

<b>DPD</b>	<b>Director's Rule 7 -2013</b>
<b>SDOT</b>	<b>Director's Rule 05 - 2013</b>

<b>Applicant:</b>  City of Seattle  Department of Planning and Development (DPD) Department of Transportation (SDOT)	<b>Page</b>  1 of 3	<b>Supersedes:</b>  N/A
	<b>Publication:</b>  10/7/13	<b>Effective:</b>  11/6/13
<b>Subject:</b>  South Lake Union Street Concept Plans  Appendix I to Right-of-Way Improvements Manual*  * The Right-of-Way Improvements Manual is SDOT's Director's Rule 07-2012.	<b>Code and Section Reference:</b>  SMC Chapter 23.53	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040 & 3.12.020	
	<b>Approved</b>	<b>Date</b>
	On File <hr/> <b>Peter Hahn, Director, SDOT</b>	
<b>Index:</b>  Land Use Code/Technical and Procedural Requirements	<b>Approved</b>	<b>Date</b>
	On File <hr/> <b>Diane M. Sugimura, Director, DPD</b>	

**BACKGROUND**

The City of Seattle and neighborhood partners have completed numerous neighborhood planning and development initiatives in the South Lake Union neighborhood in recent years, culminating in passage of legislation to update zoning throughout the neighborhood in May of 2013. Other efforts included the South Lake Union Urban Design Framework (2011), South Lake Union Mobility Plan (2012) and others.

The neighborhood is also witnessing rapid changes including major private development of offices and residences, and large scale infrastructure investments including the north portal of the State Route 99 (SR99) tunnel, and reconfiguration of Mercer Street.

During numerous planning and design community and business outreach activities, a high priority has been identified to enhance neighborhood livability along with future development and redevelopment. Ensuring quality streetscapes that contribute to a network of public spaces is an important component of livability in South Lake Union. With significant adjustments to the roadway network stemming from infrastructure projects, it is also important to design a streetscape network that is organized to meet the needs of all modes.

The South Lake Union Streetscape Concept Plans focus on several streets in the western portion of the neighborhood where future development is anticipated nearby SR99 related roadway reconfigurations. Streets addressed include 8th Avenue North between Denny Park and Republican Street; and the east-west running streets Republican Street, Harrison Street, Thomas Street, and John Street between Dexter Avenue and 9th Avenue North. Thomas and John Streets are identified as neighborhood green streets in planning documents, and 8th Avenue North is identified as a woonerf street in the South Lake Union urban design framework.

A goal of the South Lake Union Streetscape Concept Plans is to help identify the appropriate design characteristics, roadway configuration and amenities that will allow this grid of roadways to perform as a functional hierarchy. Additionally, newly codified zoning regulations include incentives for private developments to contribute to streetscape enhancements, and the concept plans help clarify the scope and nature of such potential enhancements.

The streetscape concept plans provides greater predictability for stakeholders when making investments in City rights-of-way in the study area. The concept plans identify preferred urban design treatments to support and enhance the character of the streets. To create these concept plans, multiple City departments were engaged along with area stakeholders, property owners, residents, and businesses.

## **RULE**

The South Lake Union Streetscape Concept Plans are incorporated into the Seattle Department of Transportation (SDOT) Right-of-Way Improvements Manual as Appendix I. The provisions of the concept plans are voluntary. However, property owners are encouraged to follow them in order to enhance the neighborhood.

The concept plans have been reviewed by SDOT and the Department of Planning and Development (DPD). Therefore, applicants for Street Improvement 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.

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 South Lake Union Streetscape Concept Plans.

**REASON**

While the South Lake Union Streetscape Concept Plans do 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.