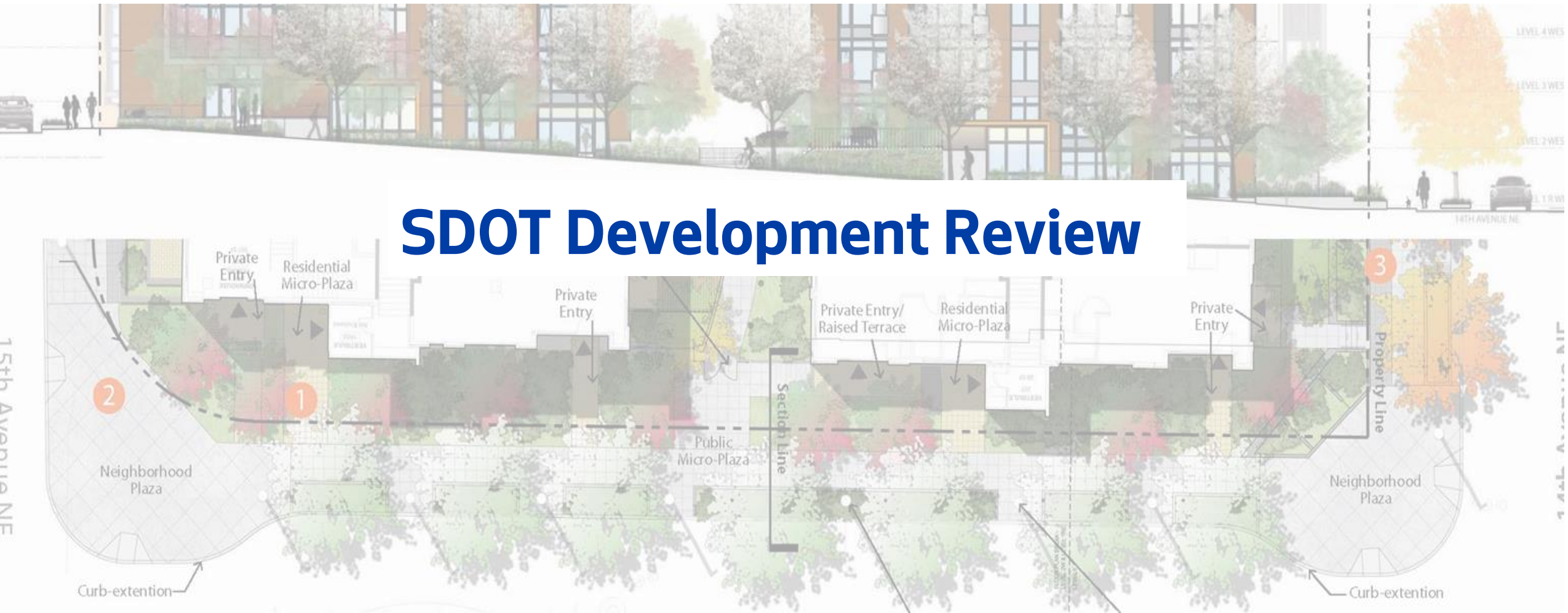


SDOT Development Review



Our vision, mission, and core values

Vision: Seattle is a thriving equitable community powered by dependable transportation

Mission: to deliver a transportation system that provides safe and affordable access to places and opportunities

Committed to **6 core values:**

- Equity
- Safety
- Mobility
- Sustainability
- Livability
- Excellence

Presentation overview

- Who we are
- How we fit in
- *Streets Illustrated*, aka the Right of Way Improvement Manual (“ROWIM”)
 - Update adopted by Director’s Rule – January 2018
- Seattle Municipal Code
 - Key updates passed by City Council – November 2018
- Special Review boards + transportation

