within 300 feet of the project site and is a highly frequented mode of transportation. The project will be visible from the station and serves as an identifiable and attractive presence within the neighborhood. The pedestrian experience is enhanced through the creation of a strong urban edge and modulation along the street facade. Accent colors add visual interest and definition, while landscaping around the edges soften the massing and enhance the experience of the pedestrian. Street improvements prepare for increased use and create a safer and more pleasant experience through the introduction of a sidewalk and street plantings.

DC1 Project Uses and Activities

B. Vehicular Access and Circulation

This project includes garage parking for two of the five rowhouses, which is practical for this neighborhood. The driveway access for these garages are shared to reduce the number of curb cuts and lessen the disruption for the pedestrian along the sidewalk. Street improvements along Valdez Avenue South include a curb gutter and sidewalk, providing additional street parking options along a street that currently has no defined street parking.

DC2 Architectural Concept

- A. Massing
- B. Architectural and Facade Composition
- C. Secondary Architectural Features
- D. Scale and Texture

Modulation along the facade facing Valdez Avenue S steps with the angle of the street as the site triangulates. Decks at the ends of the building articulate the triangle form while breaking down the massing. This modulation in combination with colored accent panels and an architectural shroud element provides differentiation between the units and highlights the entries. These color accents are continued on the facade facing S Director Street with extruded architectural fins adding definition between units. A gradient of colors gives each rowhouse its own identity within the project. The architectural fins provide additional visual interest and also wrap to create awnings over the entries. The staggered front facade breaks down the overall massing of the building, allowing the individual units to be clearly understood. This design transitions between the scale of Martin Luther King Jr Way and the residential homes along Valdez Avenue South.

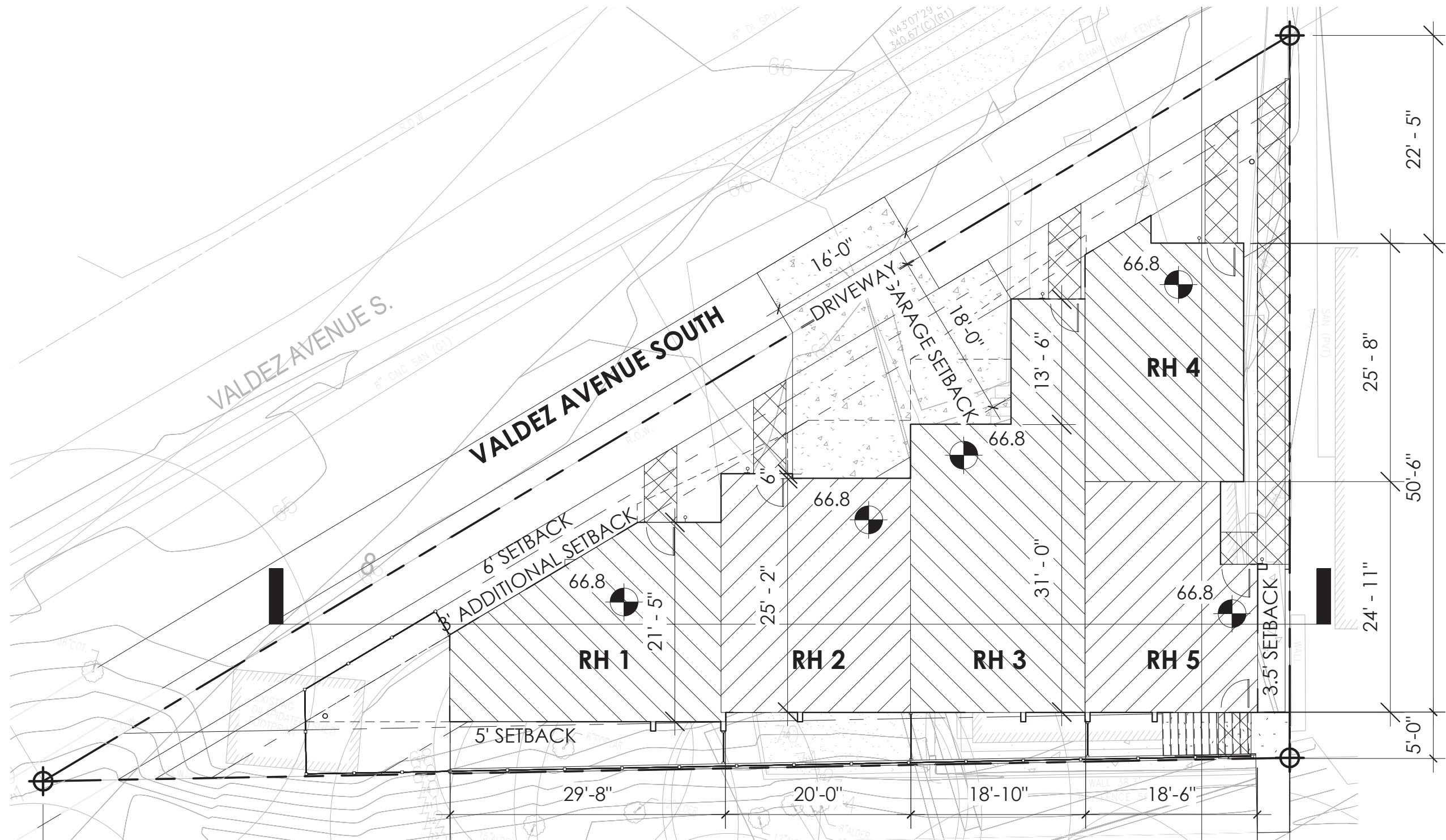
DC4 Exterior Elements and Materials

- B. Building Materials
- D. Trees, Landscape, and Hardscape Materials

This project uses durable panel siding in a gradient of colors to create an attractive facade. Different shades of blue panels give each rowhouse a unique identity within the project and emphasize the entries. This color variation provides visual interest and unit differentiation within an overall cohesive design scheme.

Native plantings along the front facade soften the entries and provide a pleasant pedestrian experience. These landscaping elements are carefully selected to enhance the design and provide visual interest along the ground level of the project. A number of existing trees will remain directly to the south of the property, providing an overhead canopy. Hardscape elements will include permeable pavements and provide clear entry pathways to each unit.

design



SITE PLAN  
SCALE: N.T.S

## SITE PLAN

# adjustment request #1:

## extend facade length

### 23.86.015 - Maximum facade length measurement

- A. In Lowrise zones, the length of certain facades is limited by development standards. Facade length is measured as follows:
1. Draw a line parallel to, and 15 feet from, the lot line along which the length of a facade is limited.
  2. For each portion of a structure that located between the line drawn in subsection 23.86.015.A.1 and the lot line, mark the points at which that portion of the structure crosses the line drawn in subsection 23.86.015.A.1, and measure the distance between those points.
  3. The facade length limit applies to the sum of the lengths of the portions of structure(s) measured in subsection 23.86.015.A.2 (see Exhibit A and Exhibit B for [23.86.015](#)).

### Adjustments & Departures

#### Development Standard Adjustments

The second important difference between an adjustment and a departure is that adjustments are only available for a designated set of land use code development standards. SMC Section 23.41.018.D.3 provides the list of the specific development standards for which adjustments may be allowed, and is summarized below:

- Setback and separation standards may be reduced by a maximum of 50 percent
- Amenity areas may be reduced by a maximum of 10 percent
- Landscaping and screening may be reduced by a maximum of 25 percent
- Structure width, depth, and facade length limits may be increased by a maximum of 10 percent
- Screening of parking may be reduced by a maximum of 25 percent

### DC2 Architectural Concept

#### A. Massing

#### B. Architectural and Facade Composition

### PL3 Street Level Interaction

#### A. Entries

### CS2 Urban Pattern and Form

#### B. Adjacent Sites, Streets, and Open Spaces

#### C. Relationship to the Block

#### D. Height, Bulk, and Scale

Modulation along the facade facing Valdez Avenue S steps with the angle of the street as the site triangulates. Decks at the ends of the building articulate the triangular form, completing the massing. Finishing out the triangular space with decks both gives resolution to the massing and breaks down the facade presence to fit better into the neighborhood character. Without the decks the facade is abrupt and does not engage with the street presence. The decks allow for street level interaction with the neighborhood. Porches and covered decks are an observed characteristic of the neighborhood which this projects works to maintain at every opportunity. Additionally the decks also develop a sense of equality between each unit giving each future resident similar amenity space. The amenity decks articulate each entry with the color and spatial modulation.



