



D O W N T O W N

**STREETScape DESIGN
STANDARDS AND GUIDELINES**

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ACKNOWLEDGEMENTS

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I N T R O D U C T I O N

PURPOSE

Renton's Downtown is growing. New projects are being planned and property owners are renovating their older buildings. And, other changes are in the works. The portions of Main Avenue and Bronson Way that cross through the Downtown area will soon be two-way streets and there are future plans to convert other Downtown one-way couplets into two-way streets. With these improvements comes the opportunity to significantly upgrade Downtown's streetscapes in a consistent and efficient way. The set of streetscape design standards and guidelines in this document provides a tool kit for City staff, property owners and developers to use in designing improvements to the public realm in Downtown. While the recommendations are specific to the Downtown core as delineated in the figure on page 7, it is assumed that a similar set of standards will be developed for other sections of Renton's City Center.

The recommended street and public realm elements, treatments and surfaces described in this document are intended to address the following objectives.

Provide a more consistent urban design signature that reinforces the Downtown's identity

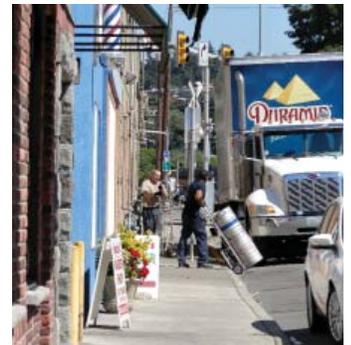
For this reason, a relatively limited palette of elements and treatments is recommended. Limiting the street fixture colors to black or silver-grey metal will also increase a sense of unity. To increase design consistency, recommended street elements are the same or similar to those of recent projects such as the Piazza, the transit center and others within the City of Renton. For example, the pedestrian luminaire fixtures are in the same design family as those for the recent Rainier Avenue improvements and the Cedar River Trail. While the streetscape palette is relatively simple, emphasis is placed on high quality features that will upgrade the Downtown's overall visual character.

Facilitate maintenance and reduce long term costs

The recommended fixtures and surfaces are proven to be durable and low maintenance. The furnishings selected offer a range of aesthetic options, while maintaining consistent, high-quality finishes. Provisions for landscape maintenance have been considered, and the recommended lighting system is limited to two locally sourced fixtures to minimize replacement requirements. Special paving is minimized in order to make it easier to match new and existing pavements and to facilitate patching and repair costs.

Respond to local context

While design consistency is a primary objective, streetscapes should also respond to the individual street's width, function, and activities, as well as surrounding buildings and open spaces. Therefore some flexibility is provided by listing different options for certain elements. For example, it is often appropriate that benches "fit in" with the architectural character of adjacent buildings, so the standards include a variety of bench designs. And, the Downtown's architectural and urban design character is not monolithic. Buildings in the historic core have a different feel than some contemporary buildings that are located close to the transit center. To respond to the different characters, options for street furniture with a historic and contemporary character are provided.



Promote pedestrian safety, access and comfort

The recommendations are consistent with the Americans with Disabilities Act (ADA) and Crime Prevention through Environmental Design (CPTED) principles. The lighting system will provide pedestrian scaled street lighting with appropriate lighting levels and uniformity. Extended sidewalks (curb bulbs) and raised intersections will also improve pedestrian access and safety. Street trees and amenities will also greatly enhance the pedestrian experience.

Enhance the Downtown's economic activity

Carefully designed, pedestrian-oriented streetscapes can play an important role in invigorating Downtown's economy as well as enhancing its identity. Streetscape improvements in similar downtown settings have been shown to increase retail sales, sometimes up to 10 to 12%, when coupled with other marketing and business promotion activities. With the construction of the Piazza, Renton Pavilion Event Center ("Pavilion"), transit center, Rainier Avenue streetscape, the Cedar River Trail, and other improvements, the City already has a head start in creating an attractive public realm within the Downtown and City Center areas. Additionally, measures to increase housing in Downtown and leverage the activity at The Landing to the north are opportunities to pursue.



PROCESS

The development of these standards and guidelines involved a joint City staff/consultant team effort. Department staff members responsible for constructing and/or maintaining public realm improvements were consulted throughout the process. In order to build on recent public realm improvements, the consultant team first inventoried existing street elements and identified some preliminary considerations to address in recommending design standards. The team reviewed these with staff at two interdepartmental team (IDT) meetings.

Two design efforts arose during the process that provided timely and very useful case studies with which to test the applicability of proposed streetscape standards: The Lofts at Second and Main development and the Main Avenue South conversion to two-way traffic project. Additionally, the expertise provided by the designers of these two was very helpful. The staff/consultant team met with the designers of those projects to explore the implications of those projects and identify a street element palette that was equally applicable to both public and private developments.

Based on this input, the consultant and Community and Economic Development staff explored different options and street design concepts with respect to the individual streets and sub-districts within the Downtown and refined a preliminary set of design feature options. Finally, the team met individually with the staff of the Public Works and Community Services departments to discuss issues related to constructability, safety and maintenance while preparing this document.

Development of these guidelines was determined to be a priority implementation task of the City Center Community Plan Advisory Board ("Board"), as it seeks to ensure the City Center Community Plan, adopted in 2011, and its actions and strategies are advanced. As such, the consultant team reviewed the project with the Board early in its development, and utilized Board comments in developing a final draft. The final draft was endorsed by the Board, prior to presentation to the City's Planning Commission for review and to the City Council for adoption.

USING THE DOCUMENT

This document has been designed for City staff, Downtown property owners and developers, and engineering and design consultants to illustrate the types of infrastructure and streetscape elements that are desired with future Downtown improvements. The following pages present information regarding the desired style, location and spacing of a variety of streetscape elements commonly found or planned for Downtown.

Any project that includes streetscape improvements will be reviewed and officially approved by City staff prior to construction or installation. This document provides information to help streamline the project development and approval process. Applicants are encouraged to cite this document in their submittal of information to the City.

This document includes three primary sections:

- 1. Streetscape Character:** Evaluates Downtown as a whole and every Downtown block to create a “streetscape typology” to allow the character of Downtown’s sub-districts to be highlighted by streetscape elements and placemaking opportunities.
- 2. Streetscape Elements:** Establishes standard elements that will be required as new development and public improvements occur; guidelines for designing streetscape improvements and the City’s approval of them; and special treatment options that would allow more unique appearances in streetscape areas.
- 3. Placemaking:** Provides ideas for turning streetscape areas into active and passive public spaces by utilizing additional character-inspiring features, such as parklets, public art and wayfinding signage.

For more information or questions about the applicability of the standards and guidelines, contact the City’s Department of Community and Economic Development: phone: 425-430-7294 or email: planningcustomerservice@rentonwa.gov.

