

<b>DPD</b>	<b>Director's Rule 15-2010</b>	
<b>SDOT</b>	<b>Director's Rule 6-2010</b>	
<b>Applicant:</b>  City of Seattle  Department of Planning and Development (DPD) Department of Transportation (SDOT)	<b>Page</b>  1 of 2	<b>Supersedes:</b>  N/A
	<b>Publication:</b>  __/__/10	<b>Effective:</b>  __/__/10
<b>Subject:</b>  3rd Avenue Northeast Streetscape Concept Plan  Appendix G to Right-of-Way Improvements Manual*  * Appendix G to Right-of-Way Improvements Manual is Joint Director's Rule DPD 15-2010 & SDOT 6-2010.	<b>Code and Section Reference:</b>  SMC Chapter 23.53	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040 & 3.12.020	
	<b>Approved</b>	<b>Date</b>
	_____ Peter Hahn, Director, SDOT	
<b>Index:</b>  Land Use Code/Technical and Procedural Requirements	<b>Approved</b>	<b>Date</b>
	_____ Diane M. Sugimura, Director, DPD	

**BACKGROUND:**

The 3rd Avenue NE corridor is a non-arterial street in the Northgate Urban Center comprised of five blocks between NE Northgate Way and a dead-end at NE 115th Street. The street provides an access route to/from the Northgate North shopping center immediately to the east, is adjacent to the Hubbard Homestead Park, and also is the sole access route to several multifamily residences and a handful of single-family residences. 3rd Avenue NE is a Green Street initially designated by the Northgate Comprehensive Plan in the early 1990s. As such, it is part of a network of streets intended to provide a superior pedestrian-oriented streetscape amenity that improves livability and links

pedestrian destinations, such as the park, in the northern Northgate Urban Center.

The 3rd Avenue NE Streetscape Concept Plan grew out of a community planning effort to better define the preferred improvements for this Green Street. The concept plan provides greater predictability for stakeholders when making investments in City rights-of-way. The concept plan establishes a consistent design framework and identifies preferred urban design treatments to support and enhance the pedestrian-oriented character of the corridor. To create this concept plan, multiple City departments were engaged along with area stakeholders, property owners, and residents.

### **RULE**

The 3rd Avenue NE Streetscape Concept Plan is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix G. The provisions of the 3rd Avenue NE Streetscape Concept Plan are voluntary. However, property owners are encouraged to follow them in order to achieve their intent.

The concept plan has been reviewed by the Seattle Department of Transportation (SDOT) and the Department of Planning and Development (DPD). Therefore, applicants for Street Use 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 3rd Avenue NE Streetscape Concept Plan.

### **REASON**

While the 3rd Avenue NE Streetscape 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.