WITHOUT DECKS



WITH DECKS



LANDSCAPE PLAN  
SCALE: N.T.S

LANDSCAPE PLAN



BIG BLUE LILYTURF



TUSCAN BLUE ROSEMARY



EVERILLO JAPANESE SEDGE



FRAGRANT SARCOCOCCA



HIDCOTE BLUE LAVENDER



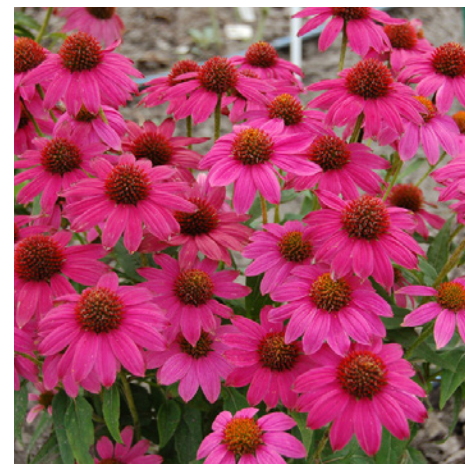
DAPHNE ETERNAL FRAGRANCE



MAHONIA SOFT CARESS



MEXICAN FEATHER GRASS



POWWOW WILDBERRY CONEFLOWER

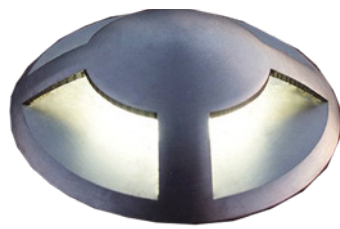


VARIGATED SPANISH BAYONET

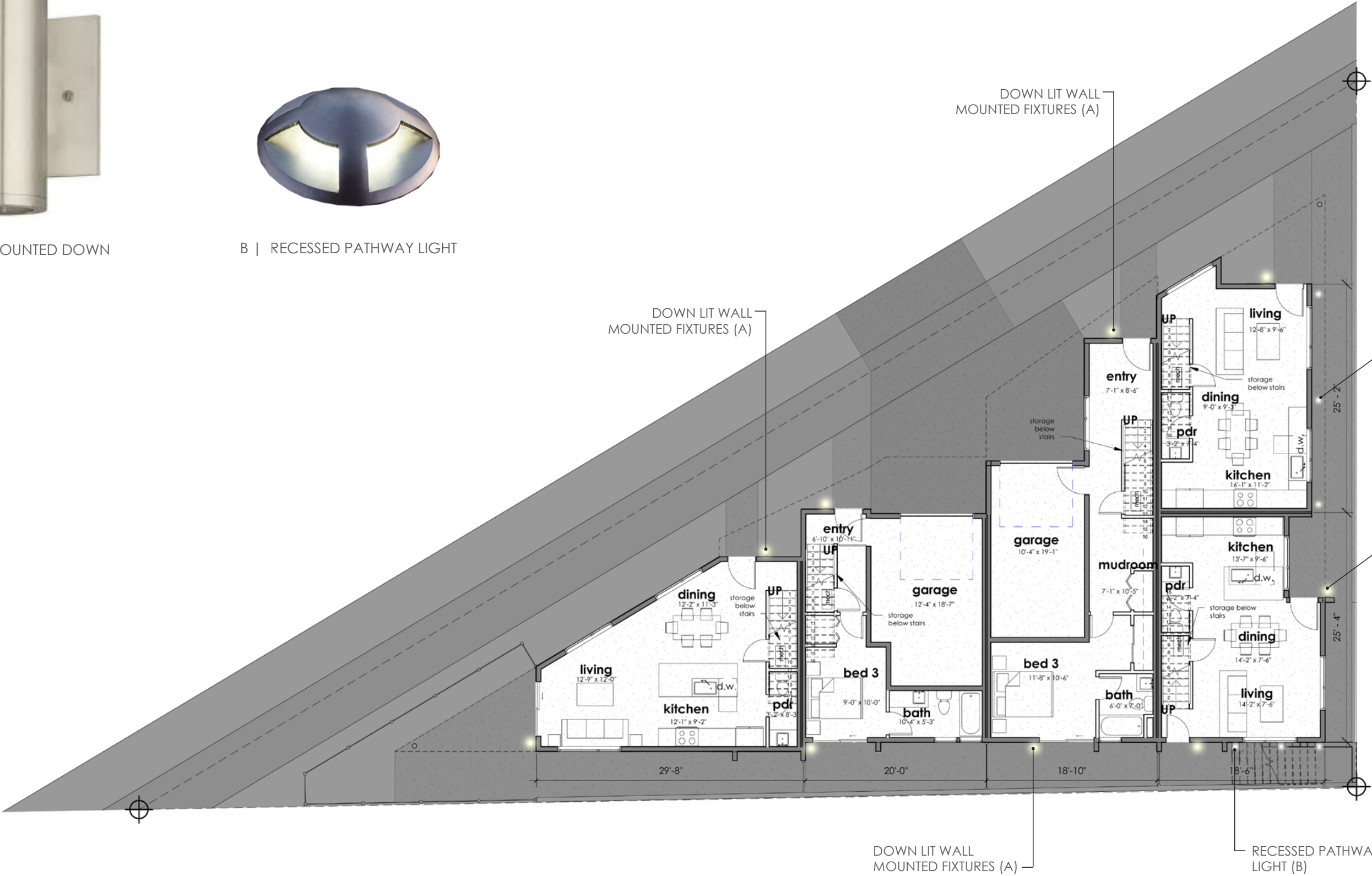
## LANDSCAPE PLANTINGS



A | WALL MOUNTED DOWN LIGHT



B | RECESSED PATHWAY LIGHT



LIGHTING PLAN



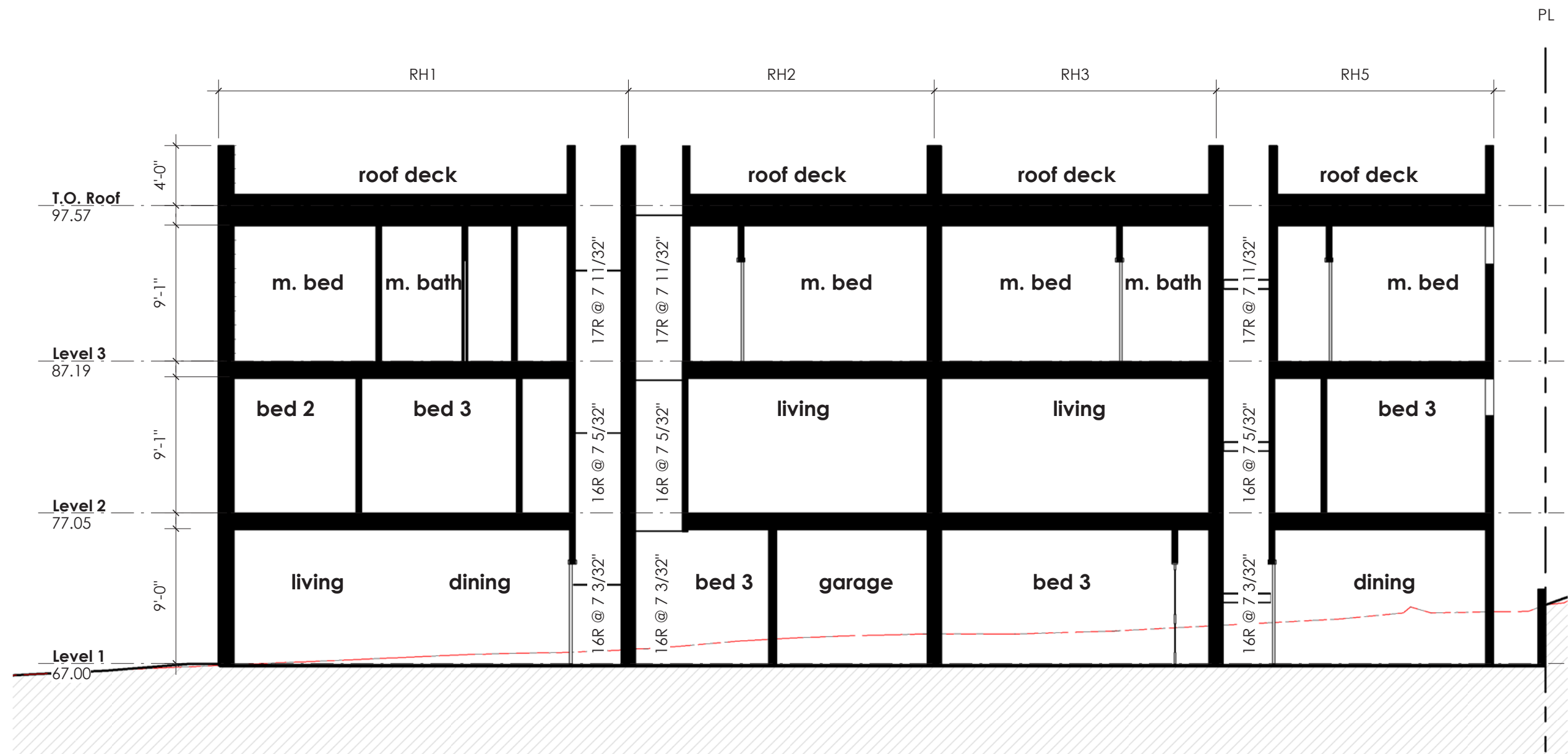
LIGHTING PLAN  
SCALE: N.T.S



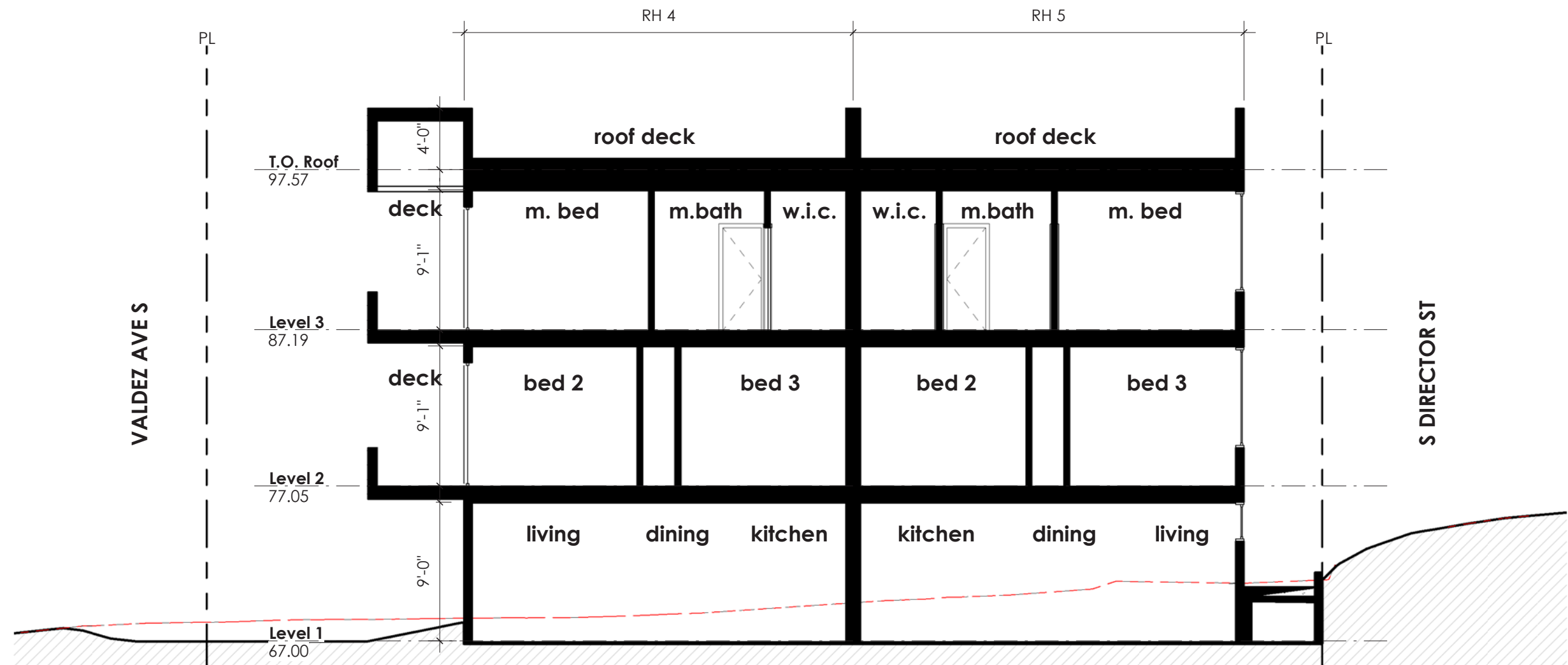
EAST ELEVATION  
SCALE: N.T.S

- Transparency at 213 22nd THs (site)
- Transparency at neighboring units
- Overlap

