



SEATTLE DEPARTMENT OF TRANSPORTATION

# STREATERY SUPPLEMENT

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# 2015 STREATERY PILOT PROGRAM

With the success of sidewalk cafés and parklets in Seattle, in 2015 we're rolling out "streateries," a new type of seating in the street that combines the best of both of worlds. Streateries, like parklets, are small open spaces constructed in a parking spot. And like sidewalk cafés, streateries provide outdoor seating for local businesses. Streateries add new, enjoyable gathering places in our neighborhoods and business districts.

This document is a companion to the Parklet Handbook and explains the additional design and permitting requirements for businesses that want to build a streatery or add café seating to their existing parklet.

This is all new, so we bet that you'll have questions that we didn't answer in this supplement document. When you do, please contact us at [parklets@seattle.gov](mailto:parklets@seattle.gov) or 206-684-5267 or visit [www.seattle.gov/transportation/parklets.htm](http://www.seattle.gov/transportation/parklets.htm).

## WHY STREATERIES?

Streateries support Seattle's neighborhood business districts and promote vibrant streets. They provide a new option for activating parklets in different ways throughout the day—sometimes as public space, and sometimes as a café with table service. And streateries make it possible for businesses in areas with narrow sidewalks to have sidewalk cafés, too!

This year we're testing streateries. So, as part of our new call for parklet applications, you can choose to apply for a streaterie if you meet certain criteria. We'll also work with some of our current parklet hosts who want to add dining space to their parklets and convert to a streaterie.

We will accept about 15 total streaterie applications in 2015. These pilot streateries will be evaluated throughout the year to see how well they're working to support businesses and activate public space. If all goes well, streateries may become a permanent addition to the parklet program.

## STREATERIES IN OTHER CITIES

Although cities use different names, parklets with café seating (our streateries) have become a popular way to support vibrant neighborhoods throughout North America. Portland, New York, San Jose, and Montreal have implemented successful streaterie-type programs.

Portland's "Street Seats" Program lets businesses build a parklet as either a public street amenity or a café seating area. Since the program began in 2012, 10 street seats have been installed and the program has been very well received.

Similar to the approach we're taking in Seattle, Montreal's longstanding "Terrasses" program supports local businesses by allowing them to install parklets that operate as café space during certain hours and public space at other times.