STREETSCAPE CHARACTER

DOWNTOWN CONTEXT

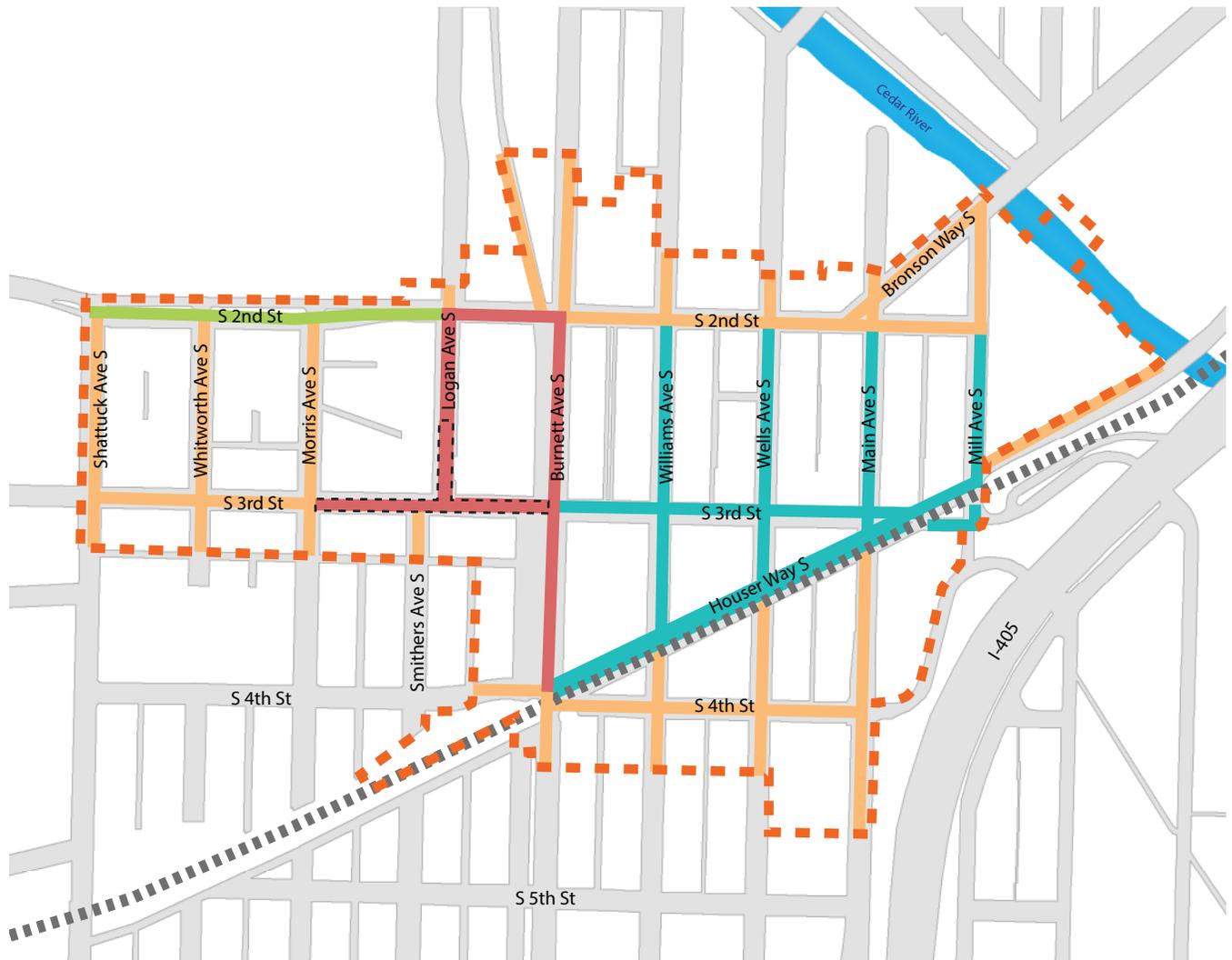
In order to understand how to provide a safer and more consistent streetscape experience, this study reviewed streets throughout Downtown, and established street typologies to better describe the streetscape character of Downtown. These typologies take into account both the existing context of Downtown, as well as how the streets may evolve as new development brings new commercial and residential uses to the area. The figure shown at right illustrates the study's assessment of Downtown's streets. The following pages describe in more detail the characteristics of the different streetscape types.

Highlights

- Downtown's historic core is located east of Burnett Avenue, and is concentrated between Houser Way and South 2nd Street.
- A civic block at the center of Downtown links the Transit Center, Piazza and a proposed festival street segment along 3rd Street.
- To the west, along South 2nd Street and south of the railroad, streetscapes are anticipated to transition towards contemporary mixed-use streets over time as redevelopment occurs.
- The northwest section of Downtown includes a boulevard streetscape, with a planted median and large, mature trees fronting the Renton High School property.

Some design elements specified in these standards and guidelines, such as tree grates and street lights, are consistent throughout Downtown. Other elements, such as benches, should vary from sub-district to sub-district. This is to provide better design continuity but also to encourage some variety, especially where a street has distinctive character, such as in the historic area.

STREETSCAPE TYPOLOGY



- Historic Core Street
- Civic Street
- Festival Street
- Mixed - Use Street
- Downtown Focus Area*
- Boulevard Street
- Railroad Right-of-Way

*"Downtown Focus Area" boundary is intended to follow the extent of the Downtown Business District. For areas where streets serve as edge boundaries, the streetscape standards and guidelines in this document are applicable for properties fronting on both sides of the street.

STREETSCAPE TYPOLOGY

HISTORIC CORE STREET

Historic core streets reflect the scale and commercial architecture typical of an early-to-mid 20th century 'Main Street.' Buildings front these blocks with limited gaps, allowing for a consistent street frontage of windows and entrances to keep pedestrians engaged.

- Parallel street parking and street trees help to buffer pedestrians from two-lane traffic.
- Streetscape elements in this area should reflect the historic context of the area and be located to promote social interaction along the streetscape.
- Benches, waste receptacles, bike parking and clear crosswalks are essential elements for this area.
- Wayfinding/Identity signage, such as banners, and public art elements, can further promote this area as a cultural center of downtown.



MIXED-USE STREET

Mixed-use streets include commercial streets outside of the historic core and streets with new mixed-use developments that include residential units above retail or offices. These streets may also be a mix of existing single-family residential and lower-density commercial uses as blocks transition towards more higher-density mixed-use projects over time.

- All of these streets are well-poised for supporting a lively pedestrian realm, and should have a strong palette of streetscape elements.
- Placement of streetscape elements, such as benches and waste receptacles, will be similar to that of the historic core, but the detailing of the streetscape elements may be more contemporary.



CIVIC STREET

A civic block comprised of Burnett and Logan Avenues and S 2nd and S 3rd Streets offers an opportunity to expand and enhance the public realm of Downtown and build on adjacent civic uses, including a municipal parking garage, transit center, Pavilion and Piazza. Special paving and landscape treatments already in place around this block provide the sense of a true center of activity for Downtown. These treatments could be extended to the north and south, along the “Civic Spine” of Burnett Ave S, to better connect adjacent neighborhoods and public amenities like South Renton and Burnett Linear Park (south) and North Renton and Cedar River Trail (north) to Downtown.

- The public plaza and event space between Burnett and Logan offer rich opportunities for events and larger gatherings.
- A festival street, with raised intersections or curbless portions, is recommended for a portion of South 3rd Street. Streetscape amenities should build upon the existing elements, while allowing the space to remain flexible for diverse uses throughout the year.
- The current operations of the transit center are being considered for relocation to a new center several blocks southwest of Downtown. A master plan for the transit center block is planned, and provides an opportunity to review the special streetscape treatments already in place or develop new ones. The master plan is recommended to incorporate the Civic Street typology as an underlying design principle.



BOULEVARD STREET

South 2nd Street between Shattuck Ave South and Logan Ave South is expected to carry some pedestrian traffic into Downtown and to Renton High School and the IKEA Performing Arts Center. However, commercial frontages are more limited in these areas, and the presence of substantial medians and small pocket parks offer a distinctly green-space feel.

- Streetscape elements, particularly benches and other seating elements, can further underscore the park-like character in this area.



STREETSCAPE ELEMENTS

OVERVIEW

A wide variety of individual elements contribute to the overall streetscape experience. From infrastructure elements and treatments, such as curb alignments and pavement treatments, to surface elements, such as furnishings, each element plays a unique and important function, while also contributing to the overall aesthetics of Downtown.

This section provides a description of the most common streetscape elements that are found within Downtown, and guidance on the selection and placement of these various elements according to the street types outlined in the previous section. In some cases, City standards across all streetscapes will provide unity and cohesion throughout Downtown. In other cases, some variety of detail is encouraged to promote a dynamic streetscape that supports a strong mix of civic, commercial and residential uses.