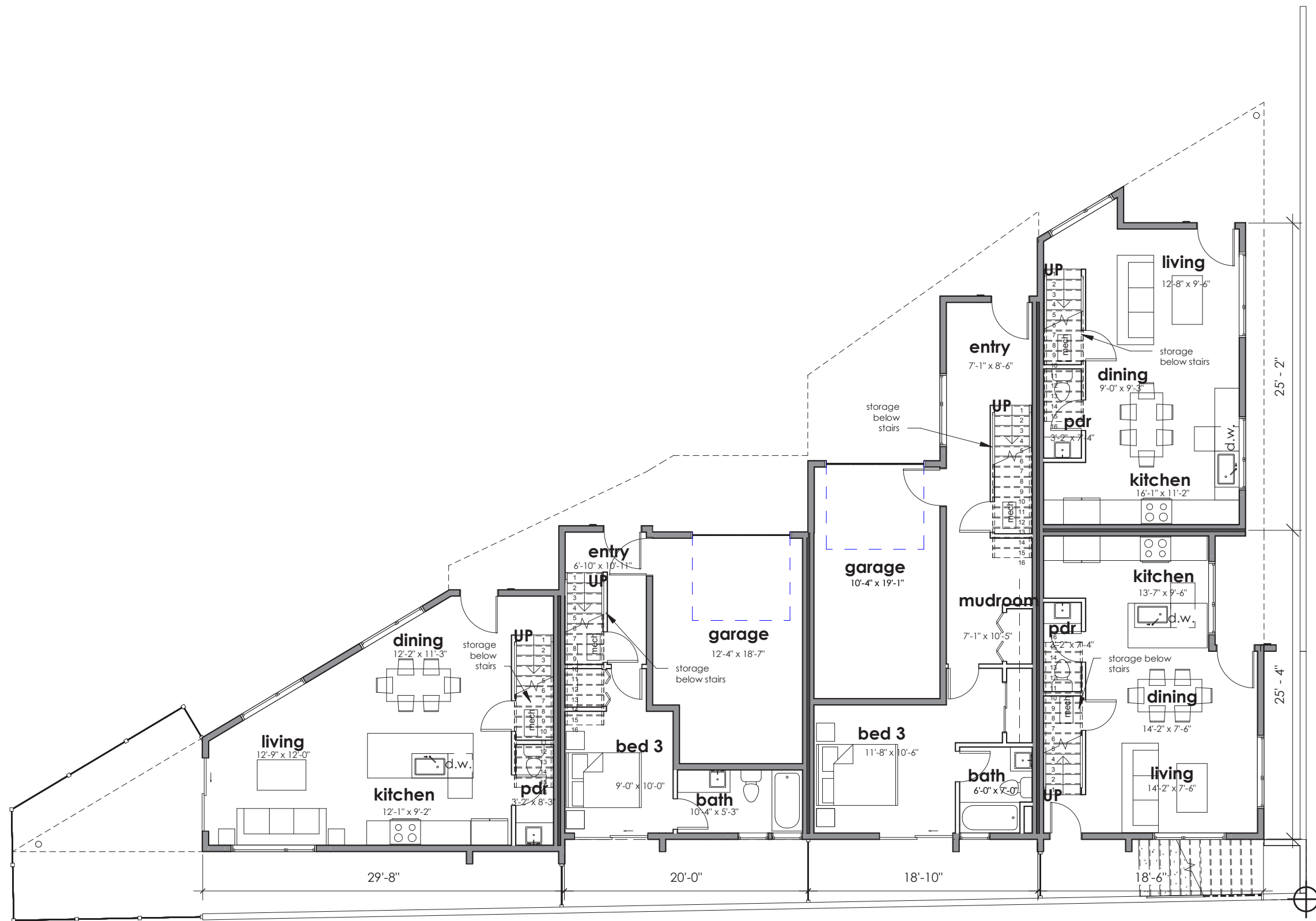
## WINDOW STUDY



E/W SECTION



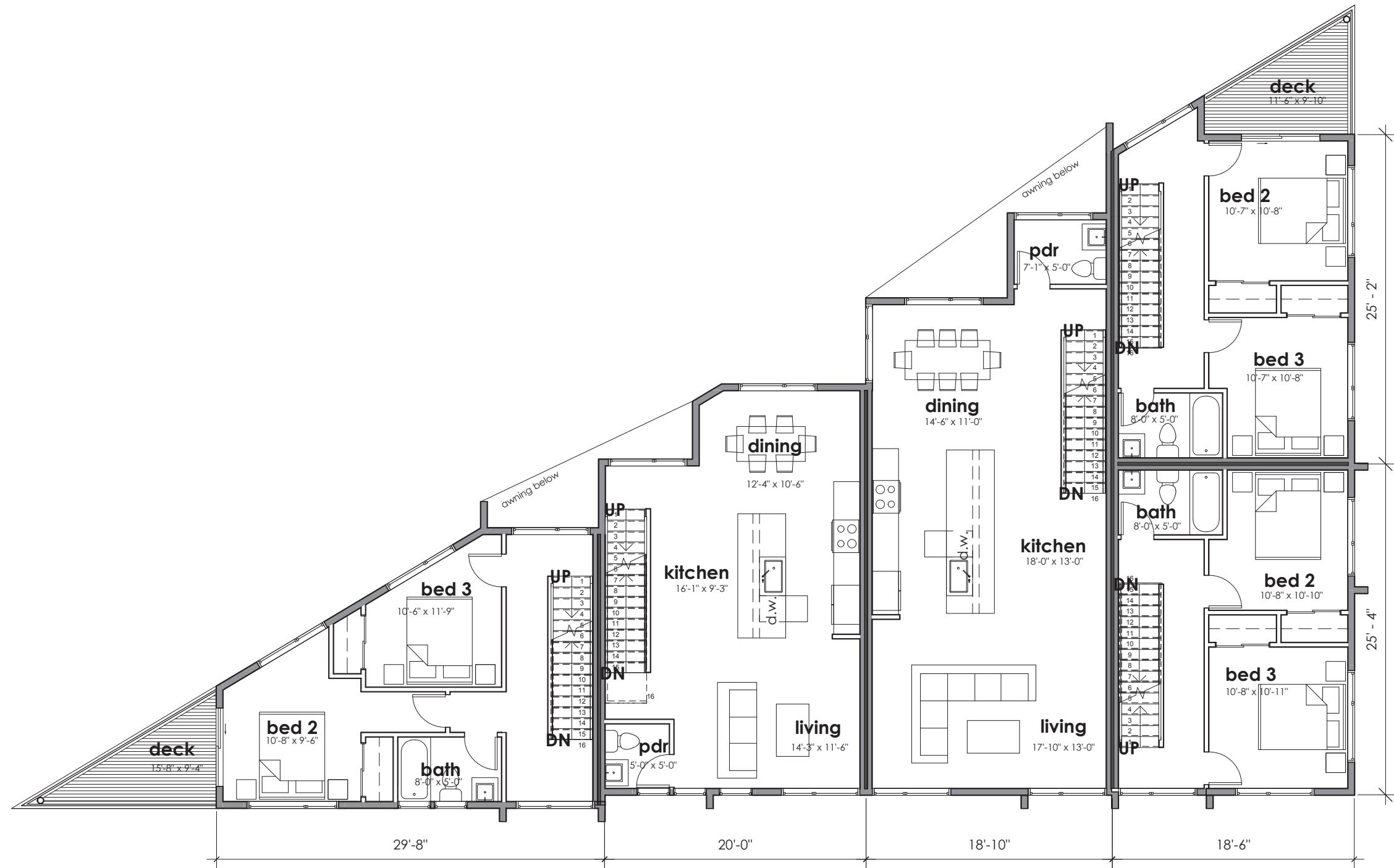
N/S SECTION



PLANS



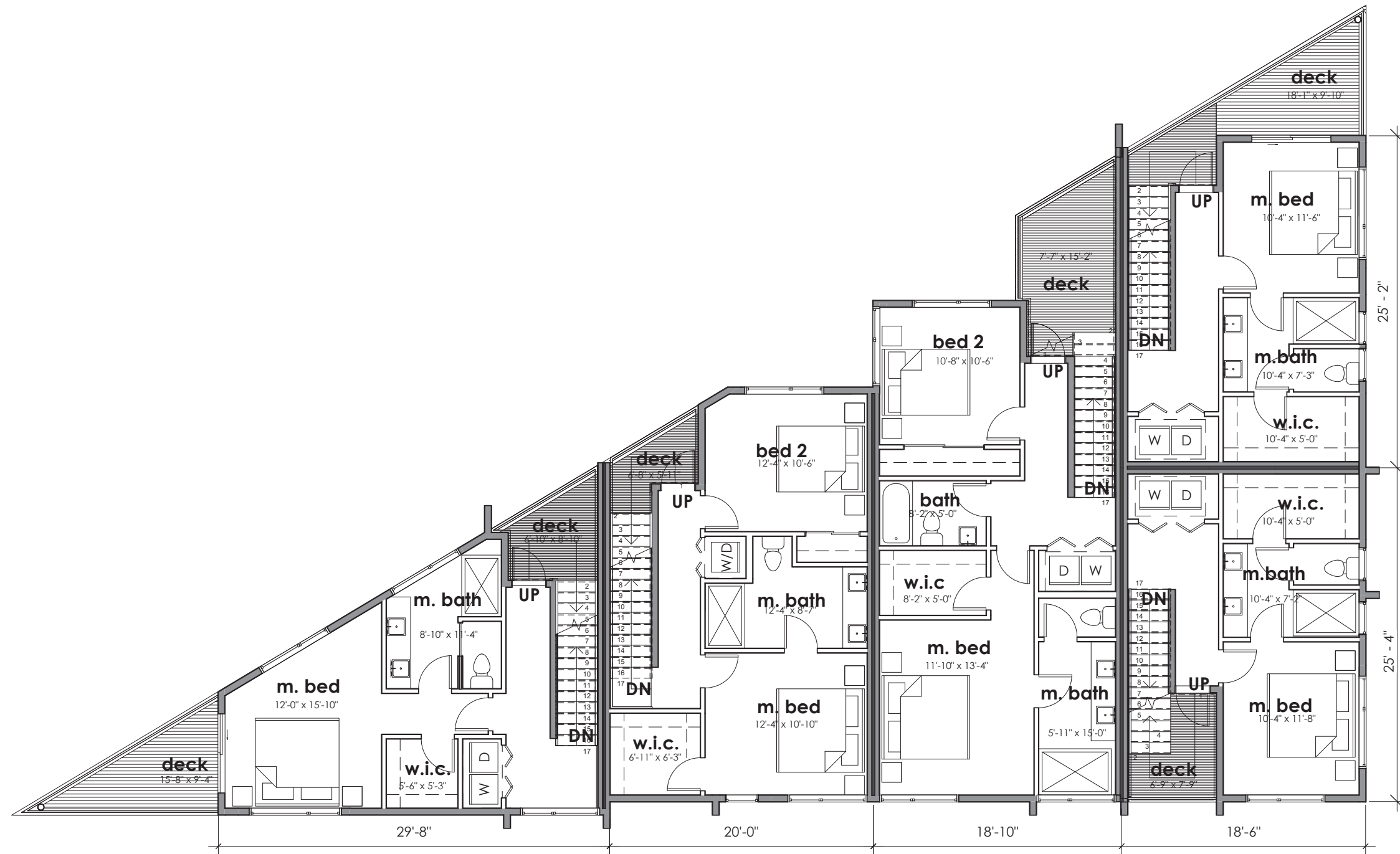
FIRST FLOOR PLANS  
SCALE: N.T.S



PLANS



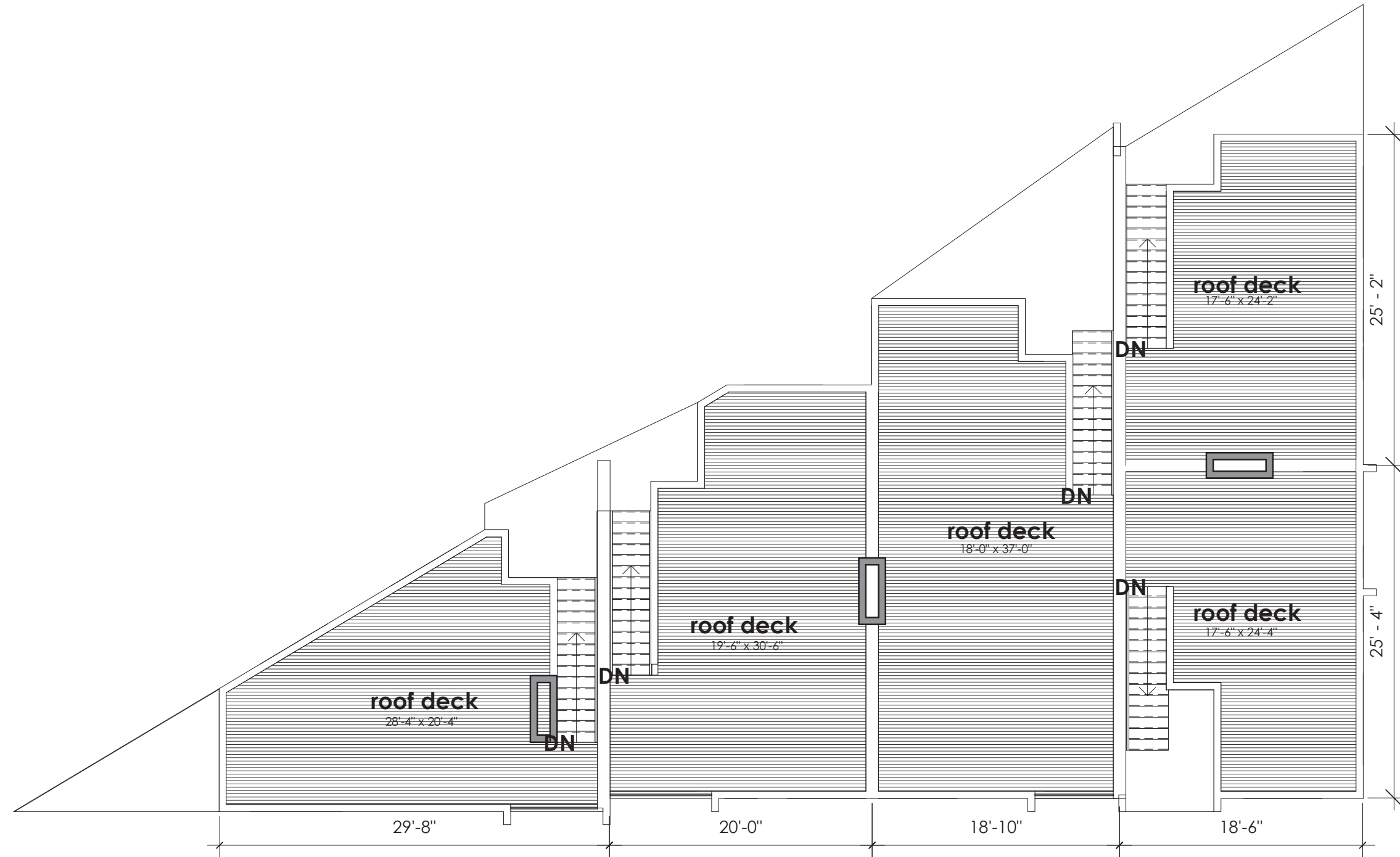
SECOND FLOOR PLANS  
SCALE: N.T.S



PLANS



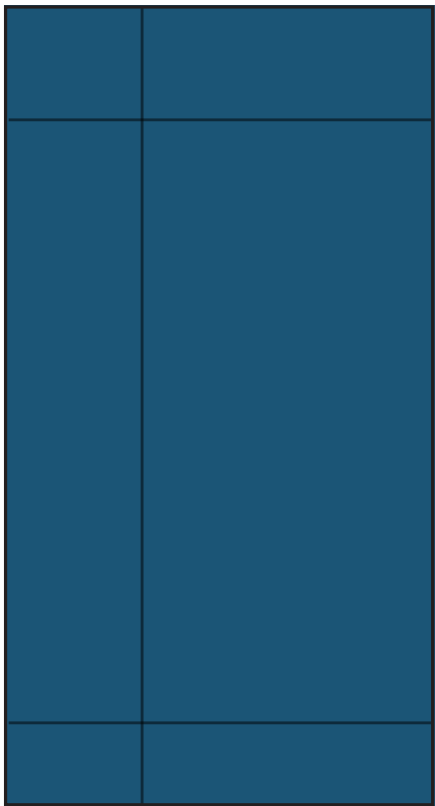
THIRD FLOOR PLANS  
SCALE: N.T.S



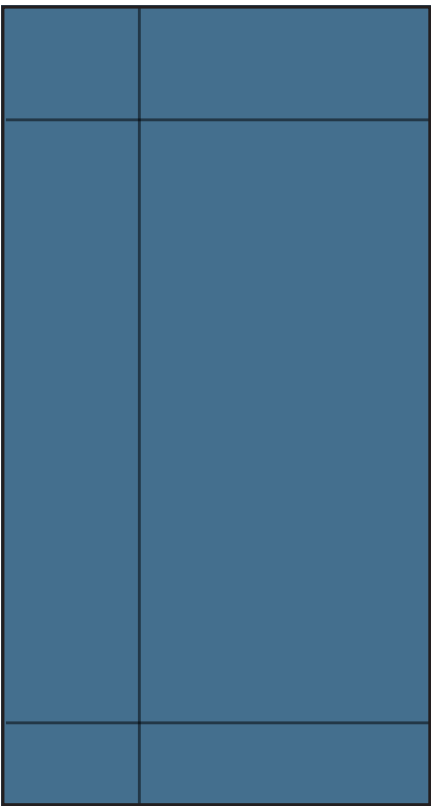
PLANS



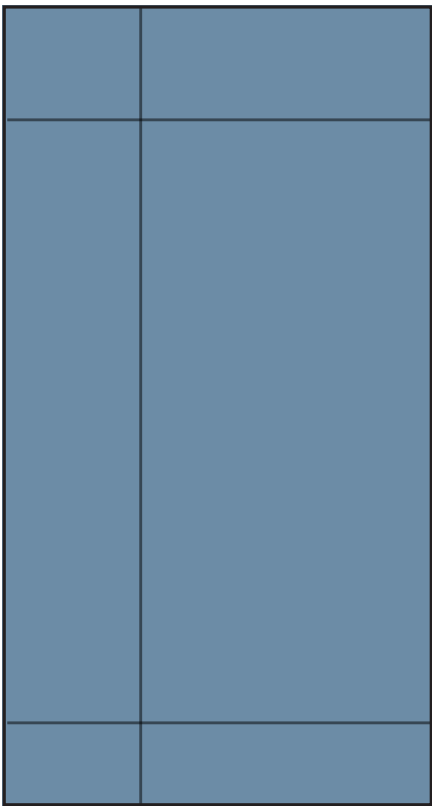
ROOF PLANS  
SCALE: N.T.S



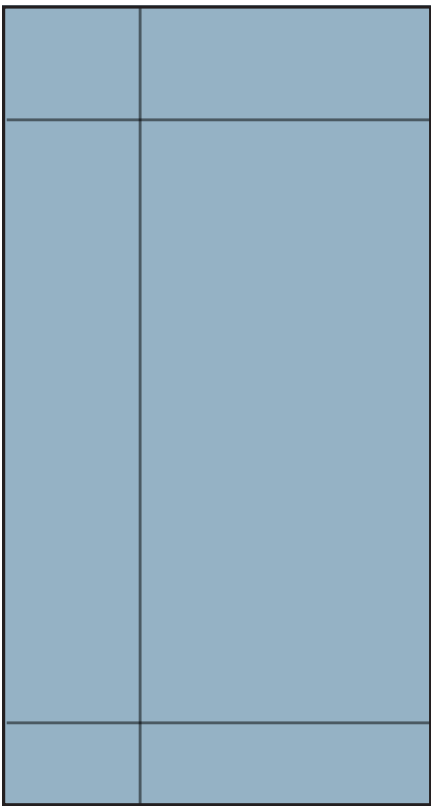
CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #6517 Regatta*



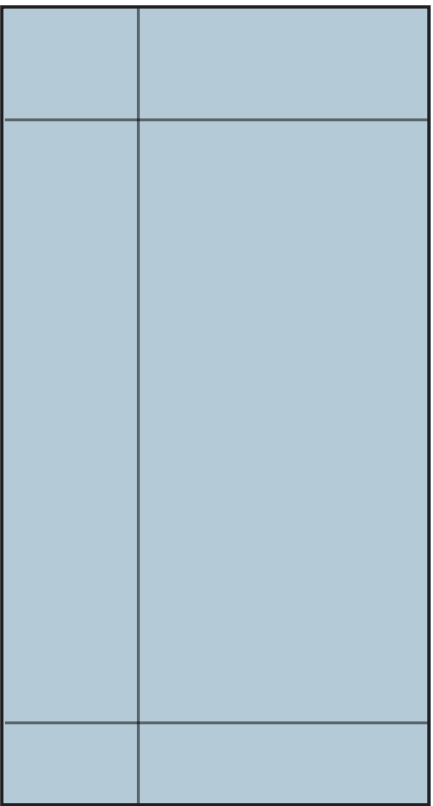
CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #6516 Down Pour*



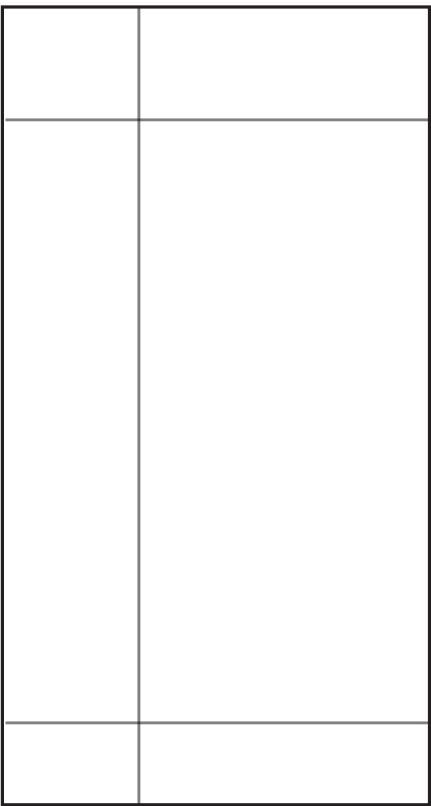
CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #6515 Leisure Blue*



CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #6514 Respite*



CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #6513 Take Five*



CEMENTITIOUS PANEL SIDING  
*Sherwin-Williams #7626 zurich white*





SOUTH ELEVATION

10'x4' CEMENTITIOUS PANEL  
SIDING, "REGATTA"

10x4' CEMENTITIOUS PANEL  
SIDING, "ZURICH WHITE"

10'x4' CEMENTITIOUS PANEL  
SIDING, "ZURICH WHITE"

10'x4' CEMENTITIOUS PANEL  
SIDING, "DOWN POUR"



EAST ELEVATION



APPROACH FROM NORTH (VALDEZ AVE S)

## RENDERINGS



APPROACH FROM NORTHWEST (VALDEZ AVE S)

## RENDERINGS



APPROACH FROM SOUTH (S DIRECTOR ST)

## RENDERINGS



FROM NORTHWEST ABOVE

## RENDERINGS

# Appendix A

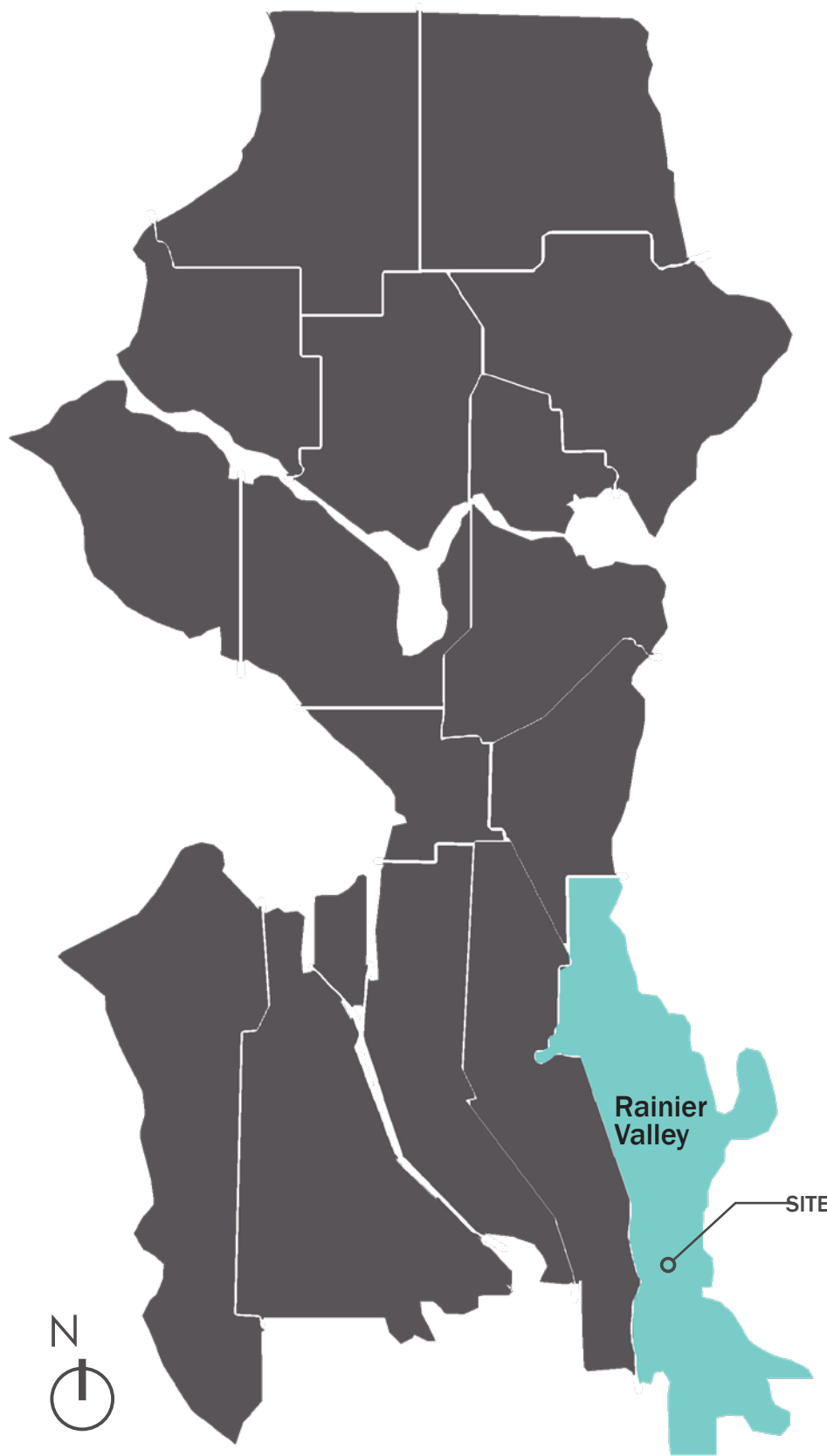
9036 Valdez South

# 3034960-EG



EARLY COMMUNITY OUTREACH  
NOVEMBER 15, 2019





CONTENTS

OUTREACH PLAN WITH OVERALL SUMMARY	36
PRINTED OUTREACH	37-38
ELECTRONIC/DIGITAL OUTREACH	39-40
IN-PERSON OUTREACH	41-43

OUTREACH PLAN:

Neighborhood: Rainier Beach  
Equity Area: Yes, Equity Zone #117

Project Description: This proposal is for (5) 3-story rowhouses with two attached garages. This site is located in an Urban Villiage and designated as an Equity Area.

Languages for printed, digital, and in-person outreach as identified by the Department of Neighborhoods:  
Spanish, Oromo, and Somali

Printed

- Outreach: Mailer sent to residences and businesses within approximately 500 ft radius of the proposed site (high impact). Contains project information, link to online survey, link to DON’s Early Outreach Blog and Calendar, and date/time/location of in-person outreach.
- Additional: Translation required. Post mailers at the Oromo Cultural Center, Somali Community Services of Seattle and Tienda Mi Pueblito market.
- Documentation: Presentation of mailer to DON, map of distribution/number of locations/building typology, photo documentation, list of addresses

Digital/Electronic

- Outreach: Basic project website (multi-pronged method) with online survey (high impact) and public commenting function (high impact). Project info and contact information on webpage.
- Additional: Translation required. Send mailer PDF to community groups and organizations listed on the Rainier Beach snapshot.
- Documentation: Link to website, survey prepared, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative)

In-Person

- Outreach: Guided community site walk (high impact). Open to the public.
- Additional: Not to fall on cultural holiday or event. Interpreter provided if requested.
- Documentation: Sign in sheet, design game method (map), coded data from event (qualitative and quantitative), photo documentation

OVERALL SUMMARY:

In summary, the project team was able to reach two people during the in-person event. On Tuesday, October 15th, we mailed flyers to all residences within a 500 foot radius from the site. Flyers in English, Oromo, Somali, and Spanish were included in each envelope. On Friday, October 18th, we handed out flyers for display at the Oromo Cultural Center, Somali Community Services of Seattle, and the Tienda Mi Pueblito market. The flyer notified people of the in-person event which was held on November 1st. The flyer also provided links to the online survey which was available in English, Oromo, Somali, and Spanish. The website along with the survey was created on October 18th and ran until November 8th. The website for the project will permanently stay online to document our work while the survey was kept online for at least 3 weeks. In addition, the project event was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development and the popular, iconic, and unsafe spaces located in the area. Overall, this design review outreach created an opportunity for us to gather information about the neighborhood and allowed us to provide information on the proposed site and the design process.

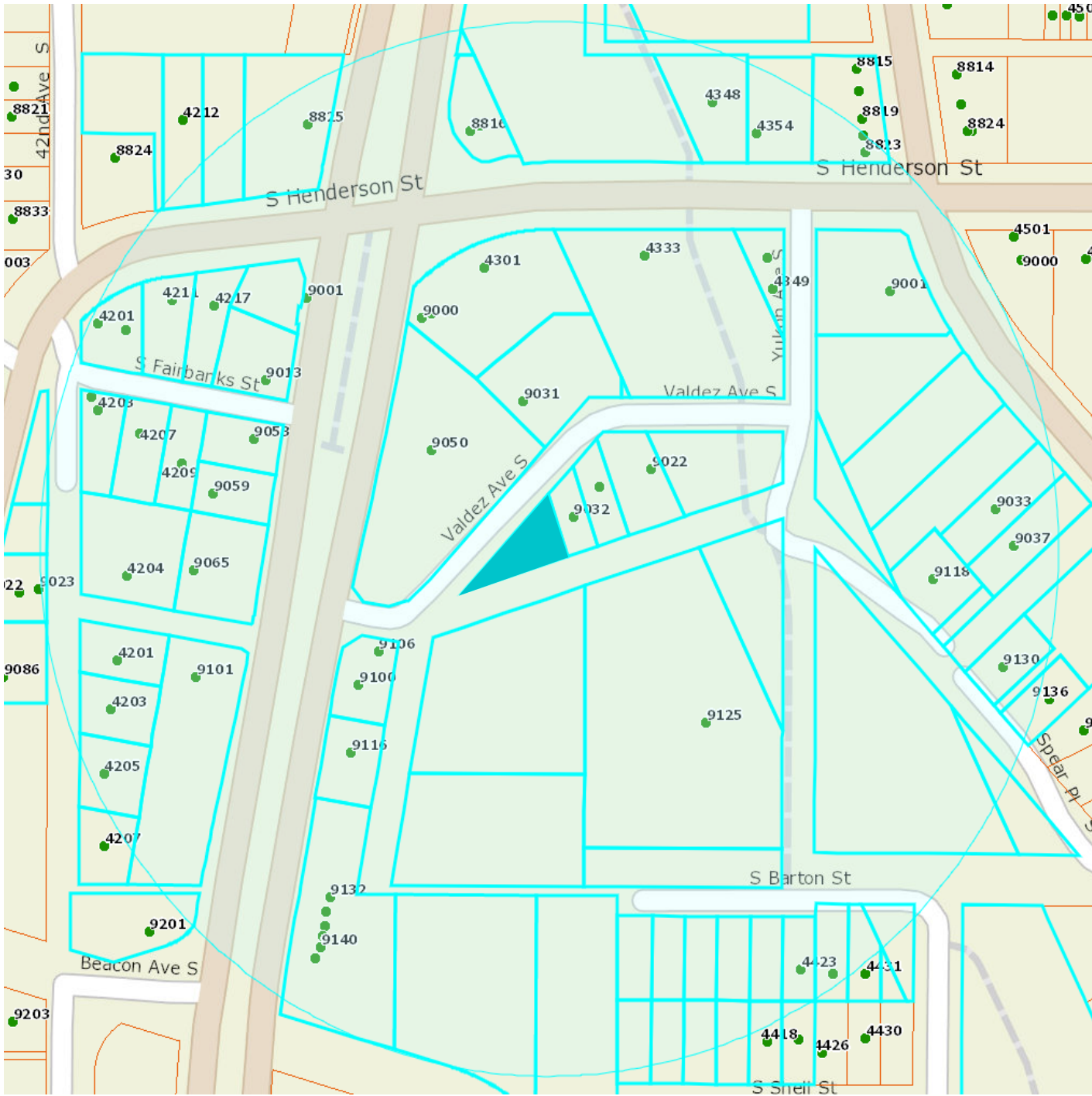
SUMMARY OF PLAN

HIGH-IMPACT METHOD:

USPS distributed mailers were sent to residences within a 500 ft radius of the proposed site. All information was distributed in English, Oromo, Somali, and Spanish.

Mailer List

- 8823 Renton Avenue South
- 9001 Renton Avenue South
- 9033 Renton Avenue South
- 9037 Renton Avenue South
- 9118 Spear Place South
- 9140 Spear Place South
- 4201 South Henderson Street
- 4211 South Henderson Street
- 4217 South Henderson Street
- 4309 South Henderson Street
- 4310 South Henderson Street
- 4333 South Henderson Street
- 4349 South Henderson Street
- 4354 South Henderson Street
- 8825 Martin Luther King Jr Way South
- 9013 Martin Luther King Jr Way South
- 9050 Martin Luther King Jr Way South
- 9053 Martin Luther King Jr Way South
- 9059 Martin Luther King Jr Way South
- 9065 Martin Luther King Jr Way South
- 9101 Martin Luther King Jr Way South
- 9116 Martin Luther King Jr Way South
- 9132 Martin Luther King Jr Way South
- 4204 South Director Street
- 4201 South Fairbanks Street
- 4207 South Fairbanks Street
- 4209 South Fairbanks Street
- 9022 Valdez Avenue South
- 9028 Valdez Avenue South
- 9031 Valdez Avenue South
- 9032 Valdez Avenue South
- 9036 Valdez Avenue South
- 9125 Yukon Avenue South
- 4423 South Barton Street
- 4427 South Barton Street

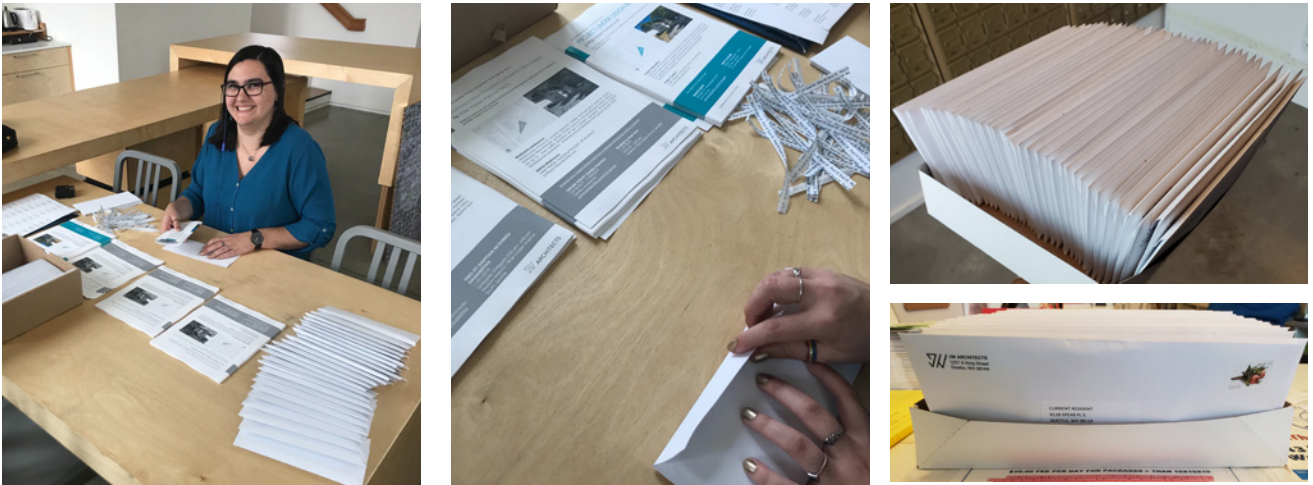


Site Location with 500ft radius

35 Total

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. We mailed flyers in English, Oromo, Somali, and Spanish to every residence within this area. We additionally hand delivered flyers to local businesses and community centers, including the Oromo Cultural Center, Somali Community Services of Seattle, and the Tienda Mi Pueblito market, to be displayed. We worked with a translator to have all outreach transcribed into Oromo, Somali, and Spanish, which are key languages identified by the Department of Neighborhoods. Flyers provided information about the project and location, as well as information about the drop-in event and a link to the online survey.



