

DPD	Director's Rule 11-2013
SDOT	Director's Rule 06-2013

Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 3	Supersedes: N/A
	Publication:	Effective:
Subject: 10th & 11th Avenue Street Concept Plan Appendix M to Right-of-Way Improvements Manual* * The Right-of-Way Improvements Manual is SDOT's Director's Rule 07-2012.	Code and Section Reference: SMC Chapter 23.53	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040 & 3.12.020	
	Approved	Date
	Peter Hahn, Director, SDOT	
Index: Land Use Code/Technical and Procedural Requirements	Approved	Date
	Diane M. Sugimura, Director, DPD	

BACKGROUND

The 1995 Pike/Pine Neighborhood Plan described strategies to improve the community and sustain the neighborhood's character through a range of urban design enhancements. The plan identifies 'key linkages' - existing pedestrian connections to be strengthened through additional amenities and increased safety and comfort.

The east/west running 10th and 11th Avenues were listed as key linkages—complementing the north/south Pike and Pine Streets. The intersections of these streets were identified as ‘neighborhood epicenters’ – or locations to focus activity and amenity to create a strong placemaking presence through the design of buildings and streetscapes. The plan included specific recommendations relevant to the 10th and 11th Avenue corridor including:

- Curb bulbs to reduce the distance pedestrian must cross on neighborhood streets.
- Turning 10th and 11th Avenues into neighborhood green streets.
- Improving pedestrian access across East Pine between the core area and Bobby Morris Playfields/Cal Anderson Park.
- Provide pedestrian scaled lighting.

This street concept plan provides concept level design configuration for these and other elements within the right of way, providing greater predictability for stakeholders when making investments in City rights-of-way in the study area. To create this concept plan, multiple City departments were engaged along with area stakeholders and property owners.

RULE

The 10th and 11th Avenue Street Concept Plan is incorporated into the Seattle Department of Transportation (SDOT) Right-of-Way Improvements Manual as Appendix M. The provisions of the concept plan are voluntary. However, property owners are encouraged to follow them in order to enhance the neighborhood.

The concept plan has been reviewed by SDOT and the Department of Planning and Development (DPD). Therefore, applicants for Street Improvement Permits that follow these concept plans can be assured that the major design elements contained in their plans meet or exceed the requirements described in the Right-of-Way Improvements Manual. The Right-of-Way Improvements Manual is the standards manual used by SDOT's Street Use Division in the permit review process for private contracts. Additionally, applicants for permits to DPD that follow these concept plans for major public realm design items can be assured that these elements are approvable through the Master Use Permit and Design Review processes.

Note: Certain projects may be subject to review under City development regulations or the State Environmental Policy Act. That review could result in additional conditions relevant to the streetscape but not anticipated in the 10th and 11th Avenue Street Concept Plan.

REASON

While the 10th and 11th Avenue Street Concept Plan does not establish requirements, the conceptual design has been approved through review by SDOT

and DPD. Approval of the concept plan as an Appendix to the Right-of-Way Improvements Manual provides recognition of the design and gives clear guidance to property owners who wish to follow these plans.