ORGANIZATION AND APPLICABILITY

Generally, the Standards and Guidelines provide three sections with different levels of specificity and applicability for each streetscape element:

- 1. Intent** statements at the beginning of each major section describe the public objectives related to the elements in that section. They also serve as criteria for the City to use when considering any exception to the standards.
- 2. Downtown Standards** are mandatory requirements to be implemented with new development in accordance with Renton Municipal Code, Chapter 4. They must be adhered to unless the City determines that an exception is to be made. Exceptions will only be made if they adhere to the intent statements and provide a public benefit.
- 3. Design Guidelines** are additional considerations to be addressed when locating, selecting or designing streetscape improvements. They are to be followed unless the City finds that there is a compelling reason to the contrary. For some elements, a fourth section may be provided:
- 4. Special Treatments Options** provide for special or unusual situations or conditions. Where the imperative voice or the term “shall” is used in the provision, the statement is mandatory if the condition applies. In other cases, the treatment or option may be employed if the special condition applies.

AUTHORITY

Pursuant to Renton Municipal Code (RMC) Section 4-6-06, the City has adopted the standards of this document as requirements for projects within the area mapped on page 9 of this document. The provisions of this document are to be liberally construed in order to carry out the purposes of the City in the adoption of this document



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- Crosswalks
- Raised Intersections
- Detectable Warnings
- Curb Extensions
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- Stormwater Management



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- Waste Receptacle



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- Street Trees & Spacing
- Tree Pit
- Tree Grate
- Planter Fencing

A. SURFACES

A1. INTENT

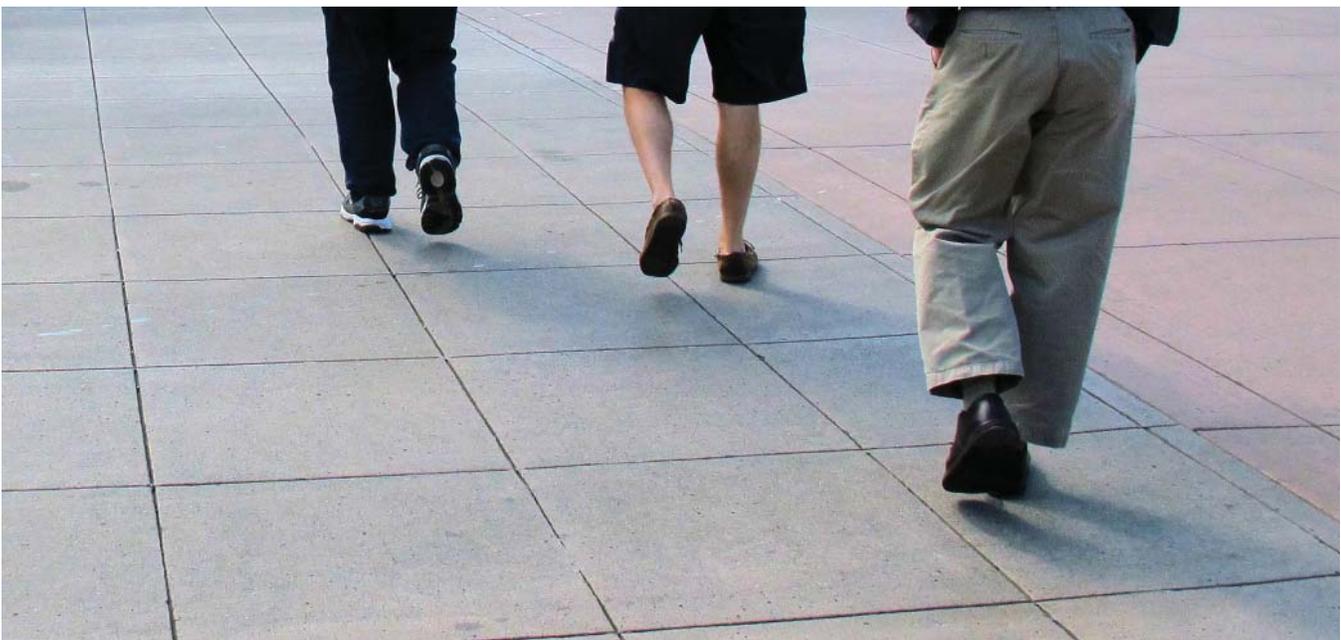
Consistent, safe and durable walking and driving surfaces are critical to both the function and aesthetics of any downtown street. These guidelines present a series of practical design solutions for Downtown Renton's sidewalks and crosswalks, which will bring a more cohesive aesthetic to the area, while controlling maintenance needs over time.

In general, all surfaces and surface treatments within Downtown shall:

- a. Provide safe attractive pavements and surfaces;
- b. Provide for universal accessibility; and
- c. Contribute to a constant design character within the Downtown, allowing for special treatments on Civic streets.

A2. GENERAL CONSIDERATIONS

- All surfaces must meet ADA requirements for universal accessibility.
- Nearly all trips begin and end as a pedestrian. Project designs should give high consideration to the pedestrian realm to ensure that surface designs are clear, safe and inviting to all users.



A3. SIDEWALK PAVING

DOWNTOWN STANDARDS

Historic Core/ Boulevard/ Mixed-Use Streets

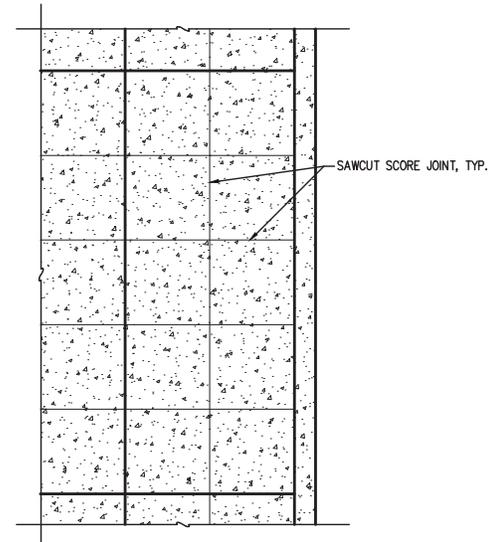
- 12 ft sidewalk width on both sides of street; width includes street tree grates and/or landscape strips for locating street trees
- Standard sidewalk concrete, per City specifications (Class 3000)
- 2 ft x 2 ft saw-cut architectural score joint (1/2 in deep) pattern
- Medium-light sandblast finish

Civic Streets

- Maintain special paving treatments in place (combination of standard and colored concrete in various scored and spiral patterns, 1 ft square slate tile trim, and other details)
- Update standard if new or revised treatments are selected through master planning actions in this area

Festival Streets

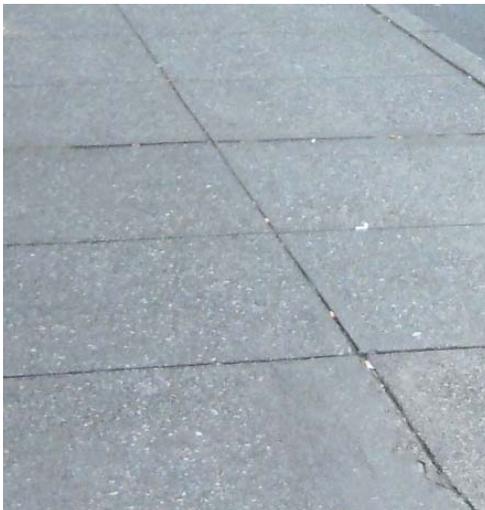
- Design as part of Civic area master planning
- Complement Civic Street treatments currently in place, unless master planning actions update the current standards



TYPICAL 2' X 2' SCORED CEMENT CONCRETE FINISH DETAIL
NTS

DESIGN GUIDELINES

- Align the score pattern grid with curb and adjacent crosswalk grid, wherever possible.
- Design as part of Civic area master planning.
- Complement Civic Street treatments currently in place, unless master planning actions update the current standards.
- Radial grid treatments at corners may be allowed to accommodate adjacent building designs or to provide a transition where streets do not intersect at right angles.
- Match the sidewalk paving finish with the City's approved sample (from The Lofts at Second and Main project).