Flyers in English, Oromo, Somali, and Spanish were mailed to all residences within a

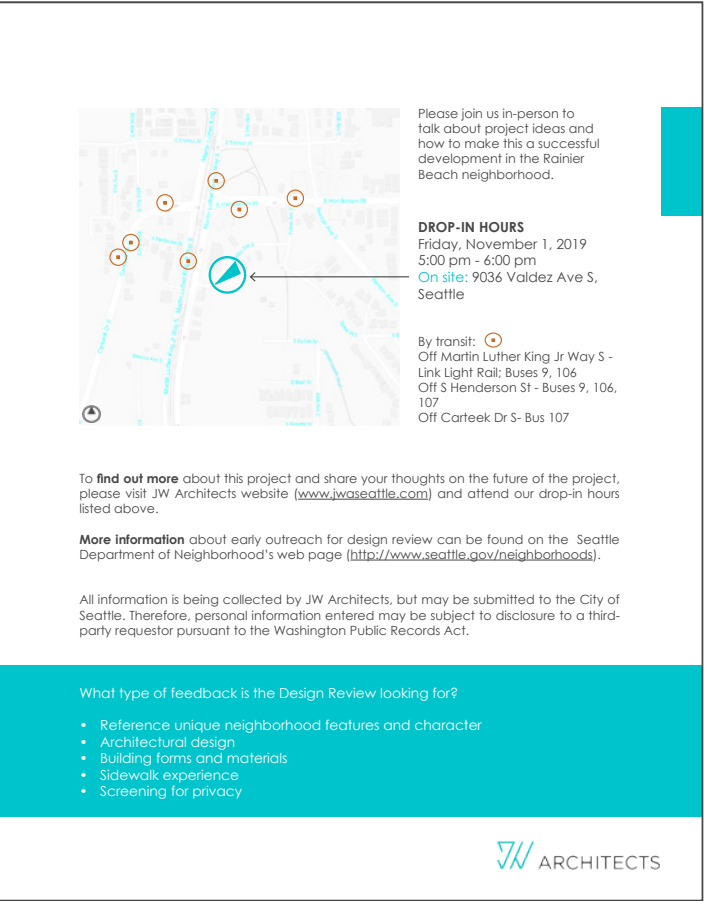


Flyers were given to businesses and community centers to display, such as the Tienda Mi Pueblito market, Somali Community Services Center of Seattle, and the Oromo Culture Center. Many placed these flyers on desks or tables near the front entries.

PRINTED OUTREACH



Front page of



Back page of



Front page of Oromo



Front page of



Front page of Spanish

An online survey with commenting function, as well as a project website, were added to the Design Review tab on JW Architects website. Additionally, the website has been made secure and a privacy policy link appears at the bottom of each web page.

[https://jwaseattle.com/project\\_category/design-review/](https://jwaseattle.com/project_category/design-review/)

The image is a screenshot of a web browser displaying the JW Architects website for a project at 9036 Valdez Avenue South. The browser's address bar shows the URL 'jwseattle.com/project/9036-valdez-avenue-south/'. The website has a dark header with the JW Architects logo on the left and a menu icon on the right. Below the header is a large photograph of a white, single-story house with a gabled roof and a small porch. A teal banner at the bottom of the photo contains the text '9036 Valdez Avenue South'. The main content area is white and contains several paragraphs of text. The first paragraph describes the project as a redevelopment of 9036 Valdez Avenue South, mentioning that the new homes will be 3 stories tall and include 5 rowhouses with 2 attached garages. The second paragraph invites the public to join in person to talk about project ideas and how to make this a successful development in the Rainier Beach neighborhood, with drop-in hours on Friday, November 1, from 5:00pm to 6:00pm. The third paragraph states that the survey will be open from October 18, 2019, to November 8, 2019, and that the firm will start preparing for the City's Design Review process and other permitting steps. The fourth paragraph explains how to find out more about the project and track progress through the design review and permitting process, mentioning the project address (9036 Valdez Avenue South) or project number (3034960) in the Design Review Calendar and the Seattle Services Portal. The fifth paragraph states that the survey is anonymous, though information shared could be made public, and that the firm is being collected by JW Architects, but may be submitted to the City of Seattle. The sixth paragraph mentions that personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act. Below this text are two sections: 'Download project flyer:' with links for English, Somali, Spanish, and Oromo; and 'Take survey in:' with links for English, Somali, Spanish, and Oromo. At the bottom of the main content area is a 'Prev.' button. The footer is dark and contains the JW Architects logo, address (1257 S King St Seattle, WA 98144), phone number (206.953.1305), email (info@jwseattle.com), a 'MAP' link, a 'ZEROENERGY CERTIFICATION' logo, and social media icons for Facebook, Twitter, and Instagram.

Links to Seattle Services Portal as well as the Department of Neighborhood's website.

## Contact information.

W ARCHITECTS

9036 Valdez Avenue South Survey

What is your connection to this development project? (select all that apply)

☐ I live very close to the project

☐ I live in the general area

☐ I work in the general vicinity

☐ I visit the area often for business or leisure

☐ I don't have a direct connection, but I care about growth and development in South

☐ Other

Other

What is most important to you about a new building on this property? (rank up to five)

☐ That it fits the neighborhood look

☐ That it stands out as a unique and landmark building

☐ That it brings new services or amenities to the area (restaurants, open space, etc.)

☐ That it's affordable for residents and/or businesses

☐ That it is designed to be fairly healthy



☐ That it is designed with environmental sustainability in mind

☐ Other

Other

We will be improving the sidewalks and landscaping at the street level. What design features do you prefer? (rank up to five)

[illegible]

# 9036 Valdez Ave S Survey (Spanish)

---

**¿Cuál es su conexión a este proyecto de construcción?**

- ☐ Soy una persona del sitio
- ☐ Soy un le propietario
- ☐ Tengo un negocio cercano
- ☐ Estoy de visita frecuentemente y por mi trabajo o para jugar
- ☐ Me tengo una conexión directa, pero me desconozco el propietario y la construcción en la zona
- ☐ Otro

**Otro [Puede ser espacio en blanco, máximo de 100 caracteres]**

**¿Qué es la más importante para usted en un nuevo edificio en este proyecto? (por lo tanto, dos respuestas)**

- ☐ Que empuje con la apariencia del edificio
- ☐ Que forme la estructura con un edificio doméstico y único
- ☐ Que integre nuevas técnicas o tecnologías a la zona (energía, espacios abiertos, etc.)
- ☐ Que el costo sea menor a una construcción ya existente
- ☐ Que el diseño sea más para los niños
- ☐ Que el diseño incorpore la sostenibilidad ambiental
- ☐ Otro

**Otro [Puede ser espacio en blanco, máximo de 100 caracteres]**

**Realizaremos mejoras a las banquetas y pavimento a nivel de calle. ¿Cuáles son sus alternativas de diseño preferidas? (por lo tanto**


**W ARCHITECTS**



# 9036 Valdez Avenue S (Somali)

---

**Masa kaga shay kumaarka maah-ruxar?**(Zooam adee info ka khaagay)

- ☐ Waxaan ka raawaday maah-ruxar aad ugu dhac
- ☐ Waxaan ka raawaday maah-ruxar ahaan
- ☐ Waxaan ka raawaday gawaari ka raawaday
- ☐ Waxaan ka raawaday gawaari ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday gawaari ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday gawaari ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday gawaari ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday gawaari ahaan ahaan aad ugu dhac

**Wax kale (baad maah-ruxar ugu baahsan baqar)**

**Masa kaga maah-ruxar ahaan ahaan aad ugu dhac?** (baad ka baqar)

- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac
- ☐ Waxaan ka raawaday ahaan ahaan aad ugu dhac

**Wax kale (baad maah-ruxar ugu baahsan baqar)**

**Waxaan ka raawaday ahaan ahaan aad ugu dhac?** (baad ka baqar)

DESIGN REVIEW OUTREACH SURVEY

Rose Homes and JW Architects are collaborating to design the redevelopment 9036 Valdez Avenue South. When it’s complete, the new homes will be 3 stories tall and will include 5 rowhouses with 2 attached garages. We’re just getting started planning now – construction could start in Fall 2020 and the building could be open as early as Spring 2022.

Please join us in person to talk about project ideas and how to make this a successful development in the Rainier Beach neighborhood. Drop-in hours will be held on site, 9036 Valdez Avenue South, on Friday, November 1, from 5:00pm – 6:00pm.

This survey will be open from October 18,2019 to November 8, 2019. After that, we’ll start preparing for the City’s Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (9036 Valdez Avenue South) or project number (3034960) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood’s webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1.

What is your connection to this development project? (select all that apply)
  - I live very close to the project
  - I live in the general area
  - I own a business nearby
  - I visit the area often for work or leisure
  - I don’t have a direct connection, but I care about growth and development in Seattle
  - Other [fill in blank, 100 character maximum]
2.

What is most important to you about a new building on this property? (select up to two)
  - That it fits into neighborhood look
  - That it stands out as a unique and landmark building
  - That it brings new services or amenities to the area (businesses, open space, etc.)
  - That is affordable for residents and/or businesses
  - That it is designed to be family-friendly
  - That it is designed with environmental sustainability in mind
  - Other [fill in blank, 100 character maximum]

3.

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
  - Lots of plants/greenery
  - Additional designs for safety (street lighting, gates, fences, etc)
  - Quality building materials at street-level (brick, large windows,
  - Seating/places to congregate (sidewalk cafes, benches, etc)
  - Pet friendly areas
  - Off-street bicycle parking
  - Other [fill in blank, 100 character maximum]
4.

What concerns do you have about the project? (select any/all that apply)
  - Construction noise/impacts
  - The existing residence is going away
  - That I will not like the way it looks
  - That it will not be affordable
  - That it may feel out of scale with other buildings nearby
  - I don’t really have any specific concerns
  - Other [fill in blank, 100 character maximum]
5.

Is there anything specific about this property or neighborhood that would be important for us to know?  
[fill in blank, 300 character maximum]
6.

What are some landmarks/spaces that help to identify your neighborhood?  
[fill in blank, 300 character maximum]
7.

What do you like most about living or working in your neighborhood?  
[fill in blank, 300 character maximum]
8.

What do you like least about living/working in your neighborhood?  
[fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1.

What is your age?
  - Under 12 years old
  - 12-17 years old
  - 18-24 years old
  - 25-34 years old
  - 35-44 years old
  - 45-54 years old
  - 55-64 years old
  - 65-74 years old
  - 75 years or older
2.

What are the languages spoken in your home? (select any/all that apply)
  - English
  - Spanish
  - Amharic
  - Oromo
  - Tigrinya
  - Other [please specify]
3.

How long have you lived in this neighborhood?
  - Less than a year
  - 1-2 years
  - 3-5 years
  - 5-10 years
  - 10-15 years
  - More than 15 years
  - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (9036 Valdez Avenue South) or project number (3034960) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don’t want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com)

SURVEY RESULTS

We did not receive any responses to our online survey. The survey was available from October 18th through November 8th and was available in English, Oromo, Somali, and Spanish.

ELECTRONIC/DIGITAL OUTREACH

HIGH-IMPACT METHOD:

For in-person outreach, we opted for a staffed “pop-up” event on site. We held drop-in hours where residents could stop by, ask questions, learn about the project and provide insight about the neighborhood. We provided a design game (map), surveys and take away flyers.



A map of neighborhood was a useful tool for highlighting important areas.



Adding the firm's banner helped provide a strong street presence.



Our table was located directly across from 9036 Valdez Avenue South to connect with nearby residents.

IN-PERSON OUTREACH



MAPPING EXERCISE:

We developed a map of the neighborhood in relation to the site and asked those who stopped by the event three questions (below) to give us a better understanding of the area.

This was a useful tool as it helped spur conversation and gave a location reference for both residents and staff.

Residents placed pins in areas on the map that corresponded to questions about the neighborhood.

RAINIER BEACH MAP

WHERE ARE YOUR FAVORITE PLACES IN THE NEIGHBORHOOD?

WHICH PLACES FEEL UNSAFE/UNCOMFORTABLE?

WHICH PLACES BEST REPRESENT YOUR NEIGHBORHOOD?

IN-PERSON OUTREACH

We provided a sign-in sheet which was signed by 2 visitors. After visiting with each person, we offered a flyer as a way to say thank you and to give them more ways to learn more about the project, as well as providing a link to our online survey.

[illegible]

Dear Resident,

# THANK YOU

## for stopping by our outreach event

We value your time and feedback as we work on the project proposed for 9036 Valdez Avenue S.

**To learn** more about this project please visit JW Architects website ([www.jwaseattle.com](http://www.jwaseattle.com)).

**To share** your thoughts please fill out a survey here: [www.jwaseattle.com/510-english](http://www.jwaseattle.com/510-english). You can also reach Julian Weber at this email address: [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com).

**To track** the progress of this project through the design review and permitting process, search the project address (9036 Valdez Avenue S) or project number (3034960) in the Design Review Calendar and the Seattle Services Portal. Links are provided below:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

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

**Jalafoma Jirattota.**

**GALATOMA**

**Gophi walidhiheenna keenna waan dhufftaniif**

Projekti 9036 Valdez Avenue South li karamee ilalchise yero fi yaada linsi ruu kennitan gafi bayye kennin.