Who we are: SDOT development review

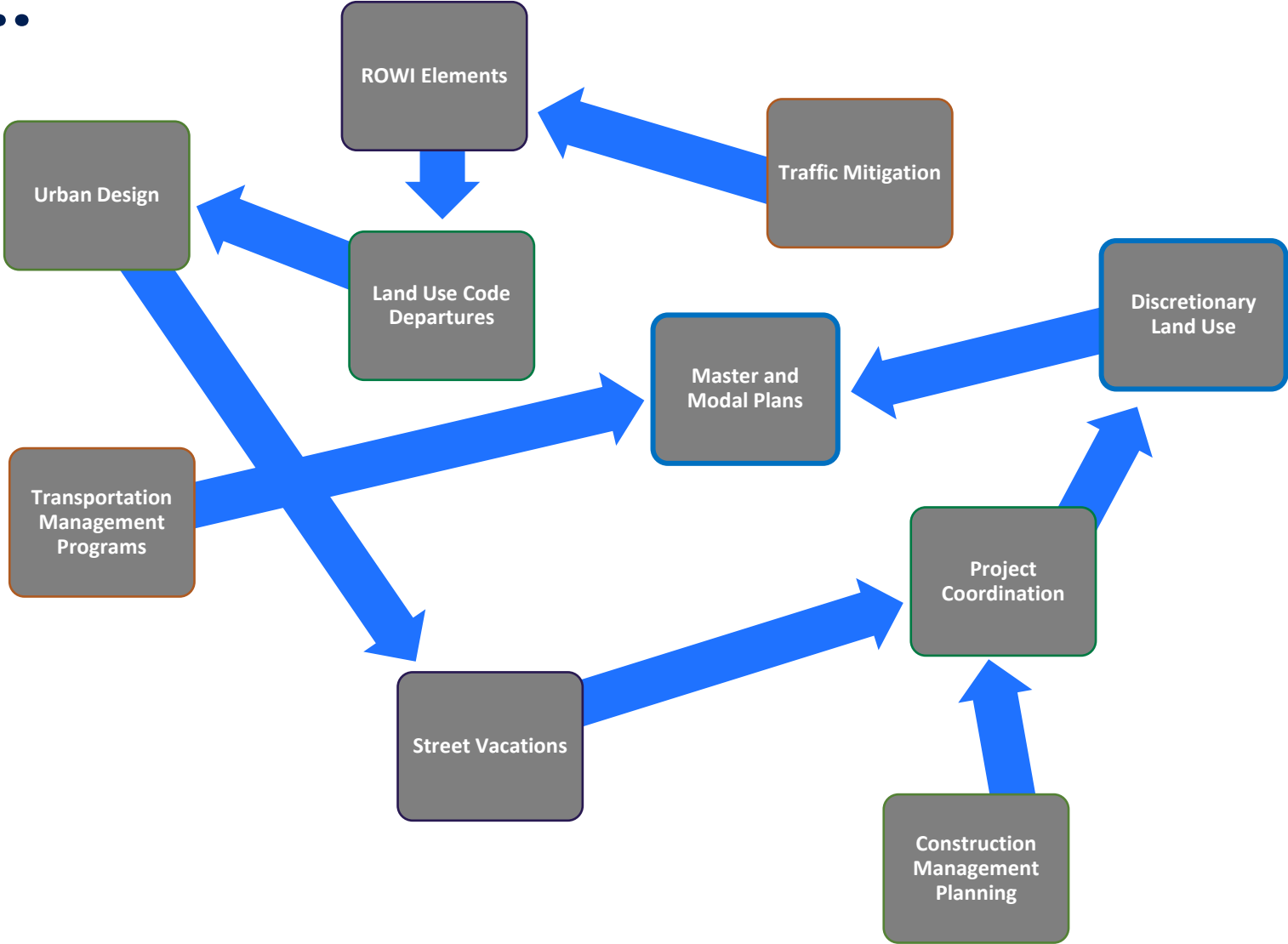
Clearly communicate design requirements and guidelines to the development community

- Title 23 Land Use Code
- Title 15 Street and Sidewalk Use
- Streets Illustrated (Right-of-Way Improvements Manual)
 - Provides the basis of design for all projects within the Right of Way
 - SI deviation process for 30% SIP