Example of medium-light sandblast finish



Example of special paving treatments on Burnett Avenue

A4. CROSSWALKS



DOWNTOWN STANDARDS

Historic Core/ Boulevard/ Mixed-Use Streets

- 10 ft crosswalk width
- Standard crosswalk concrete per City specifications
- 2 ft x 2 ft saw-cut score joint pattern
- Medium broom or “brush” finish
- Follow location and dimensional standards for Thermoplastic/Painted Parallel Crosswalk, City Standard Plan 128

Civic Streets

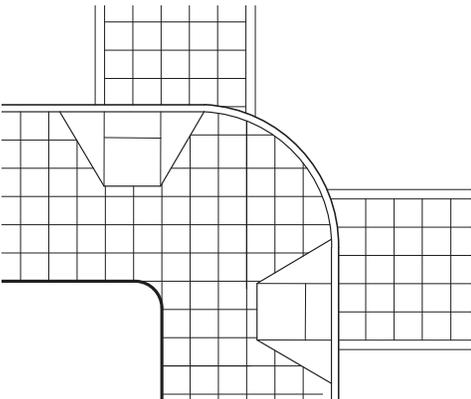
- Follow location and dimensional standards for Thermoplastic/Painted Parallel Crosswalk, City Standard Plan 128
- Maintain special paving treatments in place (combination of standard and colored concrete in various scored and spiral patterns; most crosswalks are 2 ft x 2 ft score joint pattern with a broom or brush finish)
- Update standard if new or revised treatments are selected through master planning in this area

Festival Streets

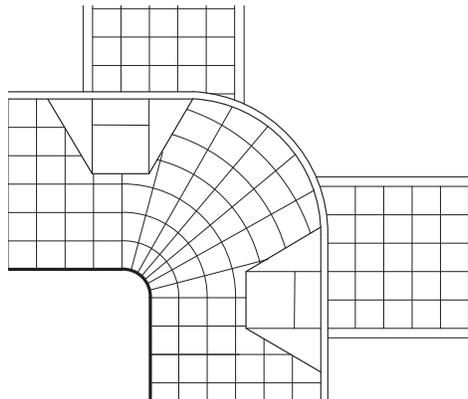
- Determined during design process

DESIGN GUIDELINES

- Align the score pattern grid with adjacent sidewalk score grid, wherever possible. (See left) Radial scoring allowed at intersections, if needed to integrate grids. (See right)
- Follow the Downtown standard at all raised intersections, unless an accent treatment is approved by the City.
- Use durable paint to demarcate crosswalk areas, so they will withstand slowing and turning vehicular traffic.



Conceptual illustration of typical sidewalk and crosswalk score patterns at intersection. Not for construction.



Conceptual illustration of radial sidewalk and crosswalk score patterns at intersection. Not for construction.



Crosswalk treatment for Civic Street

A5. RAISED INTERSECTIONS



DOWNTOWN STANDARDS

All Street Types

- Standard concrete per City specifications
- 4 ft x 4 ft sawcut score joint pattern on the interior square (inside of the crosswalks)
- Medium broom or “brush” finish

DESIGN GUIDELINES

- Align the internal score pattern grid with adjacent crosswalk grid, wherever possible.
- Add an accent treatment (scoring, coloring, stamping) within the center squares, provided it can be repaired or replaced with limited impact to surrounding paving.
- Use detectable warnings / truncated domes between the sidewalk and street sections of raised intersections to meet accessibility requirements per ADA.
- Apply raised intersections with accent paving treatments to festival streets. (See Placemaking section of this document)
- Determine the specific location of raised intersections as part of public improvement projects.

A6. DETECTABLE WARNINGS / TRUNCATED DOMES

DOWNTOWN STANDARDS

All Street Types

- Must meet ADA requirements
- Color: Dark Red/Colonial Red (FED-STD-595 20109) (or approved equal)
- Alternate Color: Black truncated domes may be used, if needed to meet ADA requirements

DESIGN GUIDELINES

- Install truncated domes at curb ramps to provide a detectable warning surface wherever pedestrians are invited to cross the street.
- Apply linear warning strips where the sidewalk and street are at the same height (e.g. raised intersections, etc.).



A7. TRENCH DRAINS

DOWNTOWN STANDARDS

- Historic Core/
Boulevard/
Mixed-Use
Streets**
- For locations approved by the City within the public ROW
 - Olympic Foundry - CNK Series Trench Grate (or approved equal)
 - Ductile iron, uncoated for natural, weathered finished
-

- Civic Streets/
Festival Streets**
- Olympic Foundry - TWS Trench Grates (or approved equal)
 - Ductile iron with black powder coat finish (RK08 Flat Black or to match existing)



CNK Series Trench Grate, Downtown Standard



TWS Series Trench Grates, for Civic Streets only, to match existing.

DESIGN GUIDELINES

- Use trench drains only if standard storm system infrastructure is demonstrated to not be physically feasible during project design.
- Comply with ADA standards when utilizing trench drains; ensure that installation is durable and trench drains will not present tripping or slipping hazards to pedestrians.

A8. VAULT COVERS

DOWNTOWN STANDARDS

- All Street
Types**
- City Water - Armocast Polymer Concrete Cover with Non-Skid surface
 - City Streetlight and Irrigation - Fog Tite Inc. City of Seattle Type 1HH Non-Skid Galv Cover
 - Private Utility (Electrical, Communications and others) - Match finish of Fog Tite Inc. cover above

DESIGN GUIDELINES

- Match cover color with adjacent standard sidewalk concrete.
-

A9. CURB EXTENSIONS

DOWNTOWN STANDARDS

Where the City determines they are desirable, install curb extensions as part of required street improvements. Curb extensions improve the pedestrian realm by shortening the road crossing and expanding the width of sidewalks. Most commonly located at intersections, curb bulbs may also be strategically located to facilitate mid-block crossings. Pedestrians waiting to cross at curb bulbs are often more visible to drivers, as they are safely within the driver’s view corridor, rather than being in the peripheral area. Because curb bulbs constrict the width of the street at crossings, they may also provide a traffic calming effect on traffic.

Employ landscaping and vegetated low impact development stormwater facilities to add visual interest and help in managing stormwater run-off.

Minimum curb return radii recommended that will accommodate parking and street maintenance equipment, etc.

If curb extensions are installed at a raised intersection or on a curbless street, a detectable warning surface is required between the sidewalk and street throughout the area where there is no curb separation.

In order to minimize pedestrian crossing distances, curb extensions should use smallest feasible curb radii that allow for adequate vehicle circulation and turning.



Illustration of guidelines for curb extensions

DESIGN GUIDELINES

- On-street parking should be used in conjunction with curb extensions, to facilitate flow and provide a more uniform street edge for bicycle and vehicular traffic.
- Curb extensions must allow space for bicycles traveling between parked cars and moving traffic to pass unimpeded, so that they are not pushed into the flow of vehicular traffic.
- Ensure positive drainage.
- Curb extension areas may also serve as an informal gateway, and their design can be enhanced to further contribute to the aesthetics of the streetscape.
- Wayfinding and/or public art elements, such as embedded signage or designs, brick, stamped concrete or other accent paving may be incorporated at curb extensions.
- Landscape plantings and vegetated low impact development stormwater facilities should be incorporated into curb extensions where practical and as long as they meet sightline requirements. See the Landscape Section of this document for more information on sightlines and plant heights.
- Curb extensions are recommended at all intersections where there is on-street parking, unless the City determines that the location is not feasible or appropriate. Mid-block curb extensions, pending City approval, are also encouraged.



Example of a curb extension

A10. STORMWATER MANAGEMENT

DESIGN GUIDELINES

Effective management and treatment of stormwater is a growing issue in the region, and in recent years, local municipalities have taken a wide range of approaches to stormwater management. This study did not look specifically into the stormwater management approaches that would work best for Downtown Renton. However, many stormwater management approaches, such as Low-Impact Development (LID) strategies, offer an added benefit of improving the aesthetics and function of the pedestrian realm.

These guidelines recommend that when LID principles and practices are incorporated into Downtown streetscapes, care is taken to ensure the treatment matches the designs and materials outlined in this document, to the greatest degree feasible. LID principles and practices are allowed and may be necessary to meet the RMC 4-6-030 Drainage (Surface Water) Standards.

