Public Meeting Transcript

January 14, 2026

The following is a transcript of the public meeting held by Seattle Public Utilities and Seattle Department of Construction and Inspections on January 14, 2026. The intent of the meeting was to describe the second draft of the proposed 2026 Seattle Stormwater Code and Manual update.

The transcript correlates to the recording of the meeting that is posted to the "Get involved" page of the Stormwater Code and Manual Update 2026 website: https://seattle.gov/sdci/codes/changes-to-code/stormwater-code-and-manual-update2026/get-involved.

If you have questions about the meeting, please email matthew.bateman@seattle.gov.

Rebecca Allen (she/her) - Vida - Facilitator: Great, we're on. My name is Rebecca Allen, I'll be your facilitator today, and I'll make some additional introductions in a moment. There are several people supporting this meeting, and I'm grateful for their presence here, too.

If you do need closed captions, you can turn those on. Visit the Zoom toolbar at the bottom of the screen, and there's an option to select, show captions, or there's a little closed captions icon, that you can click to turn those on, and our recording will have captions as well.

So, before we get started, I want to just go over a couple of things with you today to get us all oriented and on the same page. We're here today in this public meeting to share some information with you, and also to hear your questions, and hopefully answer most, if not all of them.

As you may know, Seattle Public Utilities and the Seattle Department of Construction and Inspections are nearing the end of the process of updating the stormwater code and manual. It was last updated in 2021, so that's the version you're probably familiar with, and that we'll be focused on today.

So our goals for this public meeting, there are four. We'd like to provide an overview of the proposed 2026 stormwater code and manual changes.

We'd like to answer, any questions you have, provide some clarity. We'll have about 20 minutes set aside near the end of the call, maybe a little shorter, depending on how long our presentation runs.

You can, however, also ask questions in the chat throughout the meeting, so welcome you to do that, and we have several subject matter experts who will be watching the chat and answering questions along the way as they're able.

We'd also like to share with you how you can provide input on this second public review draft. So we'll, share that information near the end of the meeting and also send it out in a follow-up email. And then last but not least, we want to share next steps so that you know what to expect in this rulemaking process.

Our agenda for today, we're working on some welcome and introductions, and then I will hand it over to Sherelle to talk a little bit about the project background, give you sort of a status update on where we're at right now. We will go through the key stormwater code updates.

And also, in sort of two parts, look at the key updates to the stormwater manual as well. We will take about a 5-minute break around 2 o'clock, maybe a little before, maybe a little after. We know this is a long meeting, so you can anticipate that.

And then we will wrap up with next steps and some question and answer time near the end of the meeting.

We do have a couple of group agreements, for today. We do recommend a computer for this call. If you're able to join using one, you'll just be able to see the slide presentation better. There's a lot of detailed information. We will, of course, send the slide deck out after this call as well.

Like I mentioned, the chat function will be on throughout the call, so welcome you to ask questions as you think of them along the way. We'll answer in the chat as we go if we can. If it's a more complex question, we may save it until the Q&A, but note that we are taking all your questions, and we will make sure they get answered.

Today, if... and, move us through.

During the Q&A, you will also have the option to raise your virtual hand, and I will share with you how to do that if you're not already familiar, and then I will call on folks to unmute and speak when it's your turn.

If you can, we recommend using a headset and hopefully being in a quiet area so you can hear us, and we can hear you during the Q&A. Of course, please stay muted unless it's your turn to speak, and we will help. If you forget and come off mute accidentally, we can help.

Mute you as well. And then last but not least, just to remember why we're here today and what our goals for this public meeting are.

Love to make a couple of introductions. If you've been on other public meetings with us, you know some familiar faces here. Again, I'm Rebecca Allen. Oh, I'm sorry, I wanted to make one last comment about our group agreements, and that is that,

I think that this is less likely these days, thank goodness, but we are monitoring for any kind of inappropriate behavior, and we'll remove and block anyone who acts in a way that's offensive or disruptive. So just know we're taking care of that as a team, and we'll make sure that this is a safe space for everyone.

So my colleagues supporting the, project and this public meeting today, Valeria, from the VIDA agency is on tech support, so if you need help from her, something's not working for you, you can reach out to her privately in the chat, or use the whole group chat, and ask for her help.

Olivia, right with Herrera, is the senior engineer, supporting this project, and will be taking notes today and helping with the Q&A. And then we have...

Three city staff with us today who will be presenting. Sherelle Ehlers is SPU's Stormwater Policy Advisor, Matthew Bateman with Seattle Department of Construction and Inspections.

And just hybrids, with SPU as well. So, glad to have all three of you on this call, and I will pass it off to Sherelle, who will, kick us off with some project background.

Scope and schedule.

Sherell Ehlers - SPU - Presenter: Thank you. Oh, thank you, Rebecca. That's not a good sign. Just getting over a cold, so we'll see how this goes.

I just want to thank you all for being here today for our second public.

Sherelle, your audio cut out.

Hold on.

Rebecca Allen (she/her) - Vida - Facilitator: It was there, and then it went away. Now you're back.

Sherell Ehlers - SPU - Presenter: Oh, okay. I was like, okay, I'm back. I appreciate y'all being here, and for our second public review.

Rebecca Allen (she/her) - Vida - Facilitator: -Oh, Sherelle, is that... again, is that just for me?

Sherell Ehlers - SPU - Presenter: Let me... Give me a second.

Rebecca Allen (she/her) - Vida - Facilitator: Take your time.

Olivia Wright (she/her) - Herrera - Notetaker: It's cutting out for me as well, so, yes.

Rebecca Allen (she/her) - Vida - Facilitator: Thanks for confirming, yeah.

I'll get it figured out.

Thanks for your patience, everybody.

We practiced and prepped, and as always, tech is the thing.

Look at us.

Sherell Ehlers - SPU - Presenter: Better, maybe? You'll let me know.

Rebecca Allen (she/her) - Vida - Facilitator: I hear you now.

Sherell Ehlers - SPU - Presenter: Okay, if not, I think I have a plugin version as a backup.

Rebecca Allen (she/her) - Vida - Facilitator: Great.

Sherell Ehlers - SPU - Presenter: Just don't like to be constrained.

Anyway

Sherell Ehlers - SPU - Presenter: I appreciate y'all being here. The people are working very hard. It's been a long haul.

It's cutting out again, Michelle, I think you better go with the cord. Okay, fun.

Boy, oh boy.

Let's see...

Rebecca Allen (she/her) - Vida - Facilitator: Thanks, everyone, for your patience. Appreciate it.

Sherell Ehlers - SPU - Presenter: I won't...

Rebecca Allen (she/her) - Vida - Facilitator: I can hear you now.

Sherell Ehlers - SPU - Presenter: I can't get my headphones to work.

Rebecca Allen (she/her) - Vida - Facilitator: Oh, I can hear you.

Without them, you're on.

Sherell Ehlers - SPU - Presenter: Okay, but now you're on speaker, so I don't think everybody wants to hear you, so...

Oh, let's see how...

This is very fun.

Rebecca Allen (she/her) - Vida - Facilitator: Thanks, everyone, for your patience.

Sherell Ehlers - SPU - Presenter: Yes, thank you.

Rebecca Allen (she/her) - Vida - Facilitator: We were ahead of schedule, so we have time for this, and I appreciate you all very.

Sherell Ehlers - SPU - Presenter: I don't know why my headphones aren't working. Another thing isn't working.

Shouldn't be this hard.

Rebecca Allen (she/her) - Vida - Facilitator: we can hear you now.

Sherell Ehlers - SPU - Presenter: Okay, I just, switch back to my...

Headphones... I don't know what's happening, so hopefully this works. We'll see.

Great.

Sherell Ehlers - SPU - Presenter: Okay.

Thank you, I appreciate you all.

Rebecca Allen (she/her) - Vida - Facilitator: fast.

Sherell Ehlers - SPU - Presenter: And, we will get there to the end. So, and I look forward to hearing... we all look forward to hearing your comments in the second draft.

Alright.

So, next slide, please.

So I apologize in advance for the folks that have already heard this, many times, but...

Here's some background. We have a swimwater code to protect life, property, and service providers from harm.

And we also have it to meet state and federal requirements, as well as the Pools.

Seattle has had a stormwater code since 1979.

Long before ecology even existed.

And this is... was... determined necessary, because of Seattle's urban environment and complicated system.

Now, having this remark code and manual is required under the Clean Water Act and our NPDS permit, our National Pollution Discharge Elimination System permit that we have with Ecology.

And that...

This permit is the reason we've had major changes to the code and manual in 1992, 2000, 2009, 2016, and with the last revision in 2021.

The stormwater Code and Manual includes source controls for businesses and residences... residents...

And construction requirements for private development and city projects on city property and otherwise.

There.

There. I need a better, next slide.