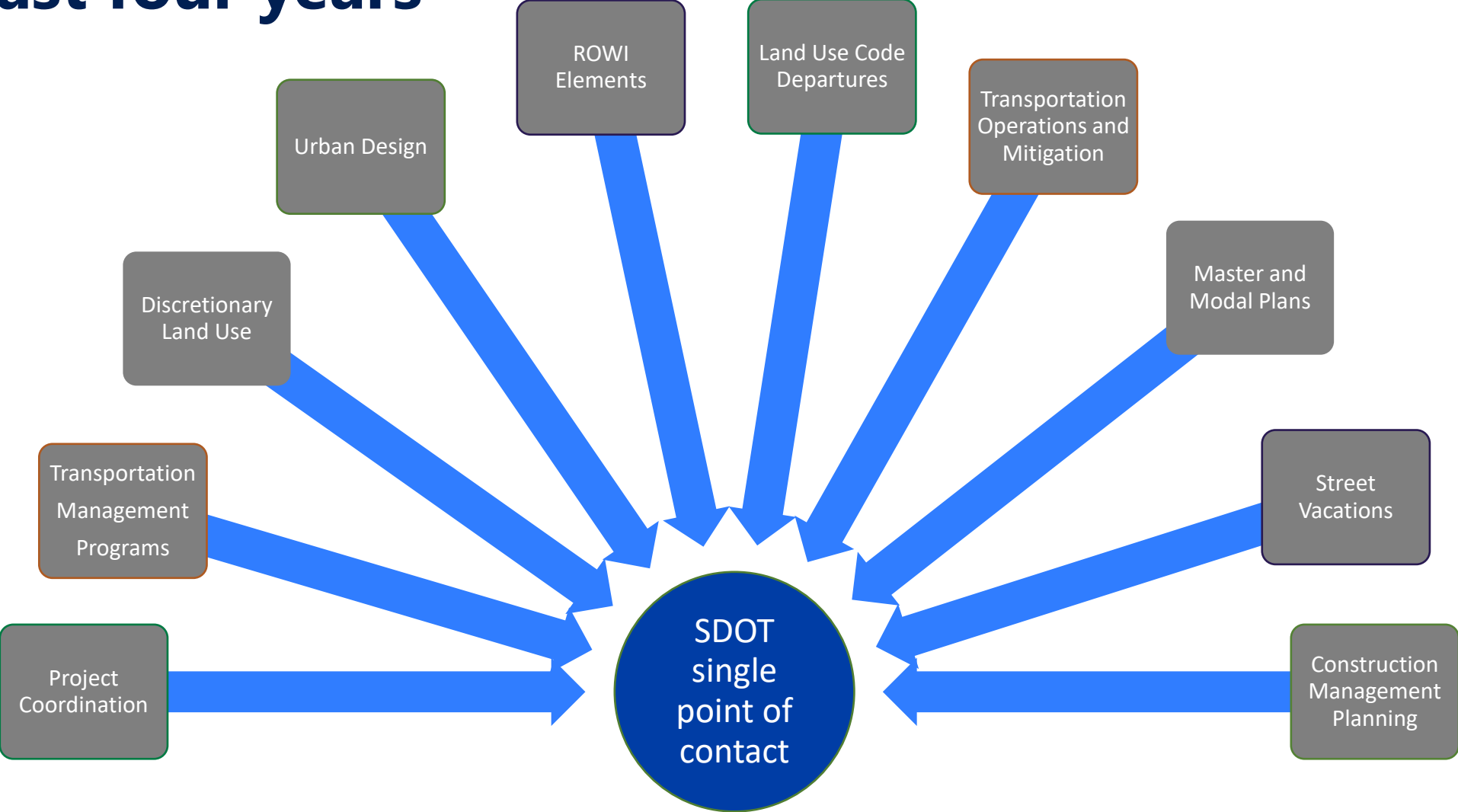
Who we are: four core work elements

1. SDCI Pre-submittal – Preliminary Assessment Report (PAR) and pre-submittal meeting with development team
2. SDCI Early Design Guidance (EDG) – Design Review Board memos
3. SDCI Master Use Permit (MUP) – Review items per SDOT/ROWIM, review street improvement exceptions and/or SDOT deviations, short-term bike parking, solid waste staging/collection location (if in ROW)
4. SDOT Street Improvement Permit (SIP) Process – review, correct, and approve 30% SIP plans and guide applicants through SDOT SI deviation process

