



MEMORANDUM

Date: May 27, 2021
To: David Sachs, SDCI planner
From: SDOT Development Review program
Subject: #3037717-EG – 2210 E Cherry St

Thank you for the opportunity to share Seattle Department of Transportation (SDOT) information and recommendations for this development. This memo summarizes SDOT's comments on the project, local context, and requirements for project #3037717-EG – 2210 E Cherry St. There are no departure requests in this packet that affect the form or function of the ROW. If a departure is requested in a subsequent round of design review or the applicant/SDCI request SDOT comments on a future design review submittal, please contact me directly at justin.panganiban@seattle.gov.

Frontages

Because the site is in an Urban Village, standards require a 6" curb and minimum 6' pedestrian clear zone (23.53.006). Street trees are also required; standard configuration is street trees in a minimum 5.5' planting strip between the curb and pedestrian clear zone.

On 23rd Ave S, (on Page 38) it appears that the planting strip is 5' wide, which is less than the 5.5' planting strip in Urban Villages per the ROW Improvement Manual (SMC 23.53.006.C.2). It appears with the required 4' setback, that there is at least 11.5' of ROW behind the curb, which allows for SDOT's minimum standards of a 5.5' planting strip with a 6' pedestrian clear zone.

On E Cherry St, (on Page 38) it appears that the planting strip is 5' wide, which is less than the 5.5' planting strip in Urban Villages per the ROW Improvement Manual (SMC 23.53.006.C.2).

On E Cherry St, (on Page 39) the project packet shows a waving sidewalk as part of the streetscape concept. SDOT does not support this design. Sidewalks should keep as much as possible to the natural path of travel, and attention should be made to accessibility and pedestrian straight path requirements. If the intention of this design is to provide space for existing tree roots along E Cherry St, this may be achieved by jogging the sidewalk to protect the tree. If you haven't done so already, please coordinate with SDOT Urban Forestry on your landscape plans.

On 22nd Ave S, (on Page 38) it appears that the planting strip is 5' wide, which is less than the 5.5' planting strip in Urban Villages per the ROW Improvement Manual (SMC 23.53.006.C.2).

Setbacks and Door Swings

Per 23.53.006 and 23.53.015, setbacks shall be used to meet required improvements and must accommodate future ROW expansion. With that said, ensure door swings for the Childcare Entry along 23rd Ave S are not located within the required 4' setback. Ensure door swings for the Commercial Entry along E Cherry St do not swing into the public ROW.

Solid waste

SDOT supports on-site staging and collection of solid waste. It is unclear from the project packet where solid waste is proposed to be staged and collected along 22nd Ave S. SDOT encourages the project to coordinate with SPU Solid Waste to ensure that solid waste staging and collection can occur on-site and not in the public right-of-way.

SIP Triggers

A SIP Lite will be required if the project installs between 750-2,000 sf of new or replaced impervious surface in the ROW or if curb ramps need to be installed. A SIP is required if more than 2,000 sf of new or replaced impervious surface in the ROW.

Please let me know if you have any questions. I can be reached at justin.panganiban@seattle.gov.

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