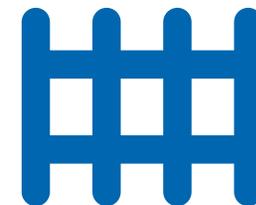
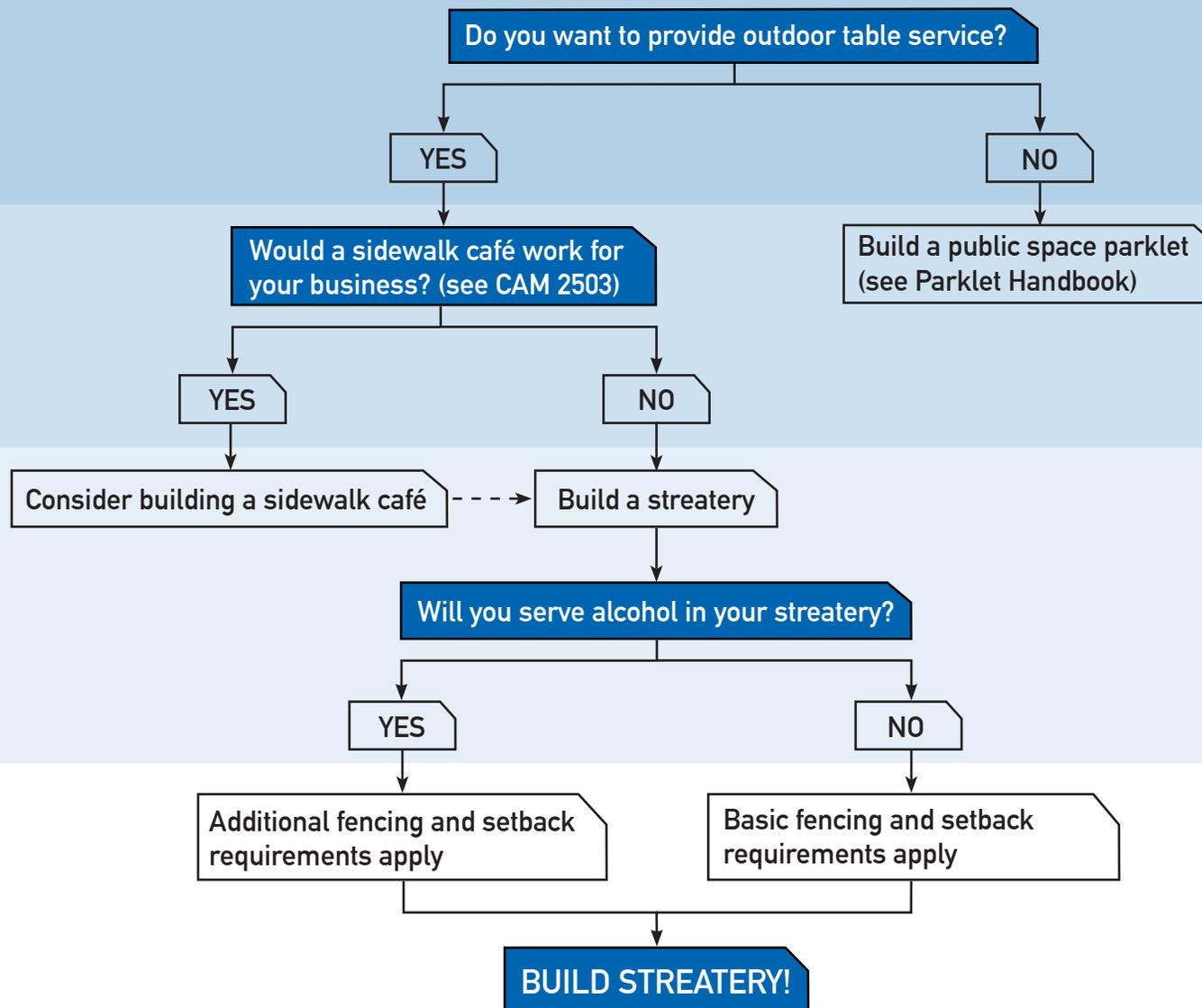
## USING THIS GUIDE

The process for designing, permitting, and building a streaterie is nearly identical to the parklet process. Your streaterie must meet all location and community support standards listed in the Parklet Handbook and will need to follow several additional requirements specific to streateries. This document provides information about streateries that is different than or additional to the information in the Parklet Handbook. If you're interested in a streaterie, please be sure you've read the handbook and reviewed these supplementary guidelines.

## DISCLAIMER

Streateries are being piloted as part of SDOT's Parklet Program. All pilot program requirements, review processes, fees, evaluation criteria, and host responsibilities are subject to change. We reserve the right to amend any aspect of these guidelines at any time. Program applicants that do not agree with the amended terms may withdraw their applications.

# IS A STREATERY RIGHT FOR YOU?



# PRE-PLANNING

## GENERAL CONSIDERATIONS

The first step to planning a successful streatery is considering whether one is appropriate for your business. Streateries are intended for restaurants, cafés, and bars that provide table service for their customers and want to expand seating into the right-of-way. Although streateries serve as private café space when the hosting business is open, they're required to remain as public space during non-serving hours. This means that you'll need to think about how your streatery functions throughout the day when considering design options.

The diagram on page 5 will help you determine if you should construct a parklet, sidewalk café, or streatery and what design requirements may apply to your project. It may be that a parklet meets your business' and customers' needs and is the best fit for your location, or it might be the case that a streatery is what you need to provide outdoor dining space. If you determine a streatery is appropriate for your business, this chapter details the additional requirements to help you plan your streatery and ensure that it's well supported by your neighbors.

