

DPD	Director's Rule 2-2012
SDOT	Director's Rule 4-2012

Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 2	Supersedes: N/A
	Publication:	Effective:
Subject: West Seattle Triangle Streetscape Concept Plan Appendix G to Right-of-Way Improvements Manual* * Right-of-Way Improvements Manual is Joint Director's Rule DPD 22-2005 SDOT 2-05.	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

Culminating in 2011, the Department of Planning and Development (DPD) conducted a planning study including an urban design framework for the West Seattle Triangle area as depicted in Attachment A. The effort resulted in changes to zoning and development regulations in the neighborhood and preferred urban design and streetscape characteristics for public rights of way.

A high priority for local participants in the planning process is to enhance pedestrian safety and pedestrian access to transit in the area, and to improve neighborhood livability by augmenting local open spaces and creating new and improved green space in the neighborhood. Streetscape improvements are one way to meet these objectives and to create a pleasant gateway to West Seattle. There are several unoccupied or underused parcels within the West Seattle Triangle that may accommodate significant infill development in future years. The streetscape concept plan can help guide the configuration and character of streetscape improvements that may be implemented at the time of infill development.

By establishing a consistent design framework for the right of way to support vehicle and bicycle mobility, and to enhance the pedestrian-orientation of the street, the streetscape concept plan will provide greater predictability for the community when investments in rights-of-way within the West Seattle Triangle are proposed. The concept plan was prepared with the active participation of City departments and area property owners, residents, and businesses.

RULE

The West Seattle Triangle Streetscape Concept Plan, having been approved by the Director's of SDOT and DPD, is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix G. The provisions of the Concept Plan are voluntary. 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. Property owners are encouraged to follow them in order to enhance the neighborhood.

Applicants for Street Use Permits that adhere to the concept plan can be assured that the major design elements in their plans meet or exceed the requirements in the Right-of-Way Improvements Manual. Additionally, elements of development plans that adhere to the concept plan for are approvable through the Master Use Permit process, including design review.

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 West Seattle Triangle Streetscape Concept Plan.

REASON

While the West Seattle Triangle 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.

Attachment A: West Seattle Triangle Streetscape Concept Plan