The current, update is primarily driven by Washington State Department of Ecology issuing a new stormwater permit.

and manual in August of 2024.

Seattle and other municipalities must achieve equivalency to this permit, which authorizes stormwater discharges to waters of the state, including Puget Sound and the Duwamish River, as well as wetlands, creeks, and lakes.

Sherell Ehlers - SPU - Presenter: Achieving this equivalency is non-negotiable, and Seattle's stormwater code and manual must become at least equivalent to Ecology's permit, by this year, July 1st, 2026, coming up, very quickly.

And throughout the slides, we've identified updates that were done to achieve, equivalency with ecology's requirements.

and those updates are highlighted by the red pushpin that you see on this slide.

In addition to equivalency, our goals also include identifying,

And incorporating policy shifts, simplifying and clarifying, and improving the documents and tools based on public input.

staff input, and the like. And...

Especially, we've really strove to, incorporate, your feedback as well.

We are trying to balance mandatory requirements with flexible, and having flexibility is key.

And while some aspects are fixed, we aim to innovate where possible and address evolving challenges, especially as

Climate change impacts storm patterns, and the city continues to densify with much-needed housing.

So... I don't know, can you hear me okay, or is it still low?

It's a little fuzzy, it's helpful, if you can... just a little. It's a little quiet and fuzzy, but I can hear you.

At the time.

Oh, I think I know why, just give me one more second, I think.

Let's try this.

How about we try this? Is that...

Rebecca Allen (she/her) - Vida - Facilitator: That's much better.

Sherell Ehlers - SPU - Presenter: I was trying to switch over to the other one, and I didn't get the whole thing connected to my headset, so...

Rebecca Allen (she/her) - Vida - Facilitator: That's great, thanks, Cheryl.

Sherell Ehlers - SPU - Presenter: Yes, sorry about that.

It was all boring stuff anyway, so he didn't.

Rebecca Allen (she/her) - Vida - Facilitator: Oh, we lost you again.

Sherell Ehlers - SPU - Presenter: Oh, boy, oh boy.

Rebecca Allen (she/her) - Vida - Facilitator: You're back.

Sherell Ehlers - SPU - Presenter: I'm back? Okay. Here's our public input schedule.

Rebecca Allen (she/her) - Vida - Facilitator: Nope, it's in and out.

Sherell Ehlers - SPU - Presenter: In and out, in and out. That is so fun! I wonder why I don't usually have this problem.

Rebecca Allen (she/her) - Vida - Facilitator: I can't...

Sherell Ehlers - SPU - Presenter: I can attest, we've never had this problem before.

Rebecca Allen (she/her) - Vida - Facilitator: I'm so sorry.

Sherell Ehlers - SPU - Presenter: Okay, let's see, that's a speaker... That's the... Hopefully this...

I don't know, same as headphone power box.

Okay, I think I hear my tech support behind me somehow.

So...

Olivia Wright (she/her) - Herrera - Notetaker: Sherelle?

Sherell Ehlers - SPU - Presenter: Yeah.

Olivia Wright (she/her) - Herrera - Notetaker: You have provided very good notes in the presentation. Would you like me to read through your notes and go over some of these slides while you get your tech support?

Yes, I can. It is up to you.

Sherell Ehlers - SPU - Presenter: Err, or... yeah.

Olivia Wright (she/her) - Herrera - Notetaker: Or Matthew Earths, or someone.

Sherell Ehlers - SPU - Presenter: I don't know if Matthew wants... I mean, yeah.

Do you... what do you think, Matthew?

Yeah, go ahead, Olivia.

Olivia Wright (she/her) - Herrera - Notetaker: I can go over the project schedule, so I'm hoping maybe you can just get your headset, yes. Okay.

Sherell Ehlers - SPU - Presenter: Thank you. So, no worries. So yes, as...

Olivia Wright (she/her) - Herrera - Notetaker: Cheryl noted, we're under strict deadlines set by Ecology. So we submitted the proposed drafts of the Stormwater Code and Manual to Ecology before July 1st, 2025 deadline, as required by the permit.

And this was for equivalency review.

We've received Ecology's comments and incorporated those, as well as public comments, we received during the first draft into the second draft... second review draft.

Even though we've already initiated,

The initial... or we've already received initial equivalency approval from Ecology in December, based on this initial package that we submitted, back in June of 2025. Ecology knows that all public agency must do public reviews and is expecting changes.

Any changes since then will still require Ecology's approval.

In the second review draft, they typically include changes you'll find in, the blue text in, the stormwater code and manual drafts.

As well as changes we also made on public comments we received from you on the draft that is currently out for review. So when you open those documents, you'll see red text that was from the first review draft, and then you'll see blue text

That, were changes in between the first review and the second review.

Therefore, so it's very important that we receive your comment on or before that February 9th deadline, so we can, have time to make edits and resubmit to Ecology.

This will give us time to make the final updates, start the legislative process, and meet Ecology's deadline to have the stormwater code and manual effective by July 1st, 2026, which is the orange star.

You'll see in the figure.

Before we jump into, a summary of the code and manual updates, there's, we have some symbols on the slides. So, if you see this pinpoint, it means that we made those changes... oh, sorry, thank you for changing the slide.

We made those changes to meet equivalency, and then if you see this lightning bolt, those were updates, that happened between July 2025, so the first, review draft, and the January 2026 public review draft, which is our second review draft.

And then, as you're going through the documents on the website, just a reminder that the blue text is, will still need Ecology's final approval.

So now, we're gonna jump into Key Stormwater Code and Updates, and I wanna see if Sherelle is ready.

Olivia Wright (she/her) - Herrera - Notetaker: With a headphone, possibly not, or a better headset. Let's see.

Sherell Ehlers - SPU - Presenter: Can't get it to work, can't get it to, come off of...

Olivia Wright (she/her) - Herrera - Notetaker: While you're working on that, another thing to note, is that we have, on the project documents, page, we have a table of changes. So this includes, more details and the minor changes that we're not gonna go into, today's slide. It also includes,

Our key summary... our key, items that we'll go over today.

And then, as a reminder, we're also... we've removed the code language from Volume 1,

And are asking that you review the code changes contained in the draft code that we provided. So, once we, update that, we will... or finalize that, we will update the Volume 1, with that code information. The code gives us the authority to regulate and the manual, which is the director's rule. So we need to rely on the code document in reviewing changes. But to help facilitate your review, we've included code references in the tables of changes, and in Volume 1.

Olivia Wright (she/her) - Herrera - Notetaker: Next slide.

Rebecca Allen (she/her) - Vida - Facilitator: Olivia, are you up for continuing, or... otherwise, I think Sherelle, oh, looks like she may be logged off for a moment to try to get...

Olivia Wright (she/her) - Herrera - Notetaker: I am happy to continue until she jumps on,

She, if there are any follow-up questions, we can always, ask Sherelle, and I'll... yeah.

Rebecca Allen (she/her) - Vida - Facilitator: Absolutely. Thank you.

Olivia Wright (she/her) - Herrera - Notetaker: Okay, so remember, the pin push is, required equivalence changes, so you'll see a lot of those here, and the bolt... lightning bolts were if there were updates between the last public review and the, this January 2026 draft.

Olivia Wright (she/her) - Herrera - Notetaker: So here is an overview of the proposed code changes. So we revised utility and pavement maintenance exemptions to be consistent with the 2024 MS4 permit.

We revise project vesting dates, to be up to date with the most recent MS4 permit vesting dates.

Based on ecology's comments, we revised the closely related project's definition and criteria.

And then, we also revised a new definition for common plan of... common plan of development or sale. So we added or sale, you see it underlined in the slide, and added examples of single common plan.

We revised terminology from enhanced the metals treatment and updated metals treatment threshold to be consistent with our 2024 MS4 permit. And then we updated definitions for new and replaced hard surfaces.

Olivia Wright (she/her) - Herrera - Notetaker: Next slide.

We deleted the single-family residential project definition.

Added source control requirements related to buildings with PCBs.

We added clarifications for application of thresholds.

Revise the existing construction-related flow control requirements.

We also revised the Ensure Sufficient Capacity Threshold.

And then, added sections to address water quality impacts associated with pollutant generating services not previously discharging to receiving water basins.

Olivia Wright (she/her) - Herrera - Notetaker: Next slide.

So our final page of the, the overview of changes. So we updated project on-site lists to facilitate increase in tree canopy and stormwater management.

Improve feasibility of bioretention in space-limited urban areas, provide additional BMP options, and address temperature increases and atmospheric deposition, and also reduce feasibility barriers for certain BMPs.

We increased flow control threshold for parcel-based projects, discharging to small lake basins and capacity-constrained systems from 2,000 square feet to 5,000 square feet.

And then we revised roadway project thresholds to new plus replaced hard surface, and removed 5,000 square feet of new hard surface for flow control and treatment.

We updated the wetland protection standard, to allow greater flexibility in matching volume percentages during winter months.