Some examples of LID strategies that can enhance the aesthetic character of downtown streetscapes are:

- Street trees installed with adequate soil volume (see Landscape section) to grow to a mature size, and help manage stormwater.
- Bioretention facilities planted with low-maintenance plants that offer a diverse palette of color and texture.
- Modular stormwater facilities that manage stormwater and support small ornamental trees and other plants.
- Permeable pavements that are designed and installed to complement existing streetscape, planting and paving designs.



Bioswale in the West Seattle neighborhood of Seattle, WA



Bioswale in High Point Neighborhood, Seattle, WA

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B. POLES & UTILITIES

B1. INTENT

The intent of the standards and guidelines in this section is to:

- a. Accommodate necessary infrastructure;
- b. Improve aesthetic appeal of poles and utilities;
- c. Minimize the visual impact of poles and utilities;
- d. Maximize multiple use of poles in order to minimize the number of poles; and
- e. Contribute to the overall aesthetic of the streetscape.

B2. GENERAL CONSIDERATIONS

- Pedestrian-scale lighting shall be required Downtown to promote public safety, and to create a more inviting streetscape during evening hours.
- Locate above-grade structures outside of the clear walk zone, to allow for safe pedestrian circulation.
- Uniformity is important, particularly with vertical elements, such as streetlights.
- Cross-discipline coordination during a project's design is helpful to ensuring the spacing and setback requirements of multiple vertical streetscape elements (e.g. streetlights, pedestrian lights, street trees, crosswalk signals, etc.) are met.
- Minimize the number and size of poles and other structures, and look for opportunities for poles and structures to serve additional functions, such as signage and/or placemaking.
- The location of poles shall consider the location of existing and proposed utilities to ensure required separation from the utilities is met, prevent damage to the utilities, and allow for access and the ability to maintain the utilities.



Signal and street light poles typically perform a variety of functions

B3. PEDESTRIAN STREETLIGHTS

DOWNTOWN STANDARDS

Historic Core/ Boulevard/ Mixed-Use Streets

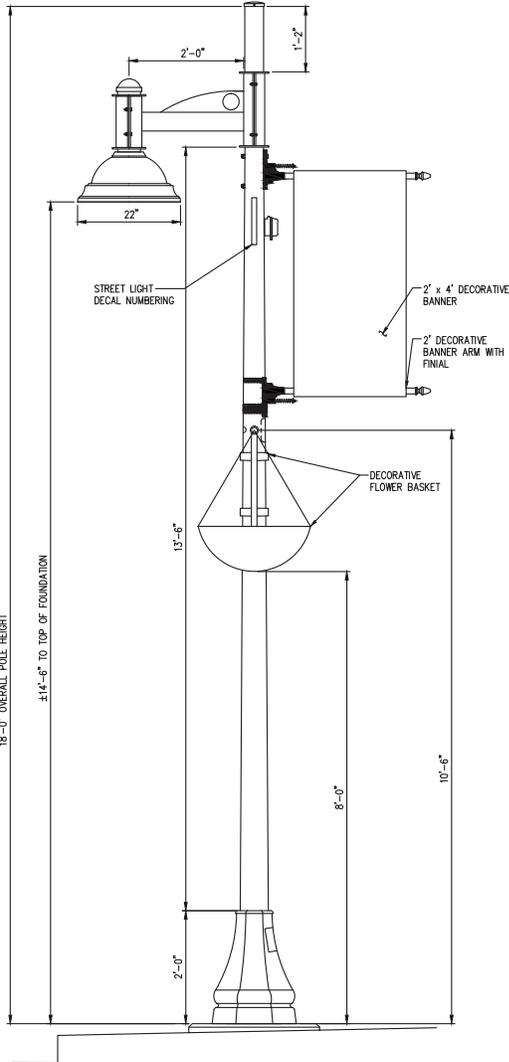
- Downtown Decorative Pedestrian Luminaire Pole design standard (or approved equal) - see illustration at right (color Jet Black)
- Provide water irrigation for flower baskets and electrical power for festoon outlet
- Align poles with adjacent street trees
- Provide minimum 2.5 ft clearance from face of curb at pole base
- Provide 15 ft clearance bottom of luminaire and top of sidewalk
- Follow wiring standards for Typical Lighting Underground System, City Standard Plan 119

Civic Streets

- Civic Street design standards (or approved equal) - see photos at bottom right (color black)
- Provide 2.5 ft setback from face of curb; align poles with adjacent street trees where possible

DESIGN GUIDELINES

- Integrate streetscape amenities, such as signage and hanging flower baskets, into the pole design, to limit number of vertical obstructions in the pedestrian realm.
- Provide an 8' vertical clearance from the sidewalk for any pole attachment (eg. flower basket or banner).
- Avoid strap attachment retrofits - if unavoidable, straps should match the pole finish color.
- Determine pole spacing and illumination levels based on specific project needs and site or design constraints.
- Ensure compliance with City standards and these guidelines through project review and approval by the City prior to construction.



Detail of Downtown Decorative Pedestrian standard for illustration only, not for construction.



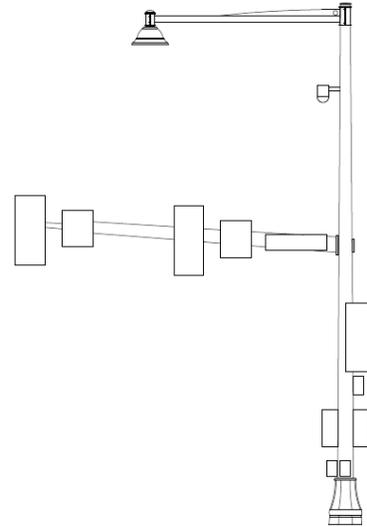
Single-headed Civic Street standard (left)
Double-headed Civic Street standard (right)

B4. SIGNAL AND OTHER POLES

DOWNTOWN STANDARDS

All Street Types

- Main Avenue design standard (or approved equal) - see illustration at top right (color black)
- Location to be determined by City at individual intersections



Main Avenue standard for illustration only, not for construction

Civic Streets

- Civic Street design standard (or approved equal) - see photo at middle right (color black)
- Location to be determined by City at individual intersections



Civic Street Standard

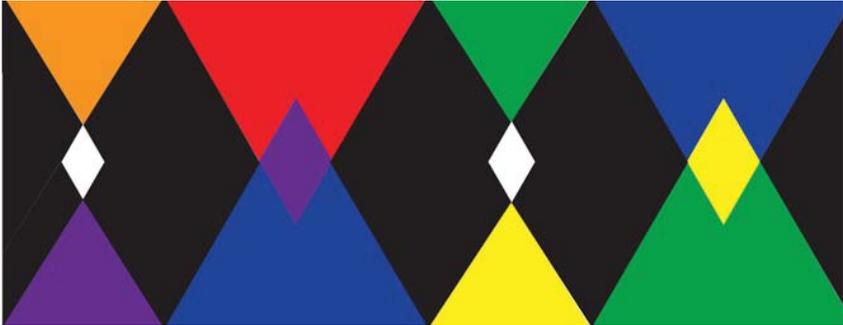
DESIGN GUIDELINES

- Reference the Downtown Standard Pedestrian Streetlight (see previous page) for design direction on all signal poles with mastarms and other streetscape poles in Downtown.
- Adjust pole design as needed to meet the placement, illumination, and other requirements.
- Determine pole spacing and illumination levels based on specific project needs and site or design constraints.
- Ensure compliance with City standards and these guidelines through project review and approval by the City prior to permitting and construction.
- Consider modifying pole design to provide pedestrian, streetlight (non-signal poles taller than pedestrian streetlights), and signal lighting fixtures on a single pole.
- Avoid strap attachment retrofits - if unavoidable, straps must match the pole finish color.
- Minimize the size of poles and other structures.
- Avoid wooden poles in the Downtown - poles should have a permanent character. Utilize metal poles with color and finishes to match other streetscape poles.
- Organize signs, push buttons, lights and other appurtenances on poles to avoid a haphazard, cluttered appearance.