## LOCATION

Streateries are only allowed in the parking lane directly adjacent to your building frontage. A streatery can be either one or two parking spaces long (20 feet or 40' feet). If your building frontage is shorter than 20 feet and you need to extend your streatery beyond your frontage, we strongly encourage you to include a letter of support from your next door-neighbor(s) in your application package.

As with sidewalk cafés, streateries must be at least 50 feet away from residentially-zoned parcels (which are lots zoned RSL, SF 5000, SF 7200, SF 9600, LR1, LR2, or LR3). To determine whether your location meets this requirement, please take a look at Seattle's zoning map: <http://www.seattle.gov/dpd/toolsresources/zoningmapbooks/default.htm>.

As detailed in the Parklet Handbook, you'll also need to consider the neighborhood, block, and site-specific context of the parking spaces outside your business to determine if your location will work for a streatery.



Photo: Portland Bureau of Transportation



## DESIGN

In general, a streatery must follow the design guidelines for parklets found in the Parklet Handbook.

Your streatery will serve private and public functions, so you should think about how its design can support different types of uses throughout the day.

If you plan to serve alcoholic drinks in your streatery, an extra set of design requirements will be applied to make sure that you're in compliance with state Liquor Control Board rules. These requirements are explained in the Design Development section of this document.

## NEIGHBORHOOD SUPPORT

Streateries are a brand-new concept in Seattle, so it's especially important for you to talk with and gain support from your neighbors before you apply for a streatery. People may not be familiar with streateries or parklets, so sharing your ideas and designs early in the process will go a long way in gaining their support.

To help defer costs and promote all-day activation, you may want to consider partnering with adjacent businesses or organizations that may be able to use the streatery while your business is closed.

## FEES

Because streateries provide a direct economic benefit to the hosting businesses, you will need to pay fees for using the public right-of-way. For a streatery, the usage fee is the same as for a sidewalk café: \$1.56 per square foot. For a "standard" streatery in one parking space (6 feet x20 feet) this fee will be about \$190 per year.

If your streatery is in an area with paid parking, you will also need to pay an annual paid parking space replacement fee of \$3,000 per parking space. This fee is consistent with the rates for other private uses of a parking space as well as recent car sharing legislation.

Fee Purpose	Fee	Payment Time	Process Phase
Review & Permit Fees	~\$1000	See Parklet Handbook	Various
Right-of-Way Use Fee	\$1.56/sq.ft.	Issuance of Public Space Permit	Building Your Streatery
Paid Parking Space Replacement Fee	\$3,000/parking space	Issuance of Public Space Permit	Building Your Streatery
<b>TOTAL FOR 1 PAID PARKING SPACE</b>	<b>~\$4,200</b>		
<b>TOTAL FOR 1 NON-PAID PARKING SPACE</b>	<b>~\$1,200</b>		

# APPLICATION

## APPLICATION REQUIREMENTS

Applying for a streatery is very similar to applying for a parklet. You'll submit the same documents that are required for parklets, but there are some additional pieces that we need in order to evaluate your application.

The following materials are required for a complete streatery application:

### STREATERY APPLICATION FORM

The streatery application form asks for detailed information on the proposed location and an explanation for why you want a streatery instead of a parklet.

Use this form to list the number and type of parking spaces that you want to use for the streatery, as well as the specific hours you will provide table service. We also ask that you include a short description of your streatery to help reviewers understand what you're planning for the space and if you intend to serve alcohol.

### DOCUMENTATION OF NEIGHBORHOOD SUPPORT

Because this is a pilot program, we are asking you to demonstrate a slightly higher level of neighborhood support than is required for parklets. You will need to submit four letters of support from businesses, residents, community groups, or property owners in the neighborhood. At least one letter must be written by a business or resident located on the same block as your proposed streatery.

You will also need to submit a petition of support to show widespread community backing for your project. Neighbors, customers, and people who pass by your business can sign this petition.