Which we'll go into more detail later.

Added exceptions regarding landscape areas requiring metals treatment, and then finally updated the drainage control review and application requirements, and thresholds to ensure adequate review of erosion control measures in tight urban environments, and be consistent with the thresholds required in the 2024 MS4 permit.

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Olivia Wright (she/her) - Herrera - Notetaker: How's Sherelle doing?

She back? Okay.

Rebecca Allen (she/her) - Vida - Facilitator: You're doing great, Carry.

Olivia Wright (she/her) - Herrera - Notetaker: Trying my best to be Sherell.

So, now we're gonna go into more details for the stormwater Code. In section 22.800.040A, exemptions.

Sorry, I just got a notification from...

We've been suggested to go ahead and switch to the manual, and then we'll go deeper into these details for when Sherelle is back.

Rebecca Allen (she/her) - Vida - Facilitator: Alright.

Olivia Wright (she/her) - Herrera - Notetaker: On a side chat.

Rebecca Allen (she/her) - Vida - Facilitator: just a moment. Alright, everybody, we're gonna change our plan a little bit. Matthew, you'll be up just a bit here. Give me a moment to, jump ahead in ou PowerPoint.

Alright, does that look like the right slide, Matthew?

Matthew Batemam (he/him) - SDCI - Presenter: Okay, yeah, so I'll start with Volume 2. Sherelle will go back to Volume 1, because it's really closely tied to the code changes.

So Volume 2 for the construction stormwater controls.

We added a new section for upstream analysis of runoff entering construction sites. Just, making sure that's considered when you're planning for construction stormwater.

And... in Chapter 2,

One of the big revisions is revising the threshold for small projects and large projects. So now the large project threshold, which is what would require a civil engineer design.

Is 5,000 square feet of new and replaced hard surface, which is the same as it was, but the changes that and 10,000 square feet of land-disturbing activities. It was previously 1 acre of land-disturbing activities.

But, since the land-distributing activities is what's causing the, you know, the sediment and erosion issues.

And because of our tight urban setting, we've reduced it to 10,000 square feet.

We've changed the CECL certification, previously I said that you need to be certified for 3 years, which...we just want to specify that it's just for the... we just want to make sure you're certified for the duration of the project.

And... For all BMPs, we've made just references to the BMPs that have ecology-approved functional equivalent BMPs.

That's something you can look up on the Ecology website.

And see what, like, if there's, for instance, like, there's... for construction entrances, they have different BMPs that are equivalent to that.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

In Chapter 4,

Some clarified when you need high visibility, fence... fencing BMP at the edges of ECA non-disturbance zones.

We added filtration systems and sediment tank sizing requirements for groundwater discharges. We previously had sizing for construction stormwater, but not for if you're, dewatering groundwater.

So, we've added... those requirements.

And...

We renamed this whole, you know, section to include the flow control practices to reflect the added flow control and dewatering practices that we've added to the chapter.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

So we've clarified, when to use a 10-year storm or recurrence interval for sediment take, or sediment trap sizing?

The previous manual said to use 10... 2- or 10-year storms, but it didn't say when, so we got some good, guidance

Now, to direct you to when it's appropriate to use a 10-year storm, rather than the 2-year storm.

We've clarified some of the requirements for portable sediment tanks.

We've added a whole new section for temporary flow control during construction.

So, this is the new, it's kind of a new standard in certain, situations during construction.

You'll have to meet a flow control standard, not just a, you know, not just the standard discharge rates. And the standard is to match existing condition duration from one half of the 2-year to the 10-year.

Recurrence intervals. And this will apply, specifically for projects that are within a quarter mile of, like, an open creek, where there could be an erosion problem in the creek.

Or for capacity-constrained systems and basins, or if there's, like, any kind of known flooding.

And it's also only for large projects, but if your other...

In a different situation during construction, you would just default to the SPU allowable discharge rates.

So, this is a brand new section, so definitely encourage you all to take a look at it.

Because it will be impactful during... during construction.

We moved the temporary groundwater dewatering BMT to Section 4.4.2.

Just, next to this, since it's tied hand-in-hand.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

We've moved the, in the first draft, we had some turbidity monitoring and pH monitoring requirements, so we've moved them to... to Section 5.2 for monitoring practices.

And... have some... additional clarification of, like, when these BMPs apply.

It's... it's... and that the... that, like, for instance, the turbidity monitoring is...

to check the discharges from sediment tanks and sediment traps. It's not required if for projects that don't have that, or for water that's leaving the site and doesn't pass through a sediment tank.

We've added some clarifications in the demolition of buildings section.

Such as providing drain inlet covers during the workday.

I'm stabilizing contaminated soils.

Post-demolition considerations.

Matthew Batemam (he/him) - SDCI - Presenter: And there's also, in the next slide, Jess Huberts is gonna go over this, but there's some, important PCWB considerations during demolition.

Jess Huybregts (she/her), SPU, Presenter: Thanks, Matthew.

Yeah, so I'll give a bit of background first on PCBs.

They're polychlorinated by phenols. They're one of the key contaminants in the water bodies around Seattle. They impact both the health of wildlife and also the ability for people to eat some types of fish safely.

And these chemicals, PCBs, were added to some types of building materials, like caulk and paint, and concrete joint material, and sealants, and other things, especially during the 1950s, 60s, and 70s, and especially in commercial and industrial and institutional-type buildings, because they were added to make them more durable. They wanted them to last a long time.

These chemicals, though, they were banned by the federal government in 1979.

But the buildings that they were added to, many of them still have PCB-containing materials on their exterior.

And so stormwater can carry the PCBs from those building materials into our drainage system, and if we don't manage them properly, and we're not carefully conducting activities like demolition and renovation.

Which we know can exacerbate the release of PCBs from the buildings. They can end up in the drainage system and downstream water bodies.

So, with that background, a number of the Volume 2 BMPs were amended to help prevent PCBs in building materials from entering the stormwater drainage system. And these updates were required in order for the City's stormwater Manual to be equivalent to Ecology's manual.

So specifically, they include some additional considerations during the planning phase of a demolition or renovation project, like training employees and notifying the city if PCBs are suspected.

And also during the design and maintenance phases of building demolition and renovation projects. So some examples of the BMPs include following Ecology's guidance document to assess whether PCBs are present.

And if they're present, installing storm drain covers or inserts, using tools that generate less dust, heat.

The waste handling and disposal BMPs are also being updated so that building materials suspected of containing PCVs, or known to contain PCVs, are not being recycled back into use, and so that it can comply with state and federal waste disposal regulations.

Matthew Batemam (he/him) - SDCI - Presenter: Thanks, Jess.

Matthew Batemam (he/him) - SDCI - Presenter: Can move on to the next slide.

So starting with Volume 3,

So, in Chapter 3, the BMP Selection and Sizing Approach.

We've revised some setbacks from septic systems and components to dispersion or infiltration facilities. Doesn't happen too much in Seattle, but every once in a while, especially the very northwest corner of the city.

This would apply.

We clarified, kind of revised the minimum measured infiltration rates required to use for infiltration BMPs.

And we'll talk a little bit more once we get to each BMP, where that was revised.

We added the requirement to evaluate all infiltration options in addition to on-site

BMPs before choosing traditional flow control BMPs.

Which is a slight change, because it was a requirement to do the OSM BMPs.

If you're doing flow control, but no, like all other, kind of, there are certain BMPs, infiltrating BMPs, that weren't in the OSM list, that those should also be considered.

Such as an infiltration chamber before going to a standard detention vault for flow control.

We've added an allowance that infiltrating bioretention without an underdrain, using the default standard bioretention soil mix may be used where phosphorus treatment is required, if it's at least a quarter mile from the phosphorus-limited water bodies.

Due to the infiltration that would be happening.

Otherwise, the high-performance biotension soil mix and polishing layer would be required to meet the phosphorus treatment, requirements.

That... We refer to the ecology for the high performance bioretention soil mix.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

Chapter 4, and this also applies in Chapter 5, but we renamed the Seattle 158-year design precipitation time series to the Seattle Extended Precipitation Time Series. Not sure how we're going to say this. SEPPS? It's kind of hard for me. SEPS 99.

And that, that's because we, SPU plans on doing some work on the, the precipitation time series, possibly to,

To incorporate climate change, and possibly to simplify it, and...So that, work hasn't been done yet, but may happen kind of mid, mid-code cycle.

And so, that...

We're gonna build in some flexibility so those... so that we can move to that as those become available.

We've clarified some of the design criteria for pre-settling.

There's some new BMPs that are... they're actually, shown in Appendix.

That... but there's a couple new BMPs that SPU has used that we've... we're adding to the manual. I'll go talk about that a little bit more later.

So Sherell's gonna talk about this, but we've added green light as the only nutrient-critical receiving water determined to be impaired due to phosphorus contributed by stormwater.