Poles and other mounting structures should have permanent appearance

B5. UTILITY CABINETS AND SIGNAL BOXES



“Chroma” by Jason Vo, a public art installation / utility wrap design developed by 2015 Renton High School graduate.

DESIGN GUIDELINES

- Locate signal boxes within sight of intersections they control, but outside of the pedestrian clear walk zone.
- Maintain a pedestrian clear walk zone (4 ft radius) around signal boxes.
- Look to adjacent properties when locating service cabinets, if right-of-way space is constrained.
- Encourage undergrounding of cabinets, where possible.
- Use plants to screen cabinets, where possible, while preserving access for service and maintenance.
- Employ painted or artistic wrap treatments that enhance the character of the streetscape.
- Engaging local artists or students and historical images can add to sense of place.
- For new development or similar discretionary approvals or substantial rehabilitation projects that may receive density bonuses, artistic treatment of utility cabinets should be considered as a condition of approval.
- Ensure designs are primarily artistic, so that they will not be confused with signage or advertising.
- The City must review all designs prior to installation.



Traffic signal cabinets need to be where engineers can view the signals while adjusting signal timing

C. FURNISHINGS

C1. INTENT

There are already numerous types and styles of street furnishings in Downtown. These standards and guidelines seek to establish a higher degree of uniformity, while allowing some variation where there is already an established design theme, such as on Civic Streets. This document also illustrates key relationships between some of the most common street furnishings, and shows how these elements can be choreographed to promote a safe and lively public realm. In general, streetscape furnishings within Downtown shall:

- a. Enhance the pedestrian experience;
- b. Provide for functional needs, such as waste disposal, bicycle parking, etc;
- c. Allow for a variety of streetscape elements that help define and enhance specific sub-districts within Downtown; and
- d. Reflect a high quality in terms of design and maintenance.

C2. GENERAL CONSIDERATIONS

- In order to add variation and interest to the streetscape realm without increasing visual clutter, all furnishings shown in the following pages should be a black or natural finish.
- The location of streetscape furnishings should maintain a consistent clear walk zone for pedestrians, particularly on streets with limited rights-of-way. See individual furnishings for additional location guidance.



C2. BIKE RACKS



Tofino No-Scratch



DOWNTOWN STANDARDS

All Street Types

- Select from the following Sportworks (or approved equal) models:
 - Tofino No-Scratch Rack
 - Oahu No-Scratch Circle Rack
- Stainless steel material with bead blast finish and Santoprene TPV rubber bumpers on sides

DESIGN GUIDELINES

- A minimum of 1 rack for 2 or more bikes per 100 LF is recommended.
- Locate racks throughout Downtown, particularly near intersections, building entrances, and gathering areas.
- Ensure bikes parked in racks will be clear of pedestrian walk zones.
- Determine final placement and number of racks during review of individual private developments and public improvement projects.
- Where possible, install racks with embedded rather than surface mounts, for greater durability.



Oahu No-Scratch Circle

SPECIAL TREATMENT OPTIONS

The following bike racks may also be used, should city planners, building managers, and/or developers be interested in a more unique look for the streetscape, and if approved by the City:

Historic Core/ Civic/ Boulevard Streets

- Sportworks Westport No-Scratch Rack or Post Rack (or approved equal)
- Westport Rack should meet material and finishes noted above
- Post rack should be mild steel (galvanized where possible) with a black thermoplastic powder coat finish
- Custom graphics and alternate colors acceptable upon review and approval of City

Mixed-Use Streets

- Landscape Forms - Loop Rack (or approved equal)
- Cast aluminum with a black powder coat finish



Westport No-Scratch



Post



Loop

C3. BOLLARDS



Bell Bollard (at left)
Existing bollard model currently located within the Civic Streets area to be retained and replaced in-kind (at right)

DOWNTOWN STANDARDS

Vehicular:

- Furnitubes - Bell 100/Full (or approved equal)
- Cast iron with primed finish (from manufacturer)
- RAL 9005 Jet Black with full gloss finish and anti-graffiti coating (on-site)

All Street Types

Vehicular/Pedestrian:

- Sun Valley Lighting (or approved equal) - B8500 with B85C-Top (non-lighted); B85EL-CAP (lighted) with several optic options
- Standard textured finish
- Color black

DESIGN GUIDELINES

- Bollards shall be included wherever the City determines there is a need for additional pedestrian protection or better definition of pedestrian space.

SPECIAL TREATMENT OPTIONS

- The following bike racks may also be used as bollards, should city planners, building managers and/or developers be interested in a more unique look for the streetscape, and if approved by the City.
- Use bike racks as bollards only on low-traffic streets, as they provide less physical protection for pedestrians than vehicular bollards.



Needle bike rack

Historic Core/ Boulevard/ Civic Streets

- IronAge Designs (or approved equal) - Needle
- Black powder-coat over cast aluminum

C3. BOLLARDS (CONTINUED)

SPECIAL TREATMENT OPTIONS (CONTINUED)

- Mixed-Use Streets**
 - Sportworks Westport No-Scratch (or approved equal)
 - Racks should be steel (galvanized where possible) with a black thermoplastic powder coat finish

- All Street Types**
 - Reliance Foundary Bike Bollards
 - Polyester Powdercoated with Black Textured color
 - Several models; model selection should complement area/project where installed



Westport bike rack

C4. NEWSPAPER RACKS AND CORRALS



DOWNTOWN STANDARDS

- All Street Types**
 - Rack or corral design to be coordinated with local news outlet(s)
 - Black color, where possible

DESIGN GUIDELINES

- Minimize visual clutter and physical obstructions in the streetscape by using a uniform pedestal rack or a corral to screen and contain individual racks.
- Newspaper distribution is affected by First Amendment considerations. The City should work with distributors to address maintenance and management issues.
- Consolidate racks at a single location. If possible, match color and size, and stack rack boxes two-high.
- Maintain sight clearances and avoid creating hiding spaces.
- If corral design is preferred, follow the design specifications under C7. Streetscape Fencing.

C5. BENCHES

DOWNTOWN STANDARDS

Historic Core/ Boulevard Streets

- Victor Stanley - RB-28 & RB-12 (backless) (or approved equal)
- Black powder coat finish
- Benches longer than 4' must include center armrest
- See Appendix Section 4 for specification sheets
- "Traditional" design aesthetic compliment the older character of the Historic and Boulevard Streets



Mixed-Use Streets

- Landscape Forms - Towne Square (Strap) and/or Victor Stanley - RB-12 (Backless, Strap) (or approved equal)
- Black powder coat finish
- Benches longer than 4' must include center armrest
- "Contemporary" design aesthetic and diverse seat configurations complement Mixed-Use Streets with a residential focus



Mixed-Use Streets

- Forms and Surfaces - Balance Bench (or approved equal)
- Black or Bright Silver Gloss powder coat finish
- Benches longer than 4' must include center armrest
- "High-tech" design aesthetic most appropriate around new mixed-use or commercial development



Civic Streets

- Existing standard to be matched with new installations
- Columbia Cascade - 2664-6 (or approved equal)
- All cast iron (custom order) with a black powder coat finish
- Benches longer than 4' must include center armrest



BENCHES (CONTINUED)

DESIGN GUIDELINES

- Bench locations should be reviewed and approved by City as part of development approval and public improvement projects.
- Choose bench locations that support the uses and character of nearby buildings.
- Entrances to stores, mixed-use and residential buildings, near corners and intersections and at civic plazas or other pedestrian gathering places are all good locations for benches.
- Bench locations shall not restrict the pedestrian clear walk zone, and be predictably and as evenly spaced along a streetscape as possible.
- Add additional benches in areas of high pedestrian traffic and co-locate with other amenities, such as waste receptacles and bike racks.
- Orient seating perpendicular to the dominant flow of pedestrian movement, wherever possible.
- Promote social interactions by placing pairs of benches that face one another at a comfortable social distance of 4.5 ft.
- Benches longer than 4 ft should provide armrests or dividers to discourage reclining or sleeping.
- Backless bench and chair models offer more flexible seating options.
- Backless bench option may be used against walls or in areas where space is limited.
- Locate benches on busy pedestrian streets, where they will have increased natural surveillance.