Project kana ilalchise DABLATANI YO BEKU FEETAN web sayiti JW Architects ([www.jwaseattle.com](http://www.jwaseattle.com)) dhaadha.

Yaada QOODACHUUF, gaaf fi deebi bakka kana jiru guutii: [www.jwaseattle.com/510-english/](http://www.jwaseattle.com/510-english/) Yolen Teesso kanaan Julian Weber quunnamo: [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com)

Adiennaa Karaa Fi Hayyama project kana yo hardadu fiteen. Gabaa Yero Karaa ykn Seattle Services Portal irraa teesso projecti kana (9036 Valdez Avenue) lakkoosa projecti kana (3034960-EG) soqa. Quunnamti kana sii gaafati linsi keenne jira:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

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

**Deeganzha Gaalga Ahoow.**

**MAHADSANID**

**Imaanshaha aan ku gaarayo dadka**

Waan qilmaynaynaa waqilgaaga iyo fikradaada inta aan ku ihaaynaynaa mastruucca la dabaday ee 9036 Valdez Avenue South.

Si aad u ogaato howlaha mastruucan, fadlan booqo JW Architects websaarkaada ([www.jwaseattle.com](http://www.jwaseattle.com)).

Si aad noola wadaagto fikradaada, fadlan halkan ku buuxi warqada boortii: [www.jwaseattle.com/510-spanish/](http://www.jwaseattle.com/510-spanish/)

Waxaad kaloo kala xirii karaa Julian Weber: [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com)

Si aad ula socoto horumarka Design Review and permitting process, raadsi waanka mastruucca (9036 Valdez Avenue South) ama mastruucca numbariiska (3034960-EG) dila u eegida naqshadaynta iskaayika ama Seattle Service Portal. Khadkaana hoos ayaa lagu qoray:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

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

**Estimado residente:**

**GRACIAS**

**por venir a este evento informativo**

Apreciamos su tiempo y sus comentarios acerca de nuestro trabajo en el proyecto propuesto para el 9036 Valdez Avenue S.

**PARA MÁS INFORMACIÓN** sobre este proyecto, visite el sitio web de JW Architects ([www.jwaseattle.com](http://www.jwaseattle.com)).

**PARA COMPARTIR** sus comentarios, por favor llene una encuesta en [www.jwaseattle.com/510-spanish/](http://www.jwaseattle.com/510-spanish/) También se puede comunicar con Julian Weber por correo electrónico a [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com)

**PARA SEGUIR** el progreso del proyecto durante los procesos de diseño, revisión y obtención de permisos, busque la dirección del proyecto (9036 Valdez Ave S) o el número de proyecto (3034960-EG) en el Calendario de Revisión de Diseños y el Portal de Servicios de Seattle. Los enlaces son los siguientes:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

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

## SUMMARY:

In summary, there were 2 people who stopped by the in-person event. All visitors spoke English. A translator was not needed. We had Oromo, Somali, and Spanish flyers on hand, but no one asked for those options. Hosting the event on the project site helped us reach those who were closest and most interested in the project.

The interactive map was a useful tool to engage the public. As we asked about their neighborhood, they were able to point to specific locations on the map as they spoke. Some favorite locations are the Link Light Rail Station, the Chief Sealth Trail, and the Tienda Mi Pueblito market. Overall, we were able to gather helpful information about the neighborhood.

# Appendix B

**9036 Valdez South**

**# 3034960-EG**

**WETLAND AND STREAM  
RECONNAISSANCE**





August 5, 2019

AOA-6024

Quyen Do  
Rose Homes  
4725 30th Ave S.  
Seattle, WA 98108

SUBJECT: **Wetland and Stream Reconnaissance for:  
9036 Valdez Ave. S, Seattle, WA  
Parcel 212470-0490 (City File #002418-19PA)**

Dear Quyen:

On July 23, 2019 I conducted a wetland and stream reconnaissance on and adjacent to the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. No wetlands or streams were identified on or adjacent to the property during the field investigation.

The eastern portion of the site is currently developed with an existing duplex. The remainder of the property consisted of a dilapidated shed and mowed Himalayan blackberry (*Rubus armeniacus*) and other weeds including nipplewort (*Lapsana communis*), creeping buttercup (*Ranunculus repens*), and horsetail (*Equisetum* sp.). No definitive hydrophytic plant communities were observed on or adjacent to the property.

Borings taken throughout the site revealed heavily disturbed non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property.

The area off-site to the south consisted of an upland deciduous forested slope dominated by a big-leaf maple (*Acer macrophyllum*) canopy with an understory and groundcover that included Indian plum (*Oemleria cerasiformis*), English holly (*Ilex aquifolium*), hazelnut (*Corylus cornuta*), sword fern (*Polystichum munitum*), and English ivy (*Hedera helix*).

**City-Mapped Wetland**

The City of Seattle depicts an off-site wetland to the northeast along the south side of Valdez Ave. S. This area consists of a sloped periodically mowed lawn and pasture and no wetland exists in this location.



View looking east of City mapped wetland along south Side of Valdez Ave. S. The area is not wetland.

**Conclusion**

No wetlands or streams were identified on or immediately adjacent the site. This determination is based on a field investigation during which no definitive hydrophytic plant communities, hydric soils, or evidence of wetland hydrology or channels were observed.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

John Altmann  
Ecologist

# Appendix C

9036 Valdez South

# 3034960-EG



RIGHT-OF-WAY IMPROVEMENT  
EXCEPTION REQUEST FORM

RIGHT-OF-WAY IMPROVEMENT EXCEPTION REQUEST FORM

Project Number: 6749603-CN  
Address: 9036 Valdez Ave S  
Seattle, WA  
Contact Name : Tim Gabelein, PE  
Phone Number/Email: 506.523.0024 x 105 tim@dcgengr.com

- Street or alley name : S Director St  
(Please complete an application for each street and/or alley)
- ☒

Location in an environmentally critical area, disruption of existing drainage patterns, or removal of natural features such as significant trees makes widening and/or improving the right-of-way impractical or undesirable.
- ☐

The existence of a bridge, viaduct or structure such as a substantial retaining wall makes widening the right-of-way impractical or undesirable.
- ☐

Widening the right-of-way and/or improving the street would adversely affect the character of the street, as it is defined in an adopted neighborhood plan or adopted City plan for green street, boulevards, or other special rights-of-way, or would otherwise conflict with the stated goals of such a plan.
- ☐

Widening and/or improving the right-of-way would eliminate street or alley access to an existing lot.
- ☐

Widening and/or improving the right-of-way would make building on a lot infeasible by reducing it to dimensions where development standards cannot reasonably be met.
- ☐

One (1) or more substantial principal structures on the same side of the block as the proposed project are located in the area needed for future expansion of the right-of-way and the structure(s) condition and size make future widening of the remainder of the right-of-way unlikely.
- ☐

Widening and/or improving the right-of-way is impractical because topography would preclude the use of the street for vehicular access to the lot, for example due to an inability to meet the required 20% maximum driveway slope. (STREET ONLY)
- ☒

Widening and/or improving the right-of-way is not necessary because it is adequate for current and potential pedestrian and vehicular traffic, for example, due to the limited number of lots served by the development or because the development on the street is at zoned capacity.
- ☐

The alley is in a historic district or special review district, and the Department of Neighborhoods Director finds, after review and recommendation by the appropriate review board, that the widening and/or improvement would be detrimental to the character and goals of the district. (ALLEY ONLY)
- ☐

Widening and/or improving right-of-way (ROW) is impractical because topography precludes the use of the alley for vehicular access to the lot. (ALLEY ONLY)

- Land Use Code section(s) for the right-of-way exception(s) you are applying for: 23.53.015 D.3(a), 23.53.015 D.3(h)

- Requested improvement exception/modification:  
  
**Required street improvements per PAR #002418-19PA:**  
  
A vehicular turnaround/culdesac is required when a street or alley dead-ends at the property to be developed. The street abutting this lot will be required to be improved with a hard surfaced roadway at least 20 feet wide.  
  
New street trees, roadway widening, new sidewalk, new curb, and new curb ramps.  
  
**Requested modification:**  
  
Not adding a vehicle turnaround to S Director St or improving it to be a hard surfaced roadway.

- Reason or justification for exception request:  
(Document existing site conditions which relate to the code citation(s) above.)  
  
Paving a roadway on S Director St is not feasible due to steep slope and wildlife habitat Environmentally Critical Areas (ECAs) and is also not necessary because Valdez Ave S is adequate for the current and potential vehicular traffic as well as residential access. The existing and the proposed site has vehicular access from Valdez Ave S, so there will be limited increase in the amount of traffic to Valdez Ave S as a result of the proposed development. The parcels on the south side of S Director St have frontage along other right-of-ways which have more suitable slopes for an access roadway. A roadway within S Director St would also be within a wildlife habitat area on steep slopes and would require the removal of multiple large trees. The proposed alternative is to allow the site to use Valdez Ave S for all vehicular access without extending the road in a steep slope environmentally critical area. This would preclude design of road with a cross slope of approximately 10-30%. The proposed alternative also better meets the "standards to protect fish and wildlife habitat conservation areas" noted in SMC 25.09.200.B.3. These standards include, minimizing development, preserving important tree and vegetation and other habitat features, and limiting access to habitat areas.  
  
Note that there are no other utility improvements required in S Director St.

Attachment A

Please include supporting documentation to include items such as site or contextual photos, survey, technical reports, applicable diagrams, maps or illustrations.

Attachments: PAR, Site Plan, DSO Map Exhibit, Google Map Exhibit, IMAP Exhibit, Site Survey.



# Preliminary Assessment Report

## Project 002418-19PA, 9036 VALDEZ AVE S

Assessment Completed: 5/31/2019

**Project Description:** Preliminary Assessment Report for DEMO SFR, CONSTRUCT (5) ROWHOUSES WITH (2) GARAGES. FUTURE UNIT LOT SUBDIVISION.

**Primary Applicant:** [Julian Weber](#)

This report lists the results of a 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. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.
3. Schedule an appointment for permit application intake with SDCI. Please bring a copy of this report to your intake appointment.

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city 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

Marie Raschkov, (206) 684-5043, [marie.raschkov@seattle.gov](mailto:marie.raschkov@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Yung Poms, (206) 727-8434, [Yung.Poms@seattle.gov](mailto:Yung.Poms@seattle.gov)

#### Seattle City Light Requirements

Thomas Grevell, [Thomas.Grevell@seattle.gov](mailto:Thomas.Grevell@seattle.gov)

#### Seattle Department of Transportation Requirements

Emily Enlers, (206) 518-4608, [Emily.Enlers@seattle.gov](mailto:Emily.Enlers@seattle.gov)

#### Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, [ResnickS@seattle.gov](mailto:ResnickS@seattle.gov)

#### Water Availability

#### Seattle Public Utilities Drainage/Sewer Availability Requirements

### 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 [permits page](#) 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: Valdez Ave S / S Director St

Sanitary sewer main size: 8-Inch / 8-Inch

#### Drainage

##### Infiltration Investigation Required: Yes

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMPs. 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 Infiltration Checklist with the

#### Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Built-As Combined Sewer, S Director St**

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 [SMC 22.807.020](#). Submit a completed [Standard Construction Stormwater Control and Post-Construction Soil Management \(CSC/SQL\) 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 on-site management of drainage water flow and water quality per [SMC 22.805.030.8](#), [SMC 22.805.040.8](#), or [SMC 22.805.050.8](#). Complete the Post-Construction Soil Management Plan on the [Standard CSC/SQL 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, absorption, 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.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMPs and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

##### Flow Control Required: No

Based on the information provided, adherence to Flow Control Standards is not required for this project.

Note: If groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

#### Water Quality

No requirements

#### 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)

#### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD Director's Rule 4-2011, [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\)](#)) is located at the following: **Built-As Combined Sewer, S Director St**

#### Side Sewer

##### Other side sewer issues:

See "Other Requirements" below

##### Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

#### Other Requirements

- Approved Storm Drainage POD is valid only if the project's New Plus Replaced Hard Surface Area is <5,000 SF. Otherwise, PSD mainline extension from Martin Luther King Jr Way S will be required.

### SDCI Land Use Code Requirements

#### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/row/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

VALDEZ AVE S

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

Grading to future ROW grade.

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

A 6 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.

**S DIRECTOR ST**

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

Grading to future ROW grade.

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

Street trees shall be provided in the planting strip according to [Seattle Department of Transportation Tree Planting Standards](#). Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-9693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

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

A vehicular turnaround/cul-de-sac is required when a street or alley dead-ends at the property to be developed.

The street abutting this lot will be required to be improved with a hard surfaced roadway at least 20 feet wide.

**Land Use**

Based on the project scope, SEPA may be required. See DPD Director's Rule 7-2018, [Scope Environmental Policy Act \(SEPA\) Exemptions From Environmental Review Requirements When Establishing, Changing or Expanding A Use](#) for more details.

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**

A pre-submittal conference is required before submitting an application. Details for preparing and submitting a pre-submittal request form can be found at our Web site ([https://www.seattle.gov/dod/Publikations/Forms/Building\\_Permits/default.asp](https://www.seattle.gov/dod/Publikations/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) 684-8880.

**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:

Wetland

Fish and Wildlife

**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 1m in depth 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**

**VALDEZ AVE S**

Street conditions:

Asphalt paving

Visible pavement width is: 16' crowned

Curb conditions:

No curb adjacent to site

Approximate curb height: 0' inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet on the corner of Valdez Ave S and S Director St

**S DIRECTOR ST**

Street conditions:

Unopened

Curb conditions:

Outline of

1) all trees on the site,

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

3) all trees located in the adjacent ROW.

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 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).

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**

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

**Modifications to ECA Submittal Requirements**

**Standard Submittal Requirements for Projects in an ECA**

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [SMC 25.09.3300](#)).

Delineate the clearing limits on the site plan

The site appears to have areas with wetland vegetation and/or seasonal or permanent saturation. The permit application should be routed to a DPD wetland specialist for further review.

Submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line for development proposed within 100 feet of a wetland (see [SMC 25.09.180](#)).

Prepare a wetland delineation report per Director's Rule 19-2006, [Requirements for Wetland Professionals and Wetland Delineation Reports](#).

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

**Seattle City Light Requirements**

**Street/Alley Requirements**

**VALDEZ AVE S**

Other requirements: An extension of City Light's distribution system may be required to provide power to the project site, and, underground power to the site may also be required. For further advice please contact the Electric Service Representative for your area several months (6-7) before new service is required.