So, the drainage basin immediately tributary to Green Lake.

And not the larger basin that comes up from Lichton Springs to the north, but the flow is going straight to

to Green Lake will require phosphorus water quality treatment, if water quality treatment is triggered.

And that's gonna be the only known... at this time, that's the only phosphorus-sensitive water body that will require that treatment.

We've had some clarifications for requirements for the small projects with no off-site point of discharge.

Mostly just... that there's,

When you can use it, what's required, and, kind of flexibility for when you need to do modeling versus, we have an allowance now that if you're using pearl pavement, you don't need to model it in those circumstances.

We've clarified performance goals when you're modeling infiltration BMPs.

Just kind of clarification to get the information in the same place. There's different performance goals that you may be trying to meet when you're infiltrating, and so we made sure that the information and direction on how to model that is... is here.

And we've clarified,

This was in Chapter 5, but not in this section, but that buyer attention must have a 24-hour drawdown time.

As opposed to, other... other infiltrating BMPs for water quality have to have a 48-hour time, but when you're talking about biotension.

We reduce it to 24 hours, just to reduce biofouling.

And we've added, considerations when infiltrating footing drains. We have a section about this. We don't have sizing requirements for this. This is kind of outside the scope of the stormwater manual, but...

For instance, we do clarify that any kind of setbacks from buildings or property lines that apply for any infiltrating BOPs do apply to the footing drain infiltration drywalls and such.

Okay.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide

In Chapter 5, for the Tree Planting and Protection BMP,

So, we're changing to use the green factor tree list, rather than the old s dot tree list that we've used for a long time.

I thought this would make a lot more sense for parcels, and this would apply for parcels. The...

We're referencing the SDOT approved tree list for... for working the right-of-way.

And there's a new way to calculate existing tree canopy. This is when you're trying... you're determining your drainage control benefit.

We've added new tree spacing requirements.

There's new soil volume requirements if you have a tree and a planter.

And these are all trees that are used for stormwater benefit, all of these requirements in this BMP.

Such as OSM or flow control.

We've actually... we've added tree protection requirements in the minimum construction requirements.

And we've added maintenance and establishment requirements for trees.

Matthew Batemam (he/him) - SDCI - Presenter: Next section, next slide.

For dispersion BMPs.

We've made a clarification when you can have short retaining walls that are in this... the additional 10-foot setback beyond the vegetated flow path.

So this is not the...

We have that additional 10 feet to the property lines or buildings when you have a vegetative flow path for vegetation. So we've clarified when you can have a short retaining wall in those sections.

We've clarified that infiltration testing is not required for sidewalk, trail, compost-ended strips.

You can use them even if you haven't done infiltration testing.

You can do infiltration testing to prove that they're not feasible, but you don't need to.

And there's a new BMP for light rail, elevated guideway dispersion.

That we... we brought over from Ecology.

For infiltration trenches, so we've reduced the minimum measured infiltration rate to 2 inches per hour.

And... But we've also kind of, at the same time, added a 3-foot maximum trench.

Vertical depth of aggregate in the storage reservoir.

So, this kind of help justify doing the 2 inch per hour. These are meant to be shallower BMPs, not as... as deep as a storage reservoir as you could have on a drywall.

And we've added spacing for perforated or slotted pipe in the trenches, so 6 feet on center for trenches that are wider than 8 feet.

We've also clarified that there is no maximum width for the infiltration trench BMP in Seattle.

We've got, quite a few changes for, buyer attention.

Both infiltrating and non-infiltrating.

So, we've added that the Ecology high-performance bioretention Soil Mix and Polishing layer may be used. It's optional, not required.

If you're not familiar, it's a special mix. It's a little more expensive, has different minerals, but it just performs so much better for removal.

However, saying that, the, you know, if you see the performance specs, or the performance of the standard buyer attention, it's still pretty impressive, but this high performance, just does a lot much better job, especially for

Phosphorus removal.

We've removed requirements for multiple cells in single bioretention facilities.

There used to be a requirement that you needed to split

Multiple cells divided by a weir or a berm if you're over 5,000 square feet of contributing area, so we've just removed that requirement.

We've removed, or revised the flow entrance requirements and reduced pre-settling requirements.

SPU had a study that kind of showed that they really don't need as much pre-settling for buyer attention, and so we've reduced that requirement.

I see that got some likes.

We have added a minimum length of 4 feet when underdrains are used.

That's just, the facility, especially the non-infiltrating vertical walls, they need to be at least 4 feet just to get the... the perf... the slotted pipe, and the, clean-out, and the overflow riser in there without squeezing it too much.

We've changed the standard biotension mix to a 70-30 mix. It was previously a 60-40, so that's, like.

70% kind of minerals aggregate to 30% compost.

So, it's a little bit less compost.

And we've added infeasibility criteria for deep vertical walled biotension.

So, it's not required if you need to be deeper than 22 inches, or, you know, gravity, flow, or whatever, to get, the stormwater to the... this... To the, to the, to the buyer attention.

And this is because, in the right-of-way, over 22 inches, you start needing to have handrails.

In the sec- in the first draft, we had this at 2.5 feet, which is kind of from the building code.

Requirement of when you need to have handrails, but we just reduce this to 22 to be consistent with right-of-way requirements of 22 inches.

And we reference that, like, if you're deeper, you... or, you know, you may have handrail requirements based on other codes.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

We're adding back the pre-sized peak flow control sizing for non-infiltrating bioretension.

Which would apply in the capacity-constrained basins, not in the combined sewer basins.

Since... in Seattle, like, non-infiltrating bioretention is the most commonly used BMP. We wanted to add sizing back. We're, we're working to, we've worked to optimize the sizing.

To provide the best flow control possible.

And... So that is... is back.

We've revised the non-infiltating bioretention pre-sized OSM sizing as well.

So, as many of you know, in the last manual, the sizing for OS... for...

Non-infiltrating by retention, like, got very, very small.

However, this time we did some studies and found that they were not providing any flow control benefit.

They were providing water quality filtration, which is great.

But they, they were, in certain circumstances, making the... increasing the flows.

Rather than decreasing them. So we've optimized that, but we've also included, more sizing options.

And you'll see that the... we have, talked about it down here in another bullet, but there's 2 inch ponding depth sizing.

And there's also different sizing based on whether you have 6 inch or 12 inch, and that's all to optimize the flow control benefit you get.

We've added planter box materials, a section for that, for, the construction materials for vertical walls.

Just make sure that we have durable...

Materials that are gonna last a while.

We've clarified water quality treatment facility design requirements to filter 91% of the total runoff volume through the bioretention soil.

I realize this wasn't stated explicitly in this section.

I mentioned the 2-inch ponding for both infiltrating and non-infiltrating bioretension with vertical sides.

That'll help out to do, shallower, sizing.

Which I know a lot of, especially landscape architects would like.

And we've added a new figure for infiltrating bioretention with a tree in the ponding area.

So, special considerations if you want to add a tree in the bottom of higher tension.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

Okay, so permanent pavement Facilities.

So, these are the facilities that... the permeable pavement that are... have the deeper sections that receive runoff from other areas, like roofs. So not just permanent pavement, but actual infiltration facilities for other areas. We've added design criteria for BMPs that are equivalent to permeable pavement facilities, such as, like, a similar infiltration facility that's under landscaping.

meets all the sizing requirements, but just isn't under...

Actual permeable pavement, but it's equivalent to permeable pavement facilities.

We've clarified the minimum measured infiltration rate, which is .3 inches per hour for any kind of pre-sized OSM flow control and water quality, but it... you could use lower if you're gonna model it, and you've had a pilot infiltration test, like a small pit.

And, you gotta check to make sure that you have a... that you're... you're meeting the 48-hour drawdown time.

We've clarified the run-on ratios of 5 to 1. Or 2 to 1 if there's pollution during hard surface.

You know, contributing area to the size of the actual facility. They must be met even if modeled or other precise factors are used. So if you're modeling or using a pre-size factor, you also need to check this run-on ratio and use the larger sizing of the two.

And... Minor clarification about how...

Run on should be directed to the facility in a distributed manner.

Via dispersed surface flows for the smaller areas, or through a pipe that first passes through a catch basin.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

So... We've added this soil cell by our attention, which... It's a whole new section.

The first draft was added in Phase 1, and...this is buyer tension that happens in, like products like SilvaCell, StrataCell, or Root Space under pavement. And so there is a lot of vetting and changes that has happened since the Phase 1, and new figures, so I encourage you to take a look at this. This is a brand new BMP... And, Sherrell will talk about in volume, or in the code, when it is required to be used, and when it's optional. For parcel-based projects, it's going to be purely optional. But definitely encouraged. We're looking for ways to incorporate more trees into the BMPs.

So, I'm excited to finally have a, you know, well-vetted BMP for this product, and so... so please take a look at this and give us any feedback that you have.