Photo: Portland Bureau of Transportation



Photo: Portland Bureau of Transportation

## SITE PLAN

Your streatory site plan should follow the guidelines described in the Parklet Handbook, with these additions:

- 1) Location of entrances and exits to the business hosting the streatory.
- 2) Location and number of tables, chairs, and seating areas.
- 3) Location of curbside fencing if you intend to serve alcohol.

## LETTER OF AUTHORIZATION

For dining areas in the right-of-way, we require a Letter of Authorization that is signed by the business or property owner. This letter verifies that your streatory will be operated by a food service business that has King County Department of Health approval.

This form can also be used to authorize an agent to apply for and obtain a streatory permit for the business' owner.

## SELECTION CRITERIA

At the close of the application window, we will evaluate all streatory applications based on their proposed location, the demonstrated level of community support, and the programming intentions for the space.

The selection criteria listed in the Parklet Handbook will be applied to our review of streatory applications, but particular emphasis will be placed on:

**PROGRAM AND DESIGN APPROACH**—Would the proposed program and design for the streatory allow for enjoyable use during both serving and non-serving hours of the day?



Photo: Arrondissement de Verdun

# DESIGN DEVELOPMENT

## DRAFT CONCEPT DESIGN

Streatery concept designs must include the same detailed, fully dimensioned plan (overhead) view, dimensioned section (side) view drawing, and two or more perspective views that are required for a parklet. Several additional details should be included on your streatery concept drawings:

### ENHANCED SITE PLAN

- Location of entrances to and exits from the hosting business
- Dimensions of the host's building frontage
- Detailed types of tables and seating
- Location of any required alcohol service fencing
- Notations of Americans with Disabilities Act (ADA)-compliant seating area



Photo: Portland Bureau of Transportation

### FENCING

Identify the basic materials to be used for the support posts and cross-members of any fencing required for alcohol service (note that specific details such as type of metal for the support posts or diameter of fencing cable are not needed at this phase). Also describe the installation method of fencing—that is, whether it's movable or permanently affixed to the streatery.



Photo: Samuel Heller, SF Planning

## DESIGN GUIDELINES

### SITING

The streatery must be at least 50 feet from any residentially-zoned property (lots zoned RSL, SF 5000, SF 7200, SF 9600, LR1, LR2, or LR3). If the height of the streatery is more than 36 inches, it must be at least 20 feet away from all crosswalks. This means that any streatery serving alcohol must be at least 20 feet from a crosswalk since the fencing requirement is 42 inches.

### LENGTH

The streatery is limited to host building's frontage or 40 feet, whichever is smaller. If your building frontage is less than 20 feet and you need to extend your streatery beyond your frontage, we strongly recommend including a letter of support from the adjacent business or property owner(s) with your application.

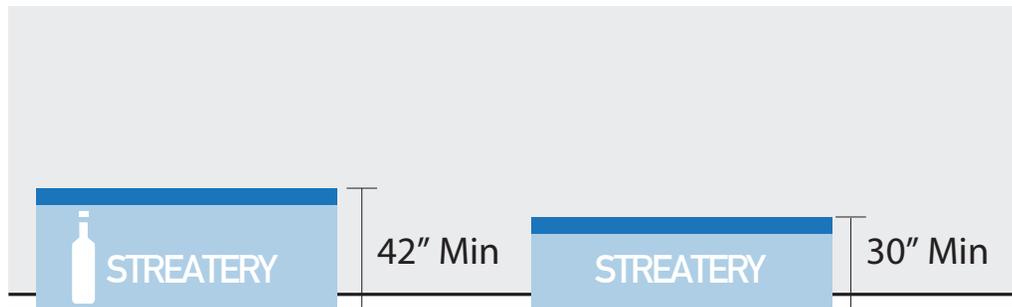
### ACCESSIBILITY

You will need to provide at least one ADA accessible seating area per parking space used for your streatery. A 60-inch wheelchair turning circle must be provided in this seating area. Chairs and tables can be placed within this area, but must be able to be moved or stored as needed. The entrance to the streatery also needs to be 48 inches wide to accommodate a wheelchair.