**Easements**

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense. For utility subdivisions, a blanket easement is needed.

**Conservation**

Bulk Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information, contact Prodee Warren at (206) 684-3795 or [prodee.warren@seattle.gov](mailto:prodee.warren@seattle.gov).

**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: Percy Schlimm, 206-386-1735, [percy.schlimm@seattle.gov](mailto:percy.schlimm@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 (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: [https://www.seattle.gov/transportation/street\\_use\\_docs.htm](https://www.seattle.gov/transportation/street_use_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 Right-of-Way Improvements](#)

developing your street improvement plan (SIP).

**Street Improvement Requirements**  
**VALDEZ AVE S**

**New street trees:** Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Screens 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.

**Roadway Widening:** See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications.

**New/replacement sidewalk:** See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

**New/Replacement Curb:** See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

**New/replacement curb ramps:** See City's Standard Plans 422 and the current ADA requirements.

**S DIRECTOR ST**

**New street trees:** Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Screens 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 Curb:** See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

**New/replacement curb ramps:** See City's Standard Plans 422 and the current ADA requirements.

**SPU Requirements**

**Flow Control Compliance**

Soil Amendment: Rough and loose undisturbed soil is areas not being developed, and prior to completion of the project, and all new, replaced, and disturbed soil (including construction by-drive areas) will require mulch to the extent required by and in compliance with the rules promulgated by the Director.

All roadway projects with 2,000 square feet or more of new slab replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.203.070, to the extent allowed by law, except as provided in Section 22.203.060.b.

In addition to applicable minimum requirements for flow control in Sections 22.203.060.C.1 through 22.203.060.C.3, roadway projects discharging into a decentralized treatment system or its basin shall also comply with Section 22.203.030.64 (Peak Control Standard) if the total new slab replaced hard surface is 10,000 square feet or more.

**Stormwater Treatment**

Water quality treatment required for NEW and REPLACED PGHS and PGPS

**Additional Drainage and Wastewater Information**

If S Director St is improved, drainage collection will be needed and a PSD extension from HUX will be required in order to provide a connection point for a new CB.

**SOLID WASTE**

SPU review of solid waste storage and service plans is required for:

- all multi-family, mixed-use and townhouse developments greater than 10 units;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

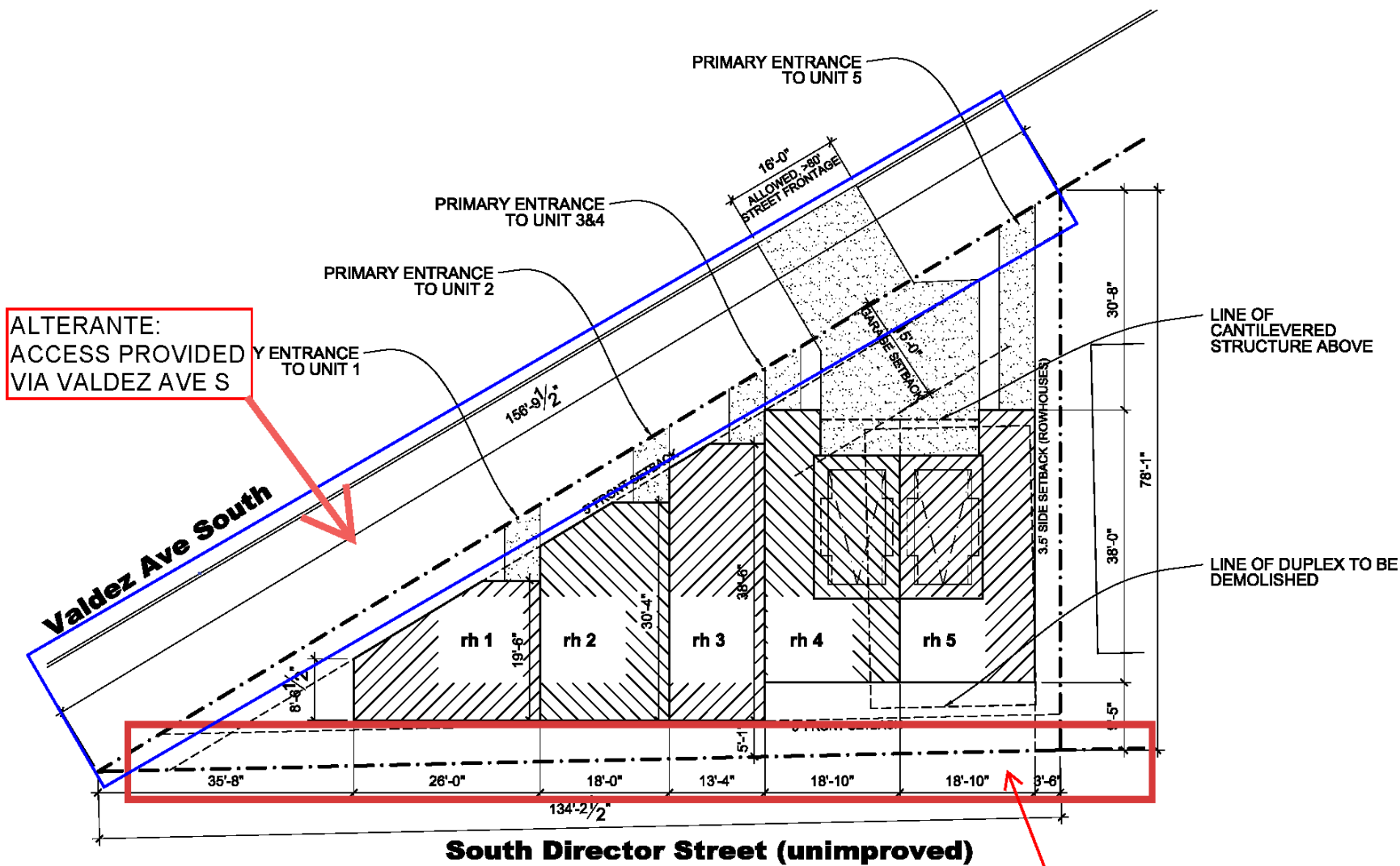
Please review the land use and solid waste code for solid waste and the guidelines found in CAM 1301: Solid Waste Information for Developers (<http://www.seattle.gov/util/ForBusinesses/Construction/SolidWaste/forDevelopers/Index.htm>). For the property types listed above, please submit the Checklist for Developers to Angela Wallis at [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov), or call: (206) 684-6166 with questions.

**SPU Sewer/Drainage Availability Requirements**

**Other Requirements**

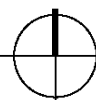
If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. 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 Mikale Crooks at 206-684-6871, [Mikale.Crooks@seattle.gov](mailto:Mikale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).



## PRELIMINARY SITE PLAN

SCALE: 1" = 20'



## Rose Homes Valdez

9036 VALDEZ AVE S  
SEATTLE, WA 98118

DCI PROJECT # 6XXXXXX

**PROJECT DESCRIPTION:** DEMO SFR, CONSTRUCT (5) ROWHOUSES WITH (2) GARAGES. FUTURE UNIT LOT SUBDIVISION.

**LEGAL DESCRIPTION:** DUNLAPS SUPL, PLAT BLOCK 8, PLAT LOT 8

**TAX ID NUMBER:** 212470-0490

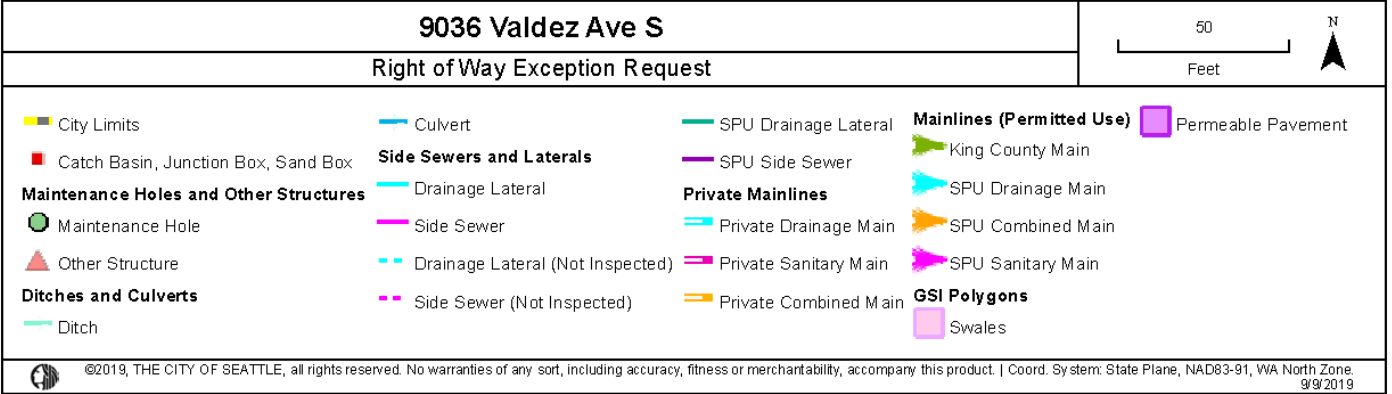
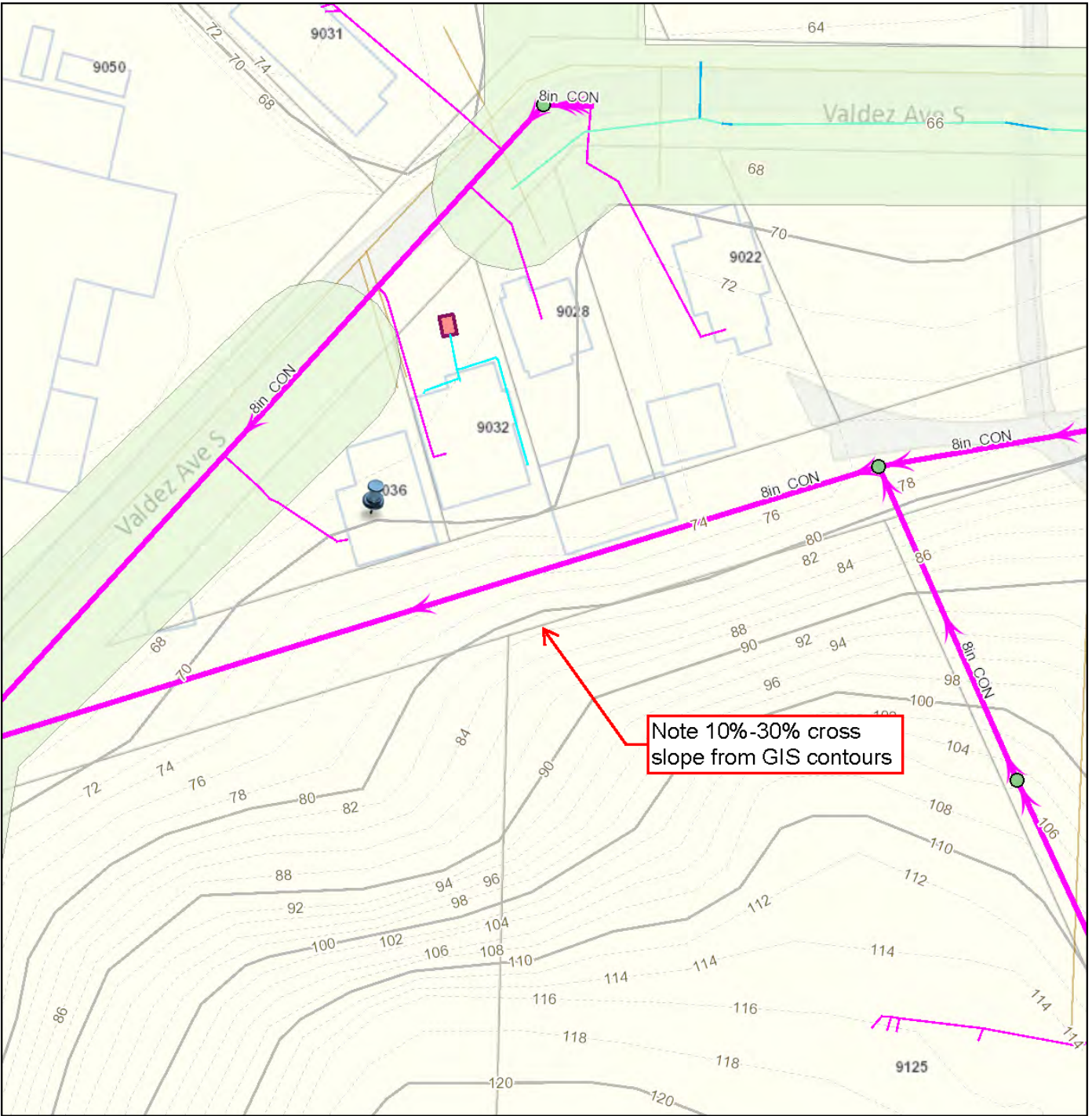
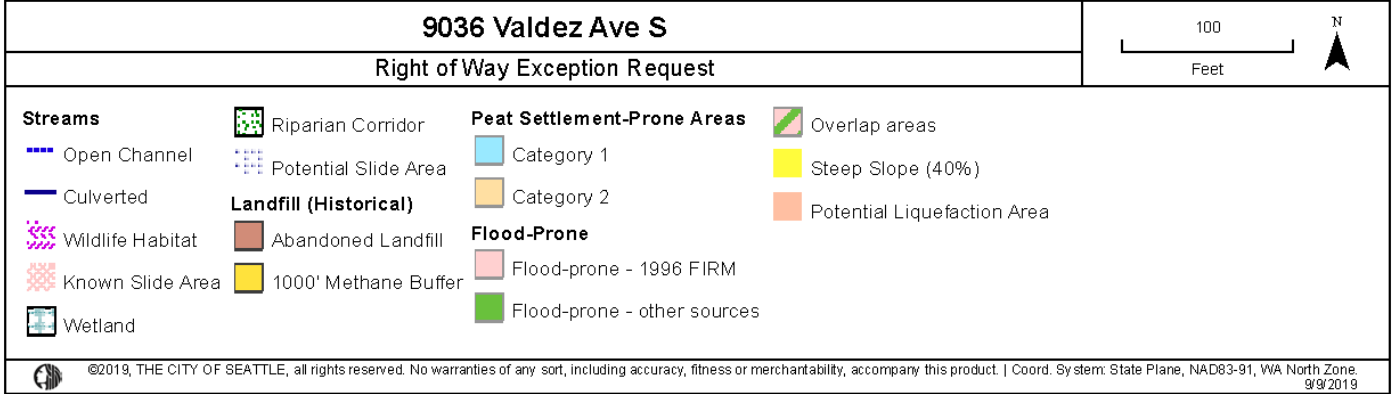
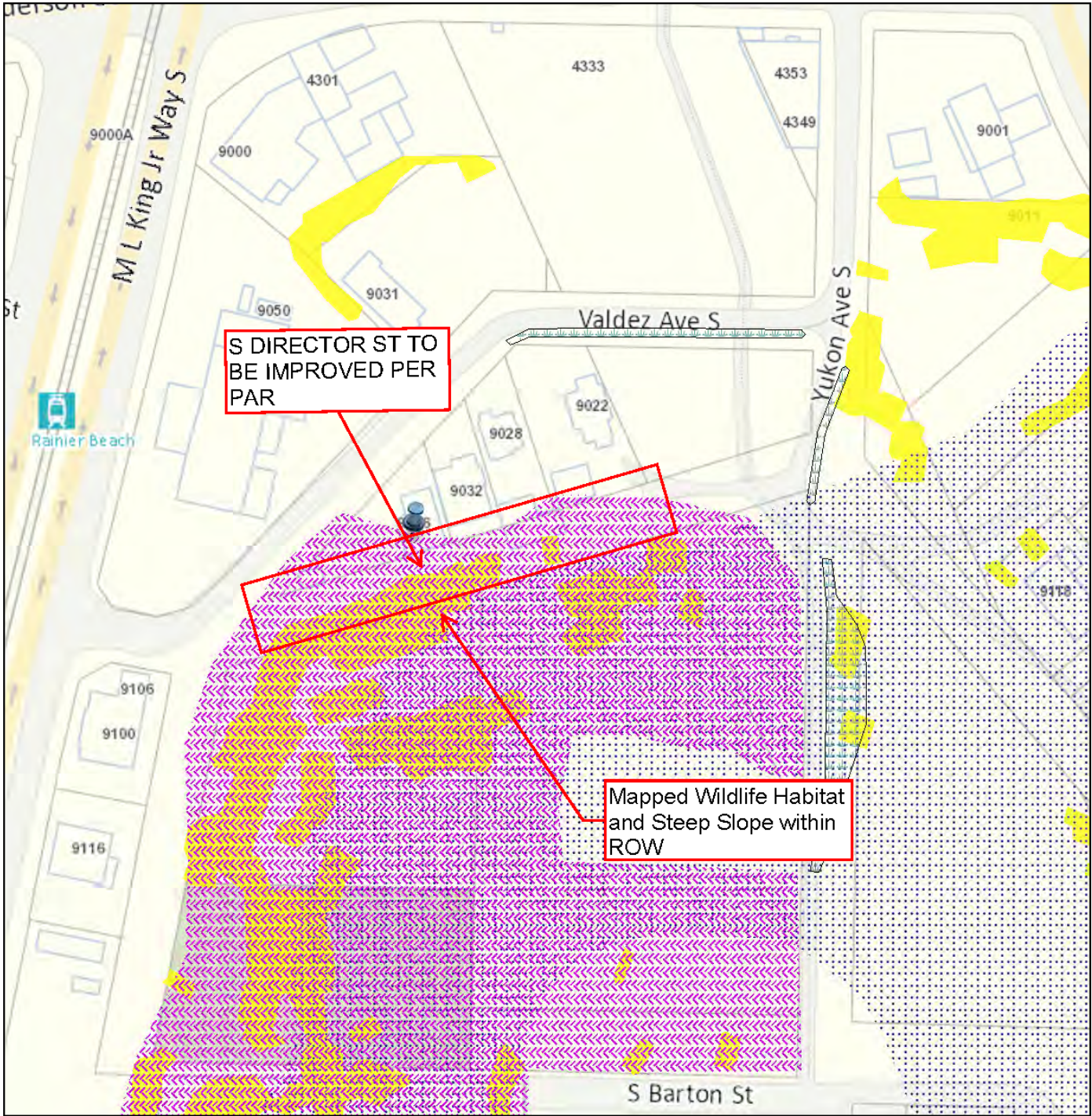
### PROJECT TEAM:

