

DPD	Director's Rule 10-2013
SDOT	Director's Rule 02-2013

Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 2	Supersedes: N/A
	Publication:	Effective:
Subject: Denny Way Streetscape Concept Plan Appendix L to Right-of-Way Improvements Manual* * The Right-of-Way Improvements Manual is SDOT's Director's Rule 7-2012	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 Denny Way corridor from Melrose Avenue at the east to Elliott Avenue at the west is a critical east-west connecting arterial in Center City Seattle. Denny Way is at the intersection of two of the city's street grids, creating many odd angles. The roadway has a narrow right-of-way of just 66 feet. Denny Way has served as a northern edge of downtown and is often regarded as a substantial divider between the Belltown, Uptown, South Lake Union and Denny Triangle

neighborhoods. These and other factors are challenges to creating a pleasant urban environment along Denny Way.

As part of a greater Center City strategy, the City of Seattle is placing a high priority on enhancing the livability of Center City neighborhoods. The Denny Way Streetscape Concept Plan is an effort to improve the urban design of Denny Way 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, balancing the needs of pedestrians, motorists and services in the Denny Way corridor. To create this Concept Plan multiple City departments and Metro Transit were engaged, along with area stakeholders and property owners and residents.

RULE

The Denny Way Streetscape Concept Plan is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix E. The provisions of the Denny Way Streetscape Concept Plan are voluntary. However, property owners are encouraged to follow them in order to achieve their intent.

The concept plan has been proactively reviewed by the Seattle Department of Transportation (SDOT) and the Department of Planning and Development (DPD). Therefore, Street Use Permit submittals 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, development permit submittals 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 Denny Way Streetscape Concept Plan does not establish requirements, the conceptual design has been approved through review by SDOT and DPD. Adopting 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.