
MEMORANDUM

TO: Project Team

FROM: Adam Emerson | Public Works Engineering – Permit Services

DATE: 08/05/2025

SUBJECT: PreApp25-025 - Comments from Public Works (Engineering/Permit Services)

PROPOSAL: 190-unit multi-family development

LOCATION: 3405, 3411, 3419, 3425 Rucker Ave & 00436982400700, 00436982400900

The following comments from Public Works are for the purpose of a pre-application meeting only. These comments are based on a review of materials provided by the applicant which are considered preliminary and/or conceptual until a permit application has been received and accepted. The following comments may only be a partial collection of notes, and additional comments may be made verbally in the pre-application meeting. All comments, conditions, and suggestions made below or in the pre-application meeting are preliminary only and may change once the project is in formal review.

GENERAL

1. Construction permits, inspections, and final approvals are required for this project from City of Everett Permit Services.
2. A Demolition Permit will be required to be obtained from Permit Services prior to any demolition work. All existing water services will need to be disconnected at the meter prior to demolition. For all existing side sewers serving the property, a Utility Permit for Side Sewer Cap-Off must first be obtained from Permit Services prior to demolition of the building. Side sewers shall be capped at the property line of the subject property.
3. A Public Works Permit is required for this project. Detailed drawings in accordance with the current City of Everett Design and Construction Standards and Specifications for Development shall be submitted to the Permit Counter, showing site grading, paving, landscaping, utilities, storm drainage, temporary construction erosion and sedimentation control (TESC), and all required improvements in the public right-of-way. Public Works reviewer approval of these drawings is required prior to any permits being issued. All improvements shall be completed, approved, and warranted before the Occupancy Permit is issued/final approval is granted.
4. The construction plans must be designed from a site survey performed by a licensed State of Washington land surveyor.

5. Any grading/fill on this site shall be done to not impact the surrounding properties.
6. Call out all utilities and site features in accordance with the specific type and standard drawing number listed in the City's current *Design and Construction Standards and Specifications for Development*. <https://everettwa.gov/1531/Design-Construction-Standards>.
7. Clearly label all features as either existing or proposed and clearly show on the site plan using specific line types, hatch patterns, and a legend. Show all dimensions of awnings and signage projecting into the right-of-way. Show all dimensions of sidewalks and planters in the right-of-way.
8. After the required Land Use processes have completed, please apply for a public works permit online at <https://onlinepermits.everettwa.gov>. Please follow the [Upload Standards and Submittal Checklists](#) for submitting digital documents on the online permitting portal for all permit types that require plan review and/or documents to be included. Please let us know if you have any questions while putting your plans together. For more information and online resources please visit everettwa.gov/permits.

STORMWATER

1. Stormwater shall be managed in accordance with City of Everett Stormwater Management Standards current at the time the public works/building permit application package is submitted to the City for review.
 - This project is in the combined storm/sewer area and shall be designed per stormwater standards for the combined sewer area as described on the City's Stormwater Technical Resources webpage (<https://www.everettwa.gov/1985/Stormwater-Technical-Resources>).
 - The requirements for development within the combined sewer area are established in Section 6.10 of the City's [Design and Construction Standards and Specifications](#).
2. Existing utilities available:
 - Storm Main: dedicated storm sewer is not installed in the vicinity of this development.
3. It appears this project will increase the impervious area by greater than 200 SF (DCSS Section 6-10.1(1)) meaning the project will have to provide flow control.
4. Stormwater system development fees in accordance with Ordinance 3632-18 (codified as EMC 14.08.135) and subsequent revision are applicable. These fees are based on square footage of proposed new plus replaced hard surface area. Refer to the [Utility & system development fees \(PDF\)](#) for estimated fees. The actual charges shall be computed by the Public Works reviewer per the ordinance in effect at the time and according to the information on the approved plans at the time of permit issuance.

SANITARY SEWER

1. Existing utilities available:
 - Sewer main in alley: 10" clay tile main, installed in 1914, approximately 15' deep. City of Everett is purveyor.



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- Sewer main in Rucker: 6" concrete main, installed in 1907, approximately 6' deep. City of Everett is purveyor.
2. Connection to sewer should occur to the alley. Connecting to sewer under Rucker is only likely to be entertained if connection to the alley sewer is infeasible. Note that as indicated above both mains under the alley and Rucker are very old and potentially capacity constrained. Per 6-1 in the DCSS if existing sewer main is not adequate sewer replacement and/or extension will be required. The below information can be provided prior to application for the City to run capacity models if more definitive replacement information is desired.
 3. The applicant shall provide the projected peak sanitary sewer flow rate at full buildout and full occupancy as part of their project application. Utilize guidance from Sections G2-1.2.4 and C1-3.3.2 of the Washington State Department of Ecology Criteria for Sewage Works Design (Orange Book).
 4. Existing side sewers shall not be reused. Each new side sewer shall be connected to the sewer main at a manhole per DCSS Section 6-8.3. A storm lateral may connect to this same manhole in the sewer main so long as the storm lateral and sanitary side sewer are not connected upstream of the main.
 5. System development fees for connection to the sanitary sewer system in accordance with Ordinance 3632-18 (codified as EMC 14.08.135) and subsequent revision are applicable. These charges are based on projected usage and can be substantial. Applicant is encouraged to obtain a copy of the Ordinance and determine estimated charges prior to permit application. The actual charges shall be computed by the Public Works reviewer per the ordinance in effect at the time and according to the information on the approved plans at the time of permit issuance. See the [Utility & system development fees \(PDF\)](#) for estimated charges for the current calendar year.