**OWNER/APPLICANT:**  
ROSE HOMES, LLC  
4725 30TH AVE S  
SEATTLE, WA 98108

**ARCHITECT/PROJECT CONTACT:**  
JULIAN WEBER, AIA  
1257 S KING ST  
SEATTLE, WA 98144  
p 206.953.1305

**ZONE:** LR2(M1)

**LOT AREA:** 5,246 SF



9/9/2019

9036 Valdez Ave S - Google Maps



9036 Valdez Ave S  
Aerial Photo



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 100 ft

<https://www.google.com/maps/place/9036+Valdez+Ave+S,+Seattle,+WA+98118/@47.5222253,-122.2789779,254m/data=!3m1!1e3!4m5!3m4!1s0x549...> 1/1

9/9/2019

9011 S Director St - Google Maps



9011 S Director St  
9036 Valdez Ave S Right of Way Exception Request

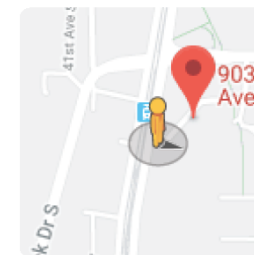


Image capture: Aug 2018 © 2019 Google

Seattle, Washington



Street View - Aug 2018



<https://www.google.com/maps/@47.5219472,-122.2791384,3a,75y,103.31h,87.68t/data=!3m6!1e1!3m4!1sJJoHcbSPjxD0DpTf3buliQ!2e0!7i16384!8i8...> 1/1

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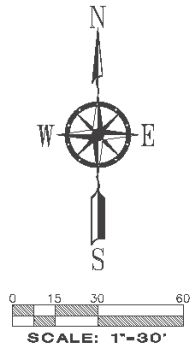
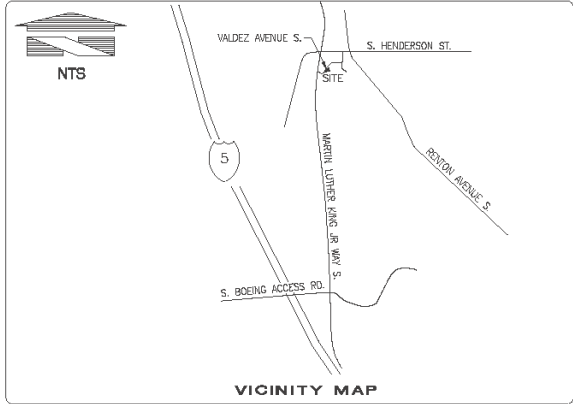
Date: 9/16/2019

Notes:

King County

BOUNDARY AND TOPOGRAPHIC SURVEY

S. HENDERSON ST.



BENCHMARK #1  
FOUND MONUMENT IN CASE  
1.5" BRASS DISC WITH "X"  
AND PUNCH MARK  
AT INTERSECTION  
OF RENTON AVENUE SOUTH &  
SOUTH HENDERSON STREET  
NORTHING: 194232.38'  
EASTING: 1283881.70'  
ELEVATION=53.68'

LEGAL DESCRIPTION:  
LOT 8, BLOCK 8, DUNLAP'S SUPPLEMENTAL TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 12 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PURPOSE OF THIS SURVEY  
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

BASIS OF BEARINGS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)  
BASIS OF BEARINGS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS. SMO  
DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT  
LATITUDE: 47.522387858  
LONGITUDE: -122.276327671  
HEIGHT: -9.526455  
PROJECT COMBINED SCALE: -9.526455

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEDID12B

LOCAL SITE/PROJECT BENCHMARKS  
AS SHOWN ON THIS SURVEY

SITE ADDRESS  
9036 VALDEZ AVENUE S  
SEATTLE, WA 98118

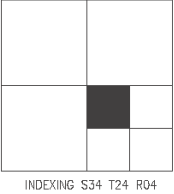
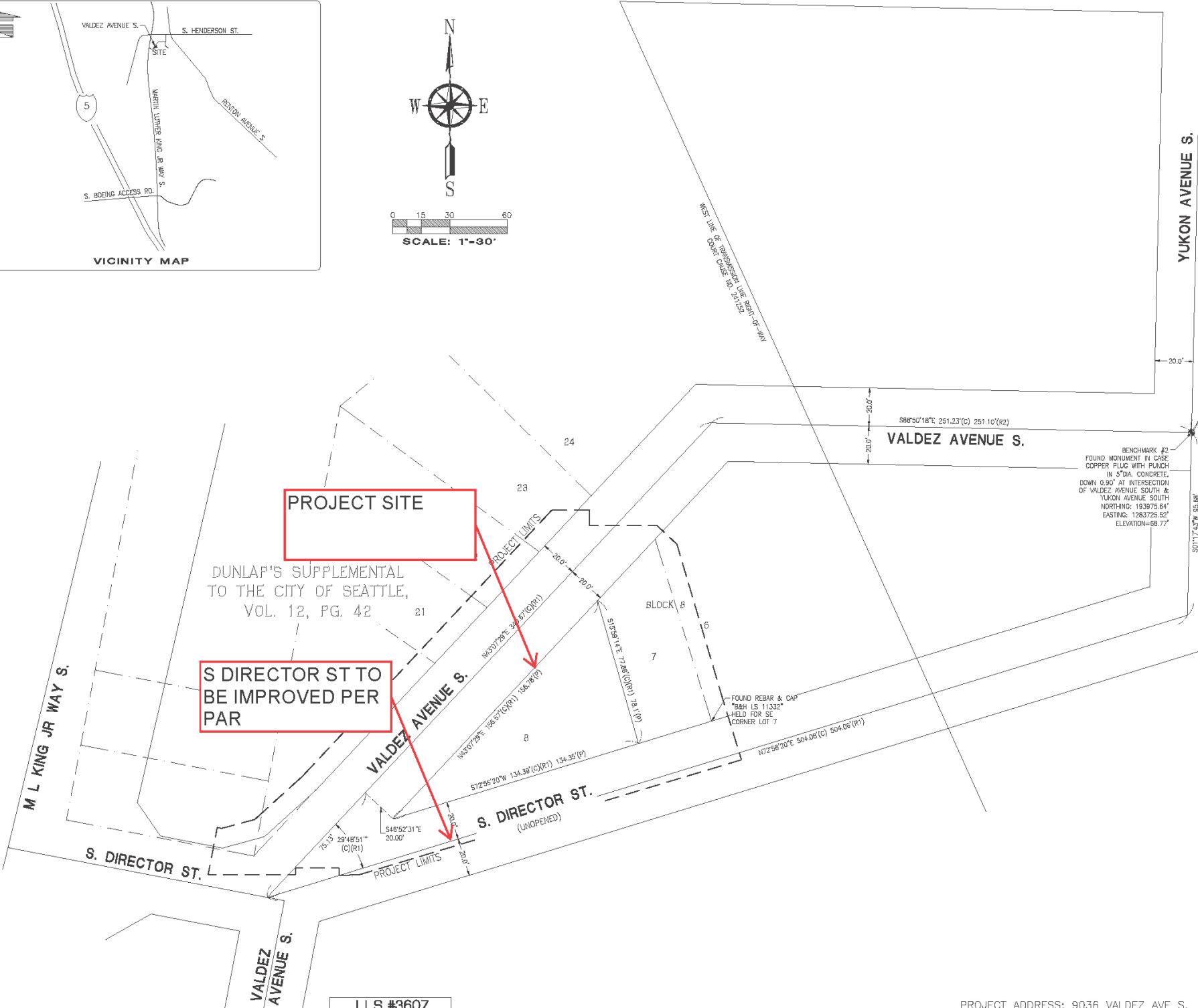
ASSESSOR'S PARCEL NUMBER  
212470-0490

FLOOD INFORMATION  
PARCEL IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
PER FEMA PANEL NUMBER 5303300845 F, DATED 5/16/1995.

PARCEL AREA  
5,231± SQ FT OR 0.120± ACRES

REFERENCE SURVEYS  
R1) RECORD OF SURVEY, REC. NO. 20000204900007  
R2) RECORD OF SURVEY, REC. NO. 2000H159000006  
R3) RECORD OF SURVEY, REC. NO. 20031005900021  
R4) RECORD OF SURVEY, REC. NO. 20040429900007  
P) PLAT OF DUNLAP'S SUPPLEMENTAL TO THE CITY OF SEATTLE, VOL. 12, PG. 42, REC. NO. 19050729347590.

REFERENCE GIS DATA  
G1) GIS MAP PROVIDED OR DOWNLOADED ON 5/8/2019 FROM CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION &  
INSPECTIONS, AND DEVELOPMENT SERVICES OFFICE.  
G2) GIS MAP PROVIDED OR DOWNLOADED ON 4/28/2019 FROM PUGET SOUND ENERGY.



60% SIP APPROVAL REVIEW GROUPS	NAME	DATE
KING COUNTY METRO		
NEIGHBORHOOD TRAFFIC		
PARKS		
PAVEMENT MANAGEMENT		
PED & BIKE		
ROADWAY STRUCTURES		
SCL ENGINEERING (PRT)		
SCL STREET LIGHTING		
SIGNAL OPERATIONS		
SIP PROJECT MANAGER		
SPU REAL ESTATE SERVICES		
SPU SEWER/DRAINAGE		
SPU WATER		
STREET LIGHTING AND SIGNAL DESIGN		
TRAFFIC OPERATIONS		
URBAN FORESTRY		

**LANKTREE LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH KENT, WA 98032  
PHONE: (253) 653-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM



REVIEWED BY SPU/WATER ENGINEERING	20....	NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED		CHECKED	
REVIEWED BY SPU/DRAINAGE	20....	DRAWN	
CHECKED		CHECKED	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....	DESIGN REVIEW	REVISED AS-BUILT



SCALE: H. 1"=30' V. N/A INSPECTOR'S BOOK

PROJECT ADDRESS: 9036 VALDEZ AVE S.  
DPD PROJECT # \_\_\_\_\_  
9036 VALDEZ AVE S.,  
SEATTLE, WA 98118  
PTN. NW1/4 OF SE1/4, SEC. 34, T24N., R4E, W. M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON

SDOT PROJECT NO.	XXXXXX
VAULT PLAN NO.	
VAULT SERIAL NO.	
SHEET	1 OF 2