There was some changes to the required, like, the tree soil volume versus, like, the actual sizing for biotension. So, there are pre-sized bioretention, but then, you know, as you see, you also need to see how much tree... tree soil, or how much soil volume you need just for tree health.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

For residential cisterns, they used to be called single-family cisterns, so we changed the name to residential cistern, since we no longer have single-family projects in the manual.

And we're allowing them in more residential zones, so neighborhood residential, residential small lot, and low-rise.

In the permeable pavement surface, which is just point, you know, permeable pave that doesn't receive run-on from other surfaces.

Kind of clarify that there's no minimum measured infiltration rate when you're only using it for OSM list approach, so you don't need to do

Infiltration testing.

If you... Measure Lesson .3, you can still use it.

For OSM, for the list approach. But we've clarified that if you, At .3...

Is required if you're doing precise flow control and water quality credits or, typically it's required unless you... for further modeled BMPs, unless you have a pilot infiltration test, and you check that the drawdown time is less than 48 hours, and you do modeling.

So, there's a little more flexibility there.

For the detention pipes,

Section, we reorganized the design criteria into subsections.

We added reference to the minimum orifice diameter, clarified venting to a manholes were only required on upstream end of the detention pipe, and we've reduced the spacing for the personnel access points along pipe runs to 350 feet, but we've added a requirement for observation maintenance ports that are for private detention.

That would be every 100 feet. It's a 12 inch diameter port.

We've made it.

It's clear you can substitute a port or a like a access riser in that case. And We've clarified flexibility to use access risers in lieu of maintenance holes at the ends of the manifolded systems.

That's where you have multiple detention pipe runs.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

We've clarified that the pre-sized equations are not applicable for detention pipes in the right-of-way.

Those would all need to be modeled, and... Not use it, the pre-sized factors. That's due to the 2-inch drop that's required in the right-of-way detail, that's not required for the private parcels.

And the 2-inch drop was not accounted for in the precise, factors.

And... We corrected the pre-size factor for pre-developed pasture standard.

Using the 36 inch diameter pipe.

This is an old one that we caught.

Right after the 2021 clarification list.

And I believe this was... this was already in our pre-sized flow control calculator, so if you ever used it, this had already been, updated.

So, it's not much of a change, really.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

For oil-water separators, clarified the parameters for offline oil rice, the offline oil rice equation.

And clarified the sizing of the forebay and the figures, which is 20 square feet.

Of, area per 10,000 square feet of tributary area.

This was in the text, but it just wasn't in the figure, so I think it was something that may have been missed in the past.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

For proprietary and emerging water quality treatment technologies.

We've added that mass loading ratios are not required for BMPs that only treat under-drained sports fields if the underdrains are surrounded by gravel.

We've added that the mass loading ratios are not required for Filterra systems when used solely for oil control, with a treatment rate of 50 inches per hour.

I haven't actually seen this done, but, this... it is an option.

To use this for oil treatment.

We've updated the... List of approved proprietary and emerging water quality treatment technology.

And the mass loading ratio applicability.

So, there's a... there's a lot more, approved BMPs in... in 2021.

And so we've updated that list and let you know which mass loading ratios to use.

Let's see... we've updated the site considerations to reflect approved proprietary technologies.

And clarified that proprietary technologies should be sized for the offline water quality flow rate, or two-year flow rate if you're downstream of a detention. So all of the BMPs in our list, they have internal bypasses, so you can use the offline water quality flow rate rather than the online rate.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

So, now I'm gonna pass it over to Jess again for Volume 4.

For the source control.

Jess Huybregts (she/her), SPU, Presenter: Thanks, Matthew. I think we might, let me just check in with our facilitators. Will we be taking a break now?

Rebecca Allen (she/her) - Vida - Facilitator: Let's finish this section, if we can, in the next 5 minutes or so. Does that seem to.

Jess Huybregts (she/her), SPU, Presenter: Okay.

Rebecca Allen (she/her) - Vida - Facilitator: Yeah, and then we'll take a quick break. Thank you.

Jess Huybregts (she/her), SPU, Presenter: All right, okay, well, this is clearly the most important section, because it's the one I care about the most, but, we'll get through it. Alright, so... thanks for bearing with us.

So, Volume 4. Volume 4 of the City Stormwater Manual describes source control BMPs, and so these are actions designed to prevent pollutants from entering stormwater runoff in the first place, so that they don't even get into the drainage system, and therefore the water bodies that they discharge to.

And so source control BMPs can be operational, like adding dechlorination tabs when you're emptying pools, or they can be structural, like adding filter socks to catch basins.

The proposed changes to Volume 4 are being made for two main reasons. One is to ensure that source control BMPs in our manual are at least as equivalent, to ecologies and to our stormwater permit.

We are required to make these changes. And then the other reason for the updates is just to make the BMPs more effective in preventing stormwater pollution based on many years of inspector experience. So what we've seen in the field, and what we've learned about what information is most helpful for people to implement.

So, to comply with our stormwater permit and attain equivalency with Ecology's Manual, we've included some background information about certain toxic chemicals. This is very similar to the language in Ecologies Manual.

Ecology also created some new source control BMP... a new source control BMP for light rail washing, so we needed to add that. That is our new BMP56. There are some key PCB-specific updates, to reflect the manual as well.

I'll talk about those in a little bit more detail, in a couple of slides.

And then there were a range of edits and additions for consistency with Ecology's language.

Sometimes, in those cases, there are some BMPs that we actually needed to move from our recommended BMPs to the required BMP section.

So, you'll also see that based on inspector experience, we've proposed a lot of minor edits to most of the BMPs in Volume 4, just to make them easier to understand and follow.

Jess Huybregts (she/her), SPU, Presenter: Do the next slide.

Okay, great. So there are some source control BMPs with some substantial updates. Most of the major changes occurred before the first public comment period, as you can see here, but,

We also have a few minor edits since then.

For BMP4, which is about the proper storage of solid wastes, we added requirements for storing batteries and printing equipment, and clarified who's responsible for what when it comes to used cooking oil management.

Used cooking oil spills have been a problem in some areas of the city, and they're very tough to clean up, and it's a huge fire hazard when they get into an electrical vault, and so...

Cleanup is very expensive, and we want to avoid that, so we've added a requirement to position containers at least 5 feet away from any grated top lids and covers.

We also recognize that while we prefer dumpster areas drained to the sanitary sewer, that's just not how it is in reality, and so we've added some language there to reserve the right to require more BMPs when dumpsters drain to stormwater.

And then some other details that, related to, requiring a roof or canopy, when an area is draining to the sanitary sewer.

With BMP17, which is cleaning or washing, we made a lot of updates as well. We reiterated the need to dechlorinate potable water before discharging, which wasn't as strong as it should have been in the past.

We're not allowing wash water from graffiti removal or parking lots to enter drains. We've clarified that a pedestrian-friendly street, or a bonus, is still a street, so that needs to be swept before washing. Lots of details in that one that I encourage you all to go to.

And, we've also added some substantial updates to the washing... washing of buildings, which I'll cover on the next slide.

And then a couple of pet or animal-related updates. We renamed BMP8 from rooftop dog runs to constructed dog runs to broaden it, so that we're including requirements for at-grade dog runs, dog runs, not just on, roofs.

And for BMP32, which is about commercial animal care and handling facilities, we're being more explicit that chemical disinfectants can't impact stormwater or waters of the state.

Where covers are needed, and where stockpiles of manure, can and cannot be kept.

Jess Huybregts (she/her), SPU, Presenter: Next slide, please.

Alright, there are a few updates to some of the storage-related BMPs that might be of interest to some of you. We've clarified BMP26, which is about storing, leachable and erodible materials, clarified that it applies to all stockpiles, and updated that stockpiles needed to be paved, covered, and bermed.

For the storage of portable containers, BMP28, we need to be equivalent to Ecology's manual, so we needed to make secondary containment, for hazardous materials and liquids required, rather than only recommended. So that's a change for some of you.

And then, yeah, to be equivalent with Ecology's manual, we needed to update language in BMP41 about dechlorinating potable water during waterline flushing, and then also we need to debrominate pools, spas, tubs, hot tubs, fountains, which is in BMP35.

Jess Huybregts (she/her), SPU, Presenter: Next slide, please.

Alright, here's the big one. Ecology made updates to four source control BMPs in their 2024 manual update related to PCB-containing building materials.

Ecology doesn't want these chemicals, PCBs, to enter the drainage system, and neither do we. We know that they're more likely to be released from buildings and enter drainage systems.

When they're disturbed, so through building washing and cleaning and maintenance activities, and so we've updated some of our source control BMPs to be equivalent to ecologies and to protect the drainage system. Some that were updated include BMP17, the cleaning and washing.

And BMP37, which is about maintaining and managing the roofs and surfaces on industrial and commercial buildings.