WATER

1. Existing utilities available:
 - Water Main: 8" DI main, installed in 1981, as-builts available upon request, City of Everett is purveyor.
2. Connection to water from Rucker is feasible. The existing 8" ductile iron main runs roughly under the outer most northbound lane from which domestic, fire, and/or irrigation service can be taken. Separate connections are required for each type of service.
3. See DCSS 5-3 for backflow prevention requirements. A Washington State approved backflow prevention device is required for all irrigation systems.
4. System development fees for connection to the water system in accordance with Ordinance 3632-18 (codified as EMC 14.08.135) and subsequent revision are applicable. These charges are based on projected usage and can be substantial. Applicant is encouraged to obtain a copy of the Ordinance and determine estimated charges prior to permit application. The actual charges shall be computed by the Public Works reviewer per the ordinance in effect at the time and according to the information on the approved plans at the time of permit issuance. See the [Utility & system development fees \(PDF\)](#) for estimated charges for the current calendar year.



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5. A new hydrant will likely be required since there are areas of the building that are not within 200' of either existing hydrant up or downstream. FDC to be installed within 70' of hydrant.
6. All fire systems must have a State approved double check valve assembly. These assemblies may be installed inside the building with Public Works Director or the Director's designee approval and must meet Section 5-3 of these Standards. Fire services 2" and larger must have a Double Check Detector Valve Assembly per Standard Drawing 515 or 523 or a Reduced Pressure Detector Assembly per standard Drawing 517. The backflow prevention system must be installed downstream of the fire service connection and upstream of any device (post indicator valve, fire department connection, etc.). Backflow prevention systems must be installed within 70 ft. of the water main unless otherwise approved by the Public Works Director or the Director's designee.
7. A Fire Flow model can be run on a hydrant adjacent to the property upon request, if needed. Results will be provided to the applicant as soon as they are available. To request, please email PermitServices@everettwa.gov and ask for a Fire Flow model to be run for the subject property (include address), which will be routed through the Public Works reviewers for processing.

TRAFFIC

1. The applicant's narrative states that the on-site parking garage will be accessed from Rucker Ave on the second level and supplemental questions ask if that is acceptable. This is not permissible per [EMC 19.34.110](#). All vehicular access shall take place from the adjacent alleyway unless exception conditions in EMC 19.34.110.B are met.
2. Alley improvements will be required to improve the alleyway along the width of your development and out to either 34th and/or 35th, whichever is shorter, to allow for reasonable, safe access for tenants and neighbors. Alley standards can be found in the 300 series standard drawings.
3. Frontage improvements will be required along Rucker. Rucker is a mixed-use residential corridor meaning that a minimum 4' landscape zone is required along with a 6' sidewalk along the length of the development.
4. The proposed parking garage will need to meet the requirements of DCSS 3-5 and the stall/drive aisle requirements in the 300 series standard drawings and/or coordinated with COE Traffic for approval.
5. Street lighting will need to be reestablished to City standards with the frontage improvements. This will include, at a minimum, new electrical conduit and junction boxes per DCSS 3-11 be installed for the length of the frontage.
6. Maintenance, trash, and/or access doors along the alley will be required to open inward to the building or provide 180° hinges that allow the doors to be opened flush with the building façade to maintain traffic clear zone.
7. Traffic impact analysis will be required due to 50 new trips during the PM peak hour. Analysis will be required for LOS at adjacent signalized intersections.



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8. This project is subject to Transportation Mitigation in accordance with Ordinance 3782-20 (codified as EMC 19.51) and subsequent revision. Applicant is encouraged to obtain a copy of the Ordinance and determine applicable mitigation fees and/or other requirements prior to building permit application. The actual charges and requirements shall be as per the information on the approved plans and an approved Traffic Study at the time of building permit issuance and the ordinance in effect at that time. You may contact the Traffic Engineering Department for an estimate only of Mitigation Fees (Patrick Mitchell: PMitchell@everettwa.gov). See the [Impact Fees - Traffic, School, & Parks \(PDF\)](#) handout for estimated charges for the current calendar year. Estimated fees at the time of pre-application are on the order of \$700,000.

TRANSIT

1. Everett Transit runs Route 7 on Rucker Ave and has Stop ID 1475 at this project line. ET requests at least 48 hours' notice of any work that will affect access through Rucker Ave and/or access to our Stop ID 1475. ET requests a 10x15 pad to be poured to accommodate the housing. Specifications for the pad can be found on the City of Everett website, Section 900 Design and Construction Standards.



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