

DPD	Director's Rule 11-2009
SDOT	Director's Rule 7-2009

Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 2	Supersedes: N/A
	Publication:	Effective:
Subject: Queen Anne Avenue North Streetscape Concept Plan Appendix D to Right-of-Way Improvements Manual* NOTE: Appendix D to 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
	_____ Grace Crunican, Director, SDOT	
Index: Land Use Code/Technical and Procedural Requirements	Approved	Date
	_____ Diane M. Sugimura, Director, DPD	

BACKGROUND:

The Queen Anne Avenue North (Ave. N.) corridor is a neighborhood main street in Upper Queen Anne comprised of the six blocks between West McGraw Street and West Galer Street. This corridor is at the heart of Queen Anne's residential urban village and is lined with a range of retail and professional services. This corridor has recently developed with new mixed-use, multi-story buildings. As these developments increase, a high priority is to maintain and upgrade the urban design and neighborhood character of the street.

The Queen Anne Ave. N. Streetscape Concept Plan grew out of a community effort to improve the urban design over time. 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 Queen Anne Ave. N. Streetscape Concept Plan is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix E. The provisions of the Queen Anne Ave. N. 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.

REASON

While the Queen Anne Ave. N. 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.

Note: projects not exempt from the State Environmental Policy Act (SEPA) would still be reviewed under SEPA, and may be conditioned to reduce or eliminate adverse impacts.