

DPD	Director's Rule 16-2010	
SDOT	Director's Rule 7-2010	
Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 2	Supersedes: N/A
	Publication: __/__/10	Effective: __/__/10
Subject: 8th Avenue Northeast Streetscape Concept Plan Appendix H to Right-of-Way Improvements Manual* * Appendix H to Right-of-Way Improvements Manual is Joint Director's Rule DPD 16-2010 & SDOT 7-2010.	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 8th Avenue NE corridor is a non-arterial street in the Northgate Urban Center comprised of approximately nine blocks between NE 106th Street and NE 115th Street. This avenue crosses Northgate Way, providing a local connection between the Maple Leaf neighborhood and the Pinehurst neighborhood in Northgate. Along this corridor, a significant wetland that is part of Thornton Creek's drainage lies adjacent to 8th Avenue NE near NE 106th Street. To the north, adjacent uses including apartment complexes, parking lots and businesses contribute to a variety of street-edge and parking conditions. North of Northgate Way, 8th Avenue NE has a wide roadway and established curb edges and

sidewalks. Along this corridor, there are opportunities to improve the right-of-way's urban design and environmentally sustainable qualities by achieving wider sidewalks, green features, and better-defined on-street parking arrangements.

The 8th Avenue NE Streetscape Concept Plan grew out of a community planning effort to better define preferred improvements for this public space in the Northgate Urban Center. 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 8th Avenue NE Streetscape Concept Plan is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix H. The provisions of the 8th 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 8th Avenue NE Streetscape Concept Plan.

REASON

While the 8th 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.