So, in line with Ecology's manual, these BMPs now state that commercial, industrial, institutional, and multi-unit residential buildings built between 1950 and 1980 must be assessed for the presence of PCBs prior to washing them. And if they are suspected or confirmed to have PCBs, no wash water can enter the drainage system.

Since we know that not everybody is going to be conducting sampling for that assessment, the City is going to assume that these types of buildings in this time frame contain PCBs, unless they're a single-family residential building.

Or, if the owner is able to show analytical data, that PCBs are not present.

And then I'll just skip down to the bottom. It's really important that, buildings suspected or confirmed of containing PCPs must also be reported to SPU, and so we've included that language as well.

Jess Huybregts (she/her), SPU, Presenter: Alright, next slide.

Okay, some of the other source-controlled BMPs we've updated that apply to all real property in the city, include BMPs 1, 2, and 3. It's had a lot of clarifications. We've added some more, recommended BMPs to be more helpful.

BMP5 is about spill prevention and cleanup. We were required to be aligned with Ecology's manual, required to expand the list of spill kit contents, and also added text about minimizing discharges of firefighting foam, and that's to support how we're implementing new requirements in our permit.

And, because the... PCB-related edits went through. We've also updated BMP6, which is about staff training and oversight.

So that building owners need to make sure that their maintenance staff are notified if PCB-containing buildings exist, and any BMPs they need to take... need to put into place to prevent those chemicals from entering the stormwater system.

Okay, we can move to the next slide. It's the final one.

I've also updated some source control BMPs that apply to specific activities. There's a bunch there. I'm not going to read them all, but a lot of these were, mostly they were made at the...

At the first round, oil, water, separator sizing, when to notify, Seattle.

And I'll be happy to answer any questions about those in the chat if it's helpful, but I think I need to wrap up my time.

Rebecca Allen (she/her) - Vida - Facilitator: Thanks, Jess. Matthew, you want to wrap up these appendices?

Matthew Batemam (he/him) - SDCI - Presenter: Sure, yeah, then we can take a break. So Appendix A, definitions, is kind of a placeholder.

Refer to the code to see all the definition, changes.

That's the best place to look, and then those will be updated, After this cycle.

Appendix B, just a clarification on how to calculate the new and replaced hard surface.

In the Seattle... in case... this is for...

For, like, short plats and subdivisions.

When the Seattle zoning Code does not include a maximum lot coverage of structures, and when existing improvements are proposed to be retained.

Matthew Batemam (he/him) - SDCI - Presenter: Next slide.

Appendix C, we've... we've added, a few new and feasibility criteria for OSM BMPs, and to do... to provide a little more setback and align with other codes. So, having feasibility for dispersion and infiltration setbacks from septic systems.

New infeasibility for infiltration, where siding may threaten our existing or proposed buildings or structures.

Infeasibility for infiltration based on the investigation from Appendix D, like groundwater mounding, or characterization of receptor analysis, or, you know, vertical setbacks to hydraulically restricted layers.

new infeasibility for the depths of vertical walled bioretension that I talked about earlier.

Infeasibility criteria for new infiltration and non-infestrating structural soil cell.

It's BMP, so there's a whole new section for that, since it's a new BMP.

We have updated the minimum tree size requirements.

This is gonna... That's, that's for the OSM, for, trees used for OSM.

updated the on-site list and feasibility criteria tables to reflect criteria that was already in the parcel-based project list, but wasn't actually in Appendix C.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

Clarified the bottom slope requirements and feasibility criteria for rain gardens and infiltration by our attention.

We've added in feasibility criteria for a rain garden infiltrating bioretention located within a quarter mile of a nutrient-critical water body.

So now Green Lake. Added that pearl pavement can be considered infeasible for stairs.

That was an obvious one, it just wasn't in there.

Added reference to green factor tree list and SDOT-approved, street tree list for...

Determine if it's a medium or large tree, it's infeasible.

We added that pearl pavement can be considered infusible... oh, civil for stairs, repeat one.

And added the infeasibility criteria for soil cell by retention. I think, actually, that's a repeat one, too.

I would say for the Appendix C, if anybody has comments about specific and feasibility criteria that should be added.

We... we can't really do open-ended criteria.

Based on... just based on judgment, but if there's very specific criteria that you think should be added, please comment on that, and we can look at that and incorporate it if everybody's on board.

But yeah, let us know if you think there's something obvious that's missing.

Matthew Batemam (he/him) - SDCI - Presenter: Okay, next slide.

No change to the... to the Appendix D for the infiltration testing and subsurface characterization.

Appendix E for additional stormwater design requirements. As you see, we...

We've crossed out plant list, because that's been a move to Appendix J.

But we've clarified the minimum allowable weir length of... is, you know.5 inches.

We've updated table E1 to E.1 to clarify that calculations of Temporary and permanent level spreaders.

So, we're clarified that for... if you're using it for a permanent, level spreader discharge, you use the 25-year...Flow rate.

We've added, this is where we have the new figures for pre-settling, so...

We have a fat pipe pre-settling BMP, which makes me laugh every time I say it.

It's just a big pipe in between two catch basins or manholes where pre-settling can happen.

And then there's a catch basin maintenance hole with an extended sump and baffle that can provide pre-settling.

Matthew Batemam (he/him) - SDCI - Presenter: Next.

For Appendix F, We've added, saturated soils to the...

To, wetland rows and continuous modeling tables, since wetlands can be modeled as saturated soils.

We've updated the step-by-step procedures for using the older version of MBS Flood when evaluating the on-site BMP performance standard.

If you want to model it rather than use a list approach.

But the new version of MGS Flood has... now has an SPU pasture duration standard match option for the LID.

So, I haven't used that, but if you've got the newer version, MGS Flood, and you want to do the performance standard for OSM, you have that option now.

Appendix G,

So, O&M requirements, just minor updates, including maintaining visibility of manhole covers and accesses, preventing tall grass from impeding swale performance, and preventing damage to open-cell paving grids when you're doing aerating.

No change to Appendix H for financial feasibility for vegetative roofs and in order to harvesting.

No change to landscape management plans and integrated pest management plans.

And then Appendix J, created a new appendix, we moved all the plant and tree... tree list information that was in Appendix E.

to here.

We've referenced... added references to Volume 3, Minimum Tree Requirements for Stormwater Management.

And added reference to the green factor and SDOT-approved plant lists.

And... let's see, is that... okay.

So, actually, we'll take a break now.

Rebecca Allen (she/her) - Vida - Facilitator: That's right! We're gonna break for 5 minutes, so we'll come back at 2.25. We'll hear from Sherelle about the code updates, and then make, I hope, a little bit of time for Q&A. Thank you for putting questions in the chat. You can continue to do so. That will really help us, get them answered if we don't have much time for Q&A at the end. So, thank you all for your patience. See you in 5 minutes.

Sherell Ehlers: Can you hear me now?

Valeria Herrera (she/her) - Vida - Tech Support: Yes, I can.

Lucas DeHerrera: Turn on the volume, turn on the volume, it sounds too clear.

Sherell Ehlers: Oh, Lucas, now.

So, did it... so does that seem right where I'm gonna start on, on slide 16? The... I don't know where people...

Rebecca Allen (she/her) - Vida - Facilitator: Yeah, I'll double check, and make sure you're on the right page. I'll check with Olivia.

Sherell Ehlers: Okay, thank you.

Rebecca Allen (she/her) - Vida - Facilitator: Alright, everyone, welcome back. Give you all a moment to reconvene, and then I'm gonna hand it over to Sherelle to take us through the rest of the code updates.

Rebecca Allen (she/her) - Vida - Facilitator: Go ahead when you're ready.

Sherell Ehlers: All right, thank you for bearing with us and pivoting, you all. That was very fun. I'm not sure what happened, but...

I will start off on, exemptions under the stormwater Code. So this is the beginning of the Stormwater Code. There are already certain activities that are exempt,

From, on-site stormwater management, flow control, and water quality treatment.

And in College E's permit update, we were required to make some changes to these, utility work and pavement maintenance, and exemption sections.

And in the second review draft, we, all made some clarifications about trail and sidewalk projects.

And parcel-based projects based on ecology's comments.

And as noted, previously in the first draft, that... that if you're, pro... if you're... these certain activities trigger ADA improvements, like curb ramps, those are also exempt.

Sherell Ehlers: Next slide, please.

So... the permit requires us to update the vesting sections and the stormwater code, for both city agent prop projects... city agency projects and other project types.

And the revisions, include that a project reviewed under the 2021 code must start construction,

Let's see, I hopefully have this text right.

Matthew, correct me if I got it wrong, 2026, or the project must follow the 2026 code. And then similarly, if you're under the 2026 code, you need to start construction by 2036. I think I have these dates wrong, again.

But there, they're correct in the code. So I apologize for that.