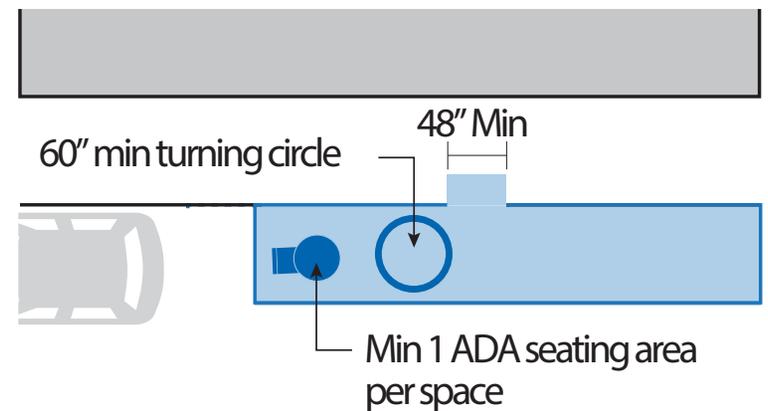
### HEIGHT

The exterior edge must be a minimum 30 inches tall. If alcohol will be served to customers within the streatery, this edge must be at least 42 inches tall.

### HEIGHT



### ADA ACCESS





## FENCING

The fencing required for alcohol service can be movable, anchored, or integrated into the structure of your streatory. Landscaping should be included in any integrated fencing.



Photo: Sarah Showalter, CNU Colorado Chapter

## SEATING

While tables and chairs can be movable, we encourage you to integrate permanent seating into the streatory so that people can use the space during non-serving hours.



## SIDEWALK AND PLANTING AREA USE

Your streatory should be contained completely within the parking space. It may be placed next to a sidewalk café, but the streatory must have its own entrance from the sidewalk. Adjacent sidewalk cafés will be permitted separately and will not be feasible in all locations (see [CAM 2503](#)).

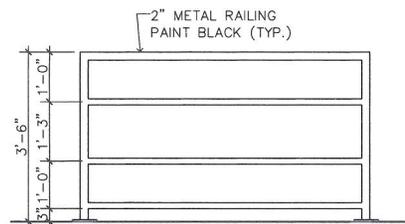
# TECHNICAL DEVELOPMENT

## CONSTRUCTION DOCUMENTS

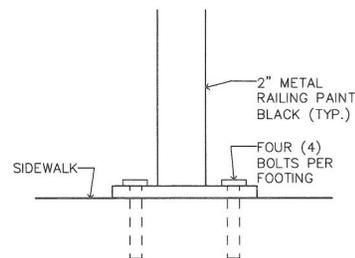
The construction document package for streateries must include the same drawings required for parklets with one addition:

### 1) DETAILED FENCING PLAN (if serving alcohol):

This plan should contain diagrams showing how your streatory fencing will be assembled and secured. You should list the type of materials that will be used and provide dimensions.