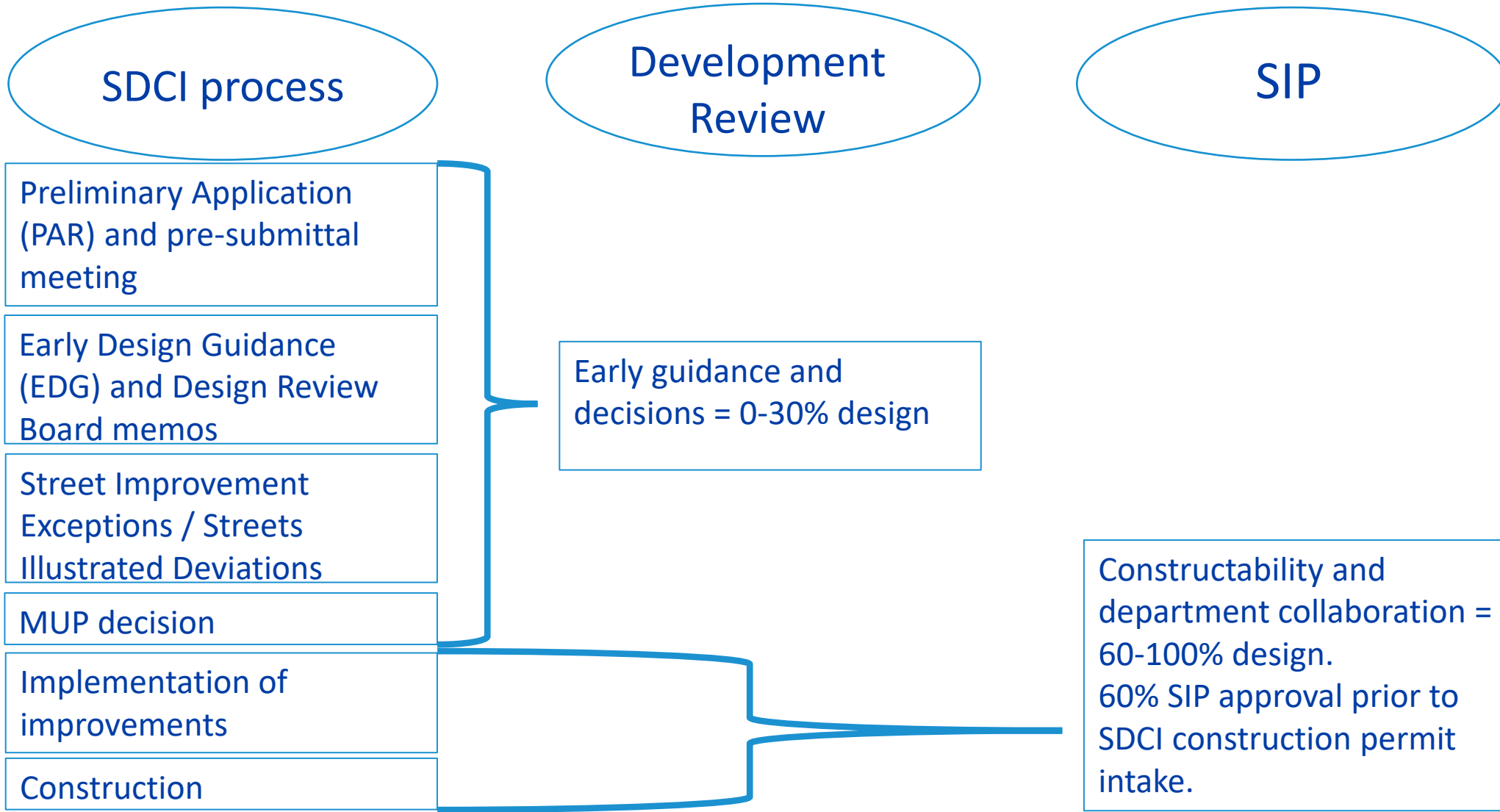
In the past ...



For the past four years



How we fit in



Streets Illustrated

Standard sidewalk cross section

- 6-inch curb | 5.5-foot planting strip/street trees | 6-foot sidewalk = 12-foot cross section
 - a. 8-foot sidewalk on some street types in Pedestrian zones

-> *Required for new elements or if project is in urban village / urban center, like the International District*

-> *Our team works with DoN to coordinate code requirements with the goals of the ISRD*

Downtown design requirements

- 2 x 2 sidewalk scoring
- Pedestrian-scaled lighting
- Map 1C in 23.49 land use code for sidewalk widths – not in ROWIM

ISRD + transportation

We review EDG packet and write a memo, transmitted through DoN

- SMC street improvement requirements / dedications or setbacks
- Streets Illustrated design standards, standard sidewalk scoring and street paving, straight sidewalk path
- SDOT modal plan priorities or planned projects
- Adjacent private development projects for consistent streetscape, as possible
- Status or outcome of Street Improvement Exception requests and/or SDOT Deviations
- Waste collection staging locations + street trees + short-term bike parking + impact to pedestrian realm
- Other items or opportunities for suggested improvements
- Comments if departures affect form or function of ROW

ISRD + transportation

SMC Departure requests related to vehicle access

We want to know why a project cannot comply with vehicle access as required by code.

Things to be aware of in our memos:

- Where the SMC requires vehicle access
- Information about future vision of the street
- Safety or operational concerns
- Relative impact to **all users of the street** of providing parking access from an arterial vs. a non-arterial vs. an alley

ISRD + transportation

Landscape / Furniture Zone = solid waste staging/collection location + street trees + short-term bike parking + underground utilities + poles

We work to try to balance the needs of the project's street frontage – acknowledging both permanent and temporary elements.

Things to be aware of in our memos:

- Where SDOT prefers solid waste collection
- Information about future vision of the street
- SDOT needs to approve any proposed short-term bike parking in the ROW. We may not allow it all to occur and push back to private property.
- Relative impact to **all users of the street** of providing so many elements within limited space in the ROW

Questions?

Jackson.Keenan-Koch@seattle.gov | (206) 256-5475

www.seattle.gov/transportation