And then we actually rewrote this section to simplify it, too.

so, it's easier to read, and I should have done that beforehand. So, Matthew, if I made a mistake, let me know if there's a mistake in the slide. I think we got it right, but...

Sherell Ehlers: Next slide, please. Definitions. We have some new definitions.

For consistency with the permit, and based on Ecology's equivalency comments, we added closely related projects, definition to the stormwater code, and...

Also, in addition to the previous changes from the Phase 1, or the first, public review, the criteria,

For what cannot be considered a closely related project was the removed, from the, that, the criteria that was originally in Volume 1, and Ecology said that we can't use these items to determine, that a project is not considered, closely related.

And instead, these items are, provided as examples as single common plans under the common plan of development or sale definition.

And we did receive a public comment about... as well, about, large projects, very large projects, like the Port of Seattle or UW campus, that, wanted some clarifications on those very large sites that had construction activity in more than one place, so we, revised that as well, and we also added ore sale to the definition of common planted development based on ecology's comments and requirements.

Sherell Ehlers: Next slide, please.

New definitions continued, just we replay... we, deleted the question... the definition, enhanced treatment facility, and it now is called metals treatment because Ecology changed the terminology from enhanced treatment to metals treatment. We added definitions of MS4, the Municipal Separate Storm Sewer System Permit, and Surface waters, just to be for consistency, and pavement Maintenance Debt practices, the definition was moved out of exemptions and just made into a separate definition.

And updated per the permit. And then, similarly, we moved the, vehicular use definition, out from underneath the pollution-generating hard surface, definition.

Since more than one area... one definition or threshold, relies on that definition.

Sherell Ehlers: Next slide, please.

Let's see, we deleted non-new pollution generating and replaced impervious surface definitions, since they're superfluous.

And they're already defined under the corresponding hard surface definitions.

And the deleted SFR definition to align, project thresholds addressed the land use code changes. The S... the single-family residential project was, deleted.

So, just one moment, please I stole, conference rooms, so they were, like, trying to kick me out, and I was like, no, go away! So anyway, here we are. We'll get through this.

So, single-family definitions deleted, and it's to address, the 2025 land use code changes.

And align the project thresholds,

And with that, there are changes to the parcel-based flow control requirements, so...

The intent is that there's no difference between... now between the SFR and project... Based project requirements.

Sherell Ehlers: Next slide, please.

We revised the aquatic life definition to clarify that the way the definition's used in the stormwater code, it only applies to freshwater bodies when... And...

Wetlands were, was also... were also added to the definition.

But, again, the way that aquatic life is used in the depth... in the stormwater code, it only applies to fresh water, but we wholly acknowledge that aquatic life applies to all water, including saltwater.

The definition for development was revised, to include street improvement permits.

And that the high use,

Sites definition, now, to be aligned with the permit, includes 300 total trip ends per day and it's... To be consistent with the permit.

And the large project definition is still at, revising from land disturbing activity, going from 1 acre to 10,000 square feet.

Due to erosion and sediment concerns in Seattle's tight urban environment. And then we corrected the definition for a municipal stormwater MPDS permit.

So that it doesn't, it applies not, outside of the city of Seattle as well. It was incorrectly, written.

Sherell Ehlers: Next slide. Next,

The definition for hard surface, was, kind of bulleted and clarified and put some examples in it.

And... Distinguish between new hard surface definitions and the replaced hard surface definitions.

And specifically, that for structures, the foundation must remain, for it to be considered a replaced hard surface.

And then site definition was updated to be consistent with the permit, and it can include multiple parcels and or sections of right-of-way under development.

And then the revised, the small project definition was revised to align with the, large project definitions. There was just, inconsistency there. And, the definition for stream was, revised, and both creek and stream now remove, the reference to creek type when determining if it's a creek or not, to be consistent with ecology, so that it's just all creeks and all streams are required to provide flow control.

The typing is irrelevant.

Sherell Ehlers: And, yeah. Next slide, please.

Prohibited discharges, 22802, added, bromine, as a prohibited discharge based on public comment, and then under the conditionally permissible discharges.

Jess talked about this, about the concerns about PCBs, and there was clarifications added to the stormwater code related to that.

That were also required, because of ecology changes that we have experienced in the City of Seattle, trace, sourcing, and from buildings, with PCBs and,

And found it downstream in our system, so it is a big concern.

Especially when they are disturbed.

Jess touched on some of this a bit, but, about that you, must have your lids, and I think Matthew talked about it, your maintenance hole lids, and other,

Facility components are accessible for inspection and maintenance, and then just broaden the discharge, the rule for, dog runs to include more than just rooftop.

Sherell Ehlers: Next slide, please.

This, section, minimum, requirements, I should say minimum requirements, minimum source control for specific activities, the title was shortened because it was very long. Sorry, we're on 22803040, at least that's what I'm on, so...

There we go. So, the title of it was simplified, and it was just,

The whole section was, simplified as well, and, had less pointings here and there, and it just now includes the whole, section instead of references.

Two different sections.

Moving on to the next slide, minimum requirements for all projects.

Revised the text, that...permit requirements apply to, the entire project, And revised the def... the language from Common Plan of Development and added or sale based on Ecology's input, and then also, clarified that what the assumed level of hard surface coverage would be, based on, the full allowable build-out, when applying the, thresholds, for... that's typically for short putts and subdivisions, I think. I'll say mops, I'll probably get that better... I'll get that a better, more general.

Sherell Ehlers: Next slide, for the construction of stormwater pollution prevention, there's some edits that, stating that, infiltrating, infiltration BMPs, not just on-site BMPs, require protection. There... we also removed the reference to large project, and just used, the thresholds of, new and replaced, and land disturbing in this section to determine,

What type of drainage plan needs to be done, and, what dewatering analysis, needs to be done.

And then we also added, the... revised the text to, state that you have to mitigate flooding as well as erosion during construction, and that for certain projects that you might have to,

Address durations as well as volume and velocity and peak flow rates.

This is especially, adjacent to creeks, or, within the close proximity of creeks.

Sherell Ehlers: Next slide, please.

This Ensure Sufficient Capacity section was updated to address, dewatering concerns for sites with, shallow groundwater.

And whether those sites may need to do a dewatering analysis. And there was also added text, when a large, area of hard surface is, rerouted to a new location that, you may have to address downstream impacts. And oftentimes, this is looked at for capital projects.

Where we do, major changes to drainage patterns.

Associated with, like, separation, and there's another new section

And water quality treatment is also, addressed in that... in the section that's coming up.

This... on this slide, which is the... the last bullet, the, 22805-020...

O, or 020, and this is where you may need to do... be required to do treatment if you are taking a large area pollution generating surface and putting it to a new, drainage basin and our water body that it wasn't going to mitigate the direct impacts of your project.

And the side sewer, the reference was changed to only SPU director.

Because I believe it's, like, as of January 1st, the, the site sort program was transferred to the DSO and S, Development Services Office in Seattle Public Utilities.

Sherell Ehlers: So, next slide, and... this was mentioned previously, briefly, that, the definition, the project type single-family residential project is being removed,

And then I'll go on the next slide to... To say why, so...

Basically, there are several changes that have changed, that are associated with parcel-based projects.

And to help address, the... to address the elimination of the, single-family residential project type, and so that includes revising, flow control thresholds for small lake basins and capacity-constrained basins, and increasing the threshold from 2,000 square feet to 5,000 square feet, and that was... the intent of this is, that was the only difference that was, between single-family and parcel-based.

And as I mentioned previously, this is to align the project's thresholds and address, the 2025 land use code changes and the increased density that we're having.

And to not disincentivize, per se, building 4 units where... instead of 3.

But in tandem with deleting the, this, definition, like I said, it helps support building more residential units.

But...because the threshold is being changed from 2,000... for flow control from 2,000 square feet to 5,000 square feet, as Matthew mentioned, there's a slight increase, proposed for the bioretention planter sizing.

For on-site stormwater management, and that...It's not as large as the sizing that was there for the 2026, or sorry, 2016, stormwater code and manual, but it is larger than the 2021 sizing. And as Matthew also noted, we also looked at allow... we also are proposing to allow, bio... non-infiltrating bioretention to meet the peak flow control standard, that was eliminated in 2021, and Tanks were required, for capacity, capacity-constrained, or,

Capacity-constrained systems, and so...This will allow, non-infiltrating bioretention to be used.

And really running out of time, but here we go.

The other thing we worked on, sorry,

Sherell Ehlers: I think I covered that. And then, next slide, please. I have my own slide over here, and I forget that we have to stay aligned. There's some changes that move... that address the, OSM, or on-site stormwater management list.

For, parcel-based projects.

And by moving the rainwater harvesting up to Category 1 for project flexibility, number two, like, adding that rain gardens and bioretensions can include trees. They don't have to, as Matthew was saying, and that there's also these optional soil cell bioretention with trees.