C6. ALTERNATIVE SEATING OPTIONS

DESIGN GUIDELINES

- Include alternative seating options, such as moveable seating, leaning rails and seating that is integrated into architectural elements, such as planter walls, in designs to enhance the flexibility and social aspect of Downtown public and publicly-accessible private spaces.
- Auxiliary seating, such as stairs and low walls, are most comfortable if 1-2 ft above grade.
- Orient seating perpendicular to the dominant flow of pedestrian movement, wherever possible.
- Locate alternative seating options in busy pedestrian areas that will have increased natural surveillance.

BUILT-IN SEATING OPTIONS

All Street Types

- Custom designs
- Black finish or natural materials
- Utilizes existing or proposed architectural and site elements
- Can incorporate architectural details and/or materials of surrounding development



LEANING RAILS

Civic Streets & Streets with spatial constraints

- Various models
- Black or natural metal finishes
- Offers a light rest for pedestrians and commuters
- Can also be used to separate foot traffic flow from landscaped areas



MOVEABLE AND OTHER CREATIVE SEATING

All Street Types

- Various models
- Black finish, natural metal finish or natural materials
- Offers maximum flexibility in seating options
- Adds fun, playful character to streetscape
- Variable sizes can help attract children



EXISTING SEATING

All Street Types

- Various designs
- Preservation of older seating types characteristic of previous Downtown streetscape improvements



C7. STREETSCAPE FENCING

DOWNTOWN STANDARDS

All Street Types

- Ameristar - Aegis Plus, Majestic Style (or approved equal); compare product to D6. Landscape Strip Fencing
- Black powder coat over galvanized steel finishments
- Typical fence height is between 30-42"

DESIGN GUIDELINES

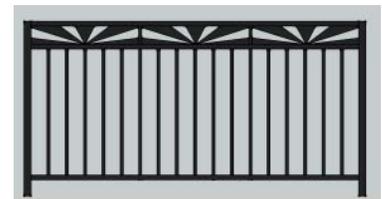
- All streetscape fencing shall meet ADA requirements. Some fencing may require handrails depending on height and location.
- Embedded installations are preferable over surface mount installations, to ensure durability and safely accommodate leaning by pedestrians.
- Height and rail spacing may vary, provided the materials and foundation are substantial.
- See D6. Landscape Strip Fencing section for more information about fencing around planting areas.
- Consider incorporating leaning rails into fences where appropriate, so they can provide a streetscape amenity.

SPECIAL TREATMENT OPTIONS

- Custom fence designs may be used in lieu of the Downtown Standard shown above, provided they meet the material specifications listed above.
- Images at right provide some examples of how the top section of the fence may be customized.
- For Curb Bulb areas, the custom fence design as illustrated below may be used in lieu of the Downtown Standard shown above, provided it meets the specifications listed above.



Conceptual sketch for standard streetscape fence.



Fence design can be modified to provide custom treatments along the top rail.



Curb Bulb custom fencing.



An existing streetscape fence. The Downtown Standard continues this simple but appropriate character.

C8. WASTE AND RECYCLING RECEPTACLES

DOWNTOWN STANDARDS - WASTE RECEPTACLES

- | | |
|---|---|
| Historic Core/
Boulevard/ Mixed-
Use Streets | <ul style="list-style-type: none"> • Victor Stanley - Ironsites SD-42 (or approved equal) • Receptacle to have Tapered Form ring lid, but no dome top • Black powder coat finish |
| Civic Streets | <ul style="list-style-type: none"> • Columbia Cascade - Craftsmen - 2667-Dome Top (DT) (or approved equal) • Black powder coat finish |



Ironsites SD-42

DESIGN GUIDELINES

- Locate to ensure an 18" minimum buffer around receptacles.
- Place receptacles, at minimum, at each end and in the middle of every block face.
- Additional receptacles may be needed in high traffic areas and larger seating areas.
- Provide a 3 ft setback from street furniture, to promote pedestrian convenience and comfort and allow sufficient area for receptacle servicing and maintenance servicing and maintenance.



Craftsmen - 2667-Dome Top

DOWNTOWN STANDARDS - RECYCLING RECEPTACLES

- | | |
|---|--|
| Historic Core/
Boulevard/ Mixed-
Use Streets | <ul style="list-style-type: none"> • Victor Stanley - Ironsites SD-42 (or approved equal) • "Recycle" labeling on top of receptacle • Receptacle to have ring lid but no dome top • Black powder coat finish |
| Civic Streets | <ul style="list-style-type: none"> • Columbia Cascade - Craftsmen - 2667 (RT) (or approved equal) • "Recycle" labeling on top of receptacle • Black powder coat finish • Standard shown in green color |



Ironsites SD-42 (Recycling)

DESIGN GUIDELINES

- Should the City of Renton adopt recycling requirements for Downtown, the design guidelines above should be followed.



Craftsmen - 2667 (RT) (Recycling)

C9. ASH RECEPTACLES

DOWNTOWN STANDARDS

FREESTANDING

All Street Types

- Forms and Surfaces - Butler Ash Receptacle (or approved equal)
- Pole mounted
- Black standard powder coat

WALL-MOUNTED

All Street Types

- Forms and Surfaces - Butler Ash Receptacle (or approved equal)
- Wall mounted
- Black standard powder coat

DESIGN GUIDELINES

- Ash receptacles encouraged to be installed at building locations where a high number of customers or employees are likely to congregate outside for smoking breaks.
- Locate ash receptacles where there is a designated smoking area. RCW 70.160 prohibits smoking within 25 feet of any building entrances, operable windows, and ventilation intake systems.
- Ash receptacles maintenance (emptying, cleaning, replacement, etc.) should be the responsibility of adjacent building or business owner that installs them.
- Install ash receptacles freestanding (within a recessed area or directly adjacent to the building) or wall-mounted on buildings.
- Avoid installing freestanding ash receptacles within stormwater management facilities.
- Install ash receptacles so as not to impede pedestrian travel along the sidewalk.



Butler Ash Receptacle - Freestanding



Butler Ash Receptacle - Wall-mounted

D. LANDSCAPE PLANTINGS

D1. INTENT

Planting areas along a streetscape provide aesthetic and functional benefits to a downtown area. Trees and other vegetation help to clean and cool the surrounding air, and offer shade to pedestrians and cars parked along a streetscape. When thoughtfully planted, trees and other vegetation along the street can help to calm traffic, as it provides a clue to drivers that there may be pedestrians in the area. Specially-designed planting areas can also provide on-site stormwater management and treatment solutions.

Beyond the purely functional elements, attractive streetscape plantings can help draw customers to nearby shops and restaurants. Finally, creatively-designed streetscapes contribute substantially to an area's sense of place, drawing both return and new visitors, which, in turn, can raise the economic vitality of an area. The intent of these standards and guidelines is to:

- a. Enhance the pedestrian environment by adding shade, color, texture and visual interest;
- b. Soften conditions of heavily trafficked streets; and
- c. Improve air quality, moderate surface temperature, and help manage stormwater runoff.

D2. GENERAL CONSIDERATIONS

- Landscapes shall meet the requirements established by RMC 4-4-070 LANDSCAPING.
- Low-maintenance, drought tolerant plants are encouraged throughout Downtown, and required for any streetscape planting that will be maintained by the City or contractors employed by the City.
- Routine maintenance is a necessity for healthy, attractive streetscape plantings.
- Streetscape planting areas shall meet all ADA requirements and should consider the height clearances and sightline guidelines established by Crime Prevention through Environmental Design (CPTED) principles.
- Select plant species that will not infringe on vehicle sightlines, particularly at intersections.
- The location of landscape planting shall consider the location of existing and proposed utilities to ensure required separation from the utilities are met, prevent damage to the utilities, and allow for access and the ability to maintain the utilities.

