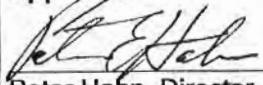
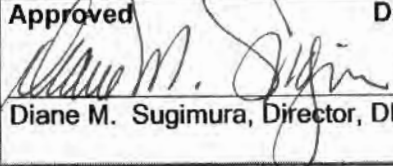


DPD**Director's Rule 12-2010****SDOT****Director's Rule 4-2010**

Applicant: City of Seattle Department of Planning and Development (DPD) Department of Transportation (SDOT)	Page 1 of 2	Supersedes: N/A
	Publication: 7/22/2010	Effective: 9/1/2010
Subject: Maynard Avenue South and South Lane Street Streetscape Concept Plan Appendix F to Right-of-Way Improvements Manual* * 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  Peter Hahn, Director, SDOT	Date 8-20-10
Index: Land Use Code/Technical and Procedural Requirements	Approved  Diane M. Sugimura, Director, DPD	Date 8-26-10

BACKGROUND

Maynard Ave. S. and S. Lane St. are non arterial roadways in the Chinatown/International District. A portion of Maynard Ave. S. is a designated green street pursuant to this Right-of-Way Improvements Manual. Culminating in 2009, the Department of Planning and Development (DPD) conducted the Livable South Downtown Planning Study recommending land use and zoning changes in the neighborhood. The planning study recommends designation of additional blocks on Maynard Ave. S. and the length of S. Lane St. as green streets. Legislation to institute land use and zoning changes and expand green street designation is under review by the City Council during 2010.

A high priority among neighborhood and community groups in the Chinatown/International District is to enhance neighborhood livability along with future development and redevelopment. Green streets are a measure to enhance livability by augmenting neighborhood open spaces. Maynard Ave. S. and S. Lane St. link important neighborhood open spaces: Kobe Terrace Garden, Hing Hay Park, and International Children's Park. Urban design upgrades with green street features on Maynard Ave. S. and S. Lane St. will help to enhance livability and augment open spaces.

The streetscape concept plan provides greater predictability for stakeholders when making investments in City rights-of-way on Maynard Ave. S. and S. Lane St. The concept plan establishes a consistent design framework and identifies preferred urban design treatments to support and enhance the pedestrian-oriented green street character of the streets. To create this concept plan, multiple City departments were engaged along with area stakeholders, property owners, residents, and businesses.

RULE

The Maynard Ave. S. and S. Lane St. Streetscape Concept Plan is incorporated into the Seattle Department of Transportation Right-of-Way Improvements Manual as Appendix F. The provisions of the Maynard Ave. S. and S. Lane St. Concept Plan are voluntary. However, property owners are encouraged to follow them in order to enhance the neighborhood.

The concept plan has been reviewed by the Seattle Department of Transportation (SDOT) and 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.

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 Maynard Ave. South and South Lane St. Streetscape Concept Plan.

REASON

While the Maynard Ave. S. and South Lane St. 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.