And without trees, and unfortunately, this slide here still shows structural bioretention, and so the new, name for soil cell bioretention, but there isn't, there aren't many changes that... beyond that,

That were shown in the, initial, first public review.

And...also clarified that infiltration testing, is not required for permeable pavement or compost amended strips, and that evaluation of vegetative roosters, for projects discharging, receiving waters is also, been added. And this aligns with the green factor.

And Matthew also noted that residential cisterns also is added as an optional category for BMP.

Sherell Ehlers: Next slide, please.

Sidewalk projects, very few changes... the only change is the on-site list, so next slide. And again, this is just, the similar changes to what I just mentioned about the soil cell bioretention and, permit and infiltration testing.

Sherell Ehlers: Next slide.

Roadway projects have the, kind of one of the bigger changes, as well, that the thresholds are now new plus replaced, and the threshold of new hard service has been removed based on the permit requirements.

And this mostly, will affect water quality treatment in the right-of-way for roadway projects.

And this is to address the concerns of 6PPDQ, due to tire wear and the impacts to salmon, and other and similar to... next slide, please, the on-site stormwater management.

the... Roadway list is very similar, other than for roadway projects.

For structural soil cells, you have to, evaluate trees in the right-of-way, and this is to support Mayor Harrell's executive order for the city to plant... to have our trees in the right-of-way.

and... So, using that, the soil cells will help do that as well.

Okay.

Sherell Ehlers: Next slide.

So, flow control, they're, just that you have to evaluate on-site stormwater, all infiltrating BMPs and on-site stormwater management BMPs.

There was an update to the wetland protection method, too, based on ecology's requirement, and there was clarity added to when on the standards, like flow control or on-site stormwater management, conflicts with the wetland protection standard. We know there's an issue with that, so we tried to address that.

And then clarified that you're... when you're evaluating flow control, you're looking at the starters from the project site.

Just to avoid, confusion.

Treatment, same with, full control added that you have to evaluate all infiltration BMTs, and then enhanced change to metals treatment.

And then there were changes to the metals treatment required.

Lowering the trip count from 15,000 to 7,500,

Daily trip count, including roadways that provide on-street parking for commercial industrial areas, and also required to add that areas that are subject to industrial activities.

As opposed to industrial sites.

And, also added an exception related to landscape areas not requiring metals treatment to align with the permit.

Sherell Ehlers: Next slide, please.

Drainage control. The road exemption, for city-owned projects in the right-of-way for drainage control review.

Lowered the threshold for comprehensive drainage review from 10,000 square feet of land disturbing activity, or two land... two 10,000 square feet from 1 acre.

Clarify that there's a removal of the building or structure, regardless of whether the slab or foundation remains

This area, if it's... Over...No, I didn't write that down. 5,000 square feet.

It will require comprehensive drainage review due to the drainage patterns. I just want to note that this was written incorrectly in Volume 1, and said that it counted as land disturbing activity, and that was incorrect. It just says that you have to do comprehensive drainage review.

And then...Just more clarifications about thresholds and applying thresholds, as they relate to closely related projects, common plan development or sales, short plots and subdivisions.

And then also clarified when a licensed civil engineer must provide drainage coal, Control plans for projects that create new outfalls.

That don't have an off-site available, point of discharge, or,

Or fully infiltrate, all the stormwater from the site.

Alright.

From our manual. Oh, boy.

Rebecca Allen (she/her) - Vida - Facilitator: Sorry to accidentally move you along.

Sherell Ehlers: Oh, no! That's alright, we're running out of time, and so, I'll note that,

Yeah, the code... the code,

language will be added to the Volume 1 like it was before, but not until after the code is adapted, and then we'll add that code language into Volume 1. So.

Going... let's see...

I'm not going to go through this list, because I'm going to go through, well, I'll just say on this list, there was a bunch of organizational changes. Basically, a lot of things got moved into Chapter 2, and, Chapters 7 and 8 got, moved up into those chapters, and since single-family Residential Project, is shown as deleted, the parcel-based is now in the number one position in... in the manual. So, next slide, please.

The... this is some rearranging, and it...the substantive changes about Common Plan and Development or sale are closely related, I already covered, in the Code sections, so, next slide.

Sherell Ehlers: Matthew already mentioned,adding, like, well, rail and light rail is a BMP, but we also consider those a complex project, and you should get, check in with us before you go too far. That we already covered about ADA improvements, are exempt.

And Matthew already mentioned that Greenlea Basin is, considered, nutrient-critical receiving water in Seattle.

Sherell Ehlers: And then the emphasis... emphasize the need to evaluate and plan for temporary and permanent dewatering. Next slide.

There's... there are clarifications related to sports fields, because they're confusing, and more clarifications about new and replaced hard surfaces.

For illustration, illustrate... whatever that word is. And, remodels and reconstruction, and some figures are... were added for that as well.

Basically, also just what elements are required for standard drainage review, and as mentioned before, the comprehensive drainage plan review threshold is 10,000 square feet instead of the 1 acre.

Sherell Ehlers: So, next slide...

So, as mentioned, the wetland protection standard is difficult, and we are trying... we've been trying to work on, adding some clarifications to that.

Our ecology partner, partners are...reluctant to accept things, but, we know that there's... they know, and we know that there's some errors with the wetland protection, so we tried to add some language there. And in the code about wetland... meeting the wetland standard.

And clarification on what dispersing to a wetland.

And the other items about, the single family and such was already, talked about.

And... I think... one more slide,

Sherell Ehlers: I think mentioned... Matthew mentioned this, but of the fact that you can, because of the orifice size, you may be able to minimize, reduce, or recalculate how you do your detention sizing based on the half-inch orifice size.

And, the... what? Let's see, there's nothing else here. Oh, and also clarified in the manual, this was already clarified in the code, that landscape management plan cannot be used for artificial turf fields, as pesticides and fertilizers are the... are the concern... are not the concern, so landscape management plan doesn't make any sense. Okay.

And... now we get to have a break.

Rebecca Allen (she/her) - Vida - Facilitator: Thank you, Sherelle,

Just kidding, our break is actually to wrap up in the next 5 minutes, so I am gonna take us down to a couple of slides about how you all can participate and make your comments, on the wealth of information shared by Sherelle and Matthew and Jess today.

Thank you all so much. I'm gonna jump us to a slide about how you can participate. So, our second comment period, as Sherelle already shared with you at the top of the call, lasts through February 9th, so it's really important you get comments in by then, so that we can address them. Comments received after that date, we will still try to consider them, but I believe it is a high priority to receive them by February 9th. I see Sherelle nodding, so I'm going with it.

We have 3 ways to comment, and I want to say, too, we had, we won't have time for a specific Q&A section today, but you all asked so many amazing questions in the chat, and thank you to our team that's been responding to them. I think they were mostly answered, but, if there were parts of your question or your whole question that didn't get answered today. We know that we will be reviewing everything that was in the chat and determining if modifications are needed.

And then, of course, you can also leave a comment, and here is how to do that. So, there are 3 ways. Our preferred method here is, number one, for the more detailed comments that you may have, or if you have multiple comments. Just like we did in the first round, we ask that you download the comment log. I believe there's a link now in the chat. And enter your comments by filling out all the columns. We especially appreciate and ask that you provide revised text, or an alternative to what has been proposed. And using the spreadsheet really helps us easily gather and organize everyone's comments, so thank you for doing that. Like I said, the link is in the chat, and once you complete your comments in the spreadsheet, you can email, your copy of the log to the email that's in the chat there, the SPU stormwatercodeRev at seattle.gov.

Our second option is if you have more general comments to share, you can email those to the same email address.

And then last but not least, if you prefer to write out your comments, you can send them, by mail. The physical mailing address is found on our Get Involved webpage. And that Get Involved webpage also has, the comment log link there, other project details.

We will also be getting a follow-up email out to all of you who registered for this call, in the next couple of days, so it will have all this information linked.

There, if you need to see it, elsewhere.

I know we are almost at time. Thank you so much again for your flexibility today, as we had some technical difficulties and things ran a little longer than we anticipated. Again, there are a couple of participation opportunities. We just talked about the first one here, providing comments by February 9th.

The second thing I want to flag is that after those public comments are incorporated, the upcoming rulemaking process will begin sometime this spring. That includes the legislative process for the stormwater code that involves a few things. A council committee meeting and approval, followed by a full council meeting and approval, and then the mayor reviewing and approving. So, the stormwater manual rulemaking will include a two-week comment period prior to signature by both SPU and SDCI directors, so keep an eye out for that. You can follow along on our listserv. If you're not already signed up there, the link is also in the chat. So please sign up and follow along with us as we go.

I will leave this meeting open for a few more minutes. We have a very, very short exit poll that we would love for you to take. It's just two questions, I believe, so if you're able to give us any feedback today, that would be much appreciated. And thank you so much for coming, really appreciate it. Take care, everybody.