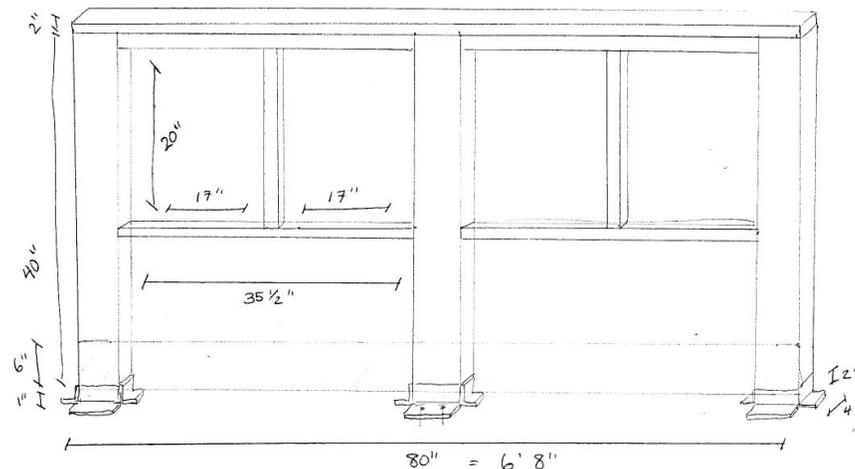


1 ELEVATION  
SCALE: 1/2" = 1'-0"



2 FOOTING DETAIL  
SCALE: 3" = 1'-0"

### Typical Fencing



#### Materials

Posts: finished 4x4's  
Top, midrails: finished 2x4's  
Toe rail: finished 1x6's

Brackets: exterior steel/zinc L-brackets  
Bolt to sidewalk.  
Bracket flange edge does not protrude  
beyond sidewalk cafe perimeter.

# BUILDING YOUR STREATERY

## STREATERY SIGNS

Once your permits are issued and you've built your streatery, we will provide you with two "STREATERY" signs that indicate your hours of service. You will need to install these signs on both ends of your streatery in places that are highly visible to passing pedestrians.



# STREATERY

[BUSINESS NAME] CAFÉ SEATING HOURS

MON-FRI 12:30 PM - 10 PM

SAT-SUN 2 PM - 9 PM

OPEN TO THE PUBLIC ALL OTHER HOURS



**SMOKING NOT PERMITTED**

[www.seattle.gov/transportation/parklets.htm](http://www.seattle.gov/transportation/parklets.htm)

# POST-INSTALLATION

## USE THROUGHOUT THE DAY

### SERVICE HOURS

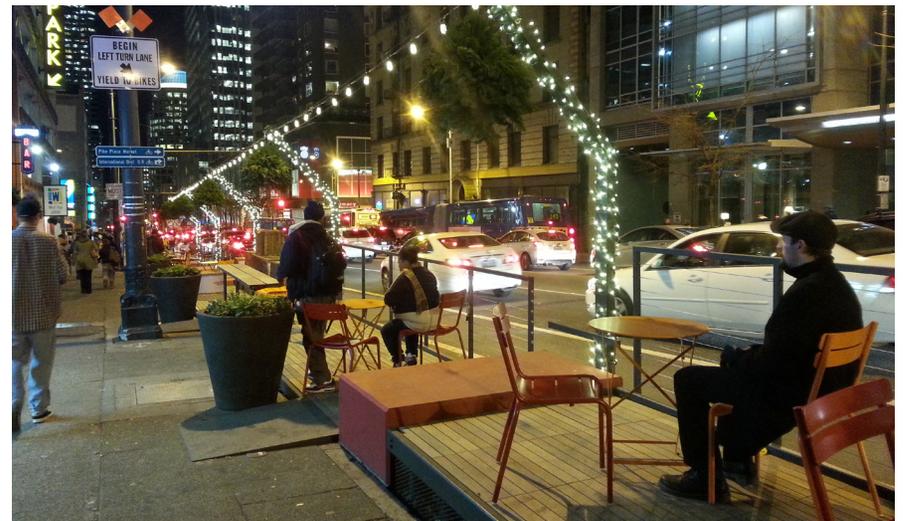
During your listed hours of service, the streatery is yours to use for the exclusive use of your business' customers. Any equipment you need for serving should stay within the footprint of the streatery and not extend into the sidewalk, adjacent parking spaces, or travel lanes.

### NON-SERVICE HOURS

During other times of day, the streatery will be a public parklet open to everyone. Chairs, tables, heating elements, and weather protection can be left in the streatery and should be arranged in a way that's inviting and usable to the public.

Any equipment used for food or drink service should be removed from the streatery when your business is closed. Storage can be built into the streatery structure, but equipment like serving carts or trays shouldn't be left out.

If possible, you should move or detach your fencing during non-business hours to maximize access into the streatery.



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