D3. STREET TREES & SPACING

DOWNTOWN STANDARDS

All Street Types

- Provide street trees per RMC 4-4-070 LANDSCAPING
- Refer to Renton approved street tree list for all new plantings (Refer to APPENDIX 1 of this document)

DESIGN GUIDELINES

- Review Renton approved street tree list every five (5) years to ensure availability and suitability of species included.
- Meet the recommended setbacks listed below, wherever possible. Some flexibility may be allowed where right-of-way is constrained.
 - 2.5 ft from face of curb for trees in grates
 - 3 ft from face of curb for trees in landscape strip
 - 5 ft from underground utilities (10 ft from manmade drainage structures)
 - 7.5 ft from driveways
 - 10 ft from utility poles
 - 20 ft from streetlights
- For trees closer than the recommended setback for underground utilities, mitigation such as root barriers, casing of pipe, or other measures may be necessary to ensure utilities and trees can co-exist.
- For block faces containing a mixture of grates and landscape strips, spacing should be determined based upon the greater number of grates or landscape strips.
- Align street trees with adjacent streetlight poles.
- Average spacing ranges by general tree size. Final spacing to be determined by mature spread and project constraints.
 - Distribute trees along block as evenly as possible
 - Small/Columnar Trees - 20 ft-25 ft on-center spacing
 - Medium Trees - 25 ft-35 ft on-center spacing
- The “Clear Vision Area” per RMC 4-11-030 must be maintained at street intersections and alleys.
- Due to constrained rights-of-way, selecting a mix of small/narrow and medium street trees is recommended. Medium street trees (25-40 ft average mature height) are encouraged wherever space allows.
- Columnar species are recommended where public right-of-way is very limited. Broad canopy species may be appropriate for streets with wider public right-of-way and in curb extensions.
- Select species that complement Downtown’s existing character and expand the diversity of Renton’s urban forest. Limit usage of cherry and maple species, which are overabundant.
- Consider pairing a primary “theme” tree with a secondary “accent tree” to balance visual interest and continuity along Downtown corridors. Survey nearby streets to see if a primary theme tree has already been established.
- Select trees based on soil volume provided in tree pit or landscape strip and adjacent soil areas.



Ginkgo trees are medium-sized street trees known for urban hardiness. (image courtesy deeproot.com)



A tree-lined street in downtown Portland, OR (image courtesy citydata.com)



A tree-lined street in downtown Seattle, WA (image courtesy pinterest.com)

D4. TREE PITS AND TREE GRATES

DOWNTOWN STANDARDS

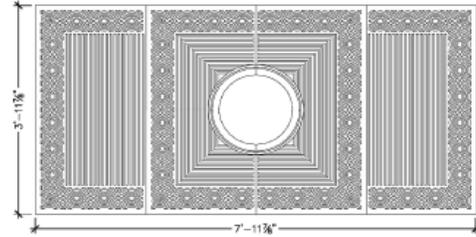
- All Street Types**
- 4 ft wide x 8 ft long x 2 ft deep minimum tree pit (larger wherever feasible)

- Historic Core/ Boulevard/ Mixed-Use Streets**
- Olympic Foundry - CNK Series Tree Grate (or approved equal)
 - 4 ft wide x 8 ft long
 - Ductile iron, uncoated for natural, weathered finish
 - 24 in diameter trunk opening

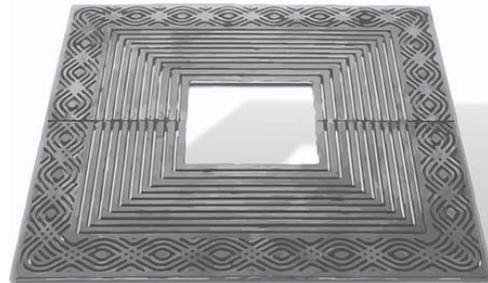
- Civic Streets**
- Urban Accessories - Chinook model (or approved equal)
 - 5 ft square
 - Ductile iron, raw natural finish
 - 24 in diameter trunk opening

DESIGN GUIDELINES

- Minimum tree pit dimensions listed above will best support small street trees.
- Consider existing and proposed utilities when locating tree pits.
- Providing 400 cubic ft of soil is recommended when planting medium street trees. (Use 3 ft depth when calculating soil volume.)
- Utilize the following strategies to increase the soil volume available to street trees:
 - Connected Tree Pits: Tree pits that are connected below the finish grade of surrounding paving.
 - Root paths: Narrow pathways installed below paving surface that channel root growth.
 - Trenches: Trenches that allow roots to grow between tree pits. Tree pits connected to green spaces: Tree pits that encourage street tree roots to take advantage of larger open space areas nearby.
 - Soil vaults: Sub-surface vaults that provide a larger volume of soil, but contain roots.
 - Structural soils: Engineered soils that provide more pathways for root growth than traditional soil.
 - Structural cells: Engineered cells that support paving weight, and expand the amount of sub-surface soil volume that is accessible to the trees.
- Minimize negative impacts of soil compaction by preparing and amending tree pit and adjacent native soil prior to planting, as needed.



Olympic Foundry - CNK Series (images above)



Urban Accessories - Chinook model



Street trees planted in structural cells (image courtesy Greenmax.eu)

D5. LANDSCAPE STRIPS

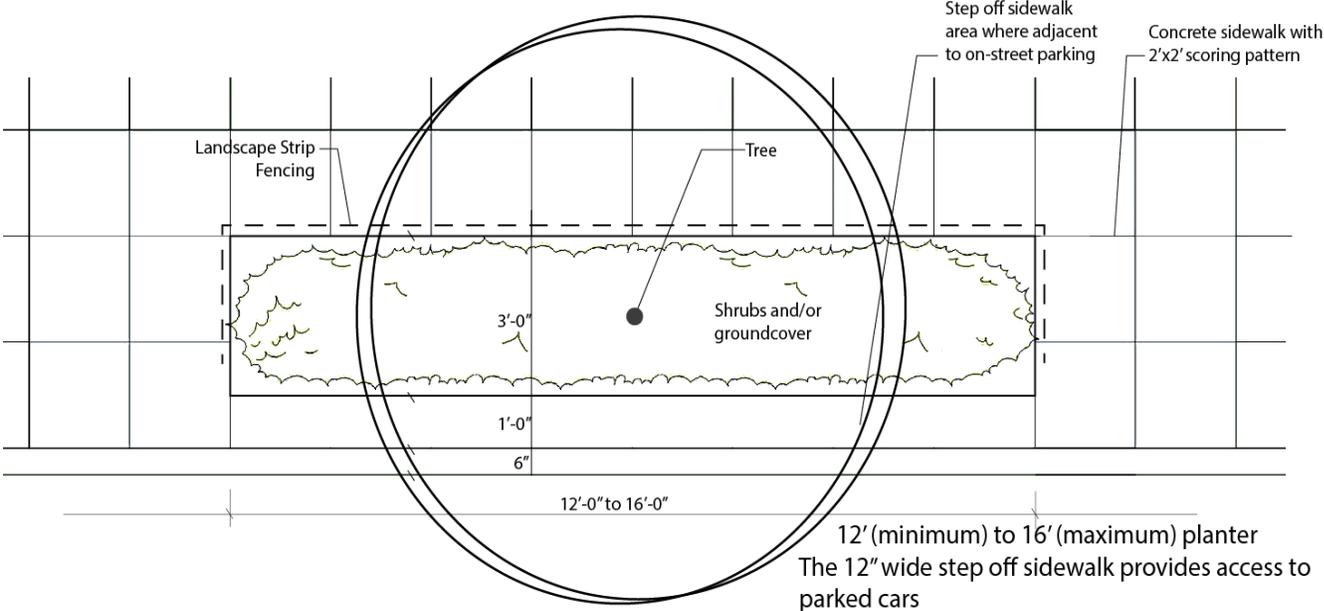
DOWNTOWN STANDARDS

All Street Types

- 3 ft wide x 12 ft long minimum planting strip; 16 ft maximum length; minimum depth to be determined during landscape plan review
- 1 ft “step-off” sidewalk area separate strip from curb in locations where adjacent to on-street parking
- 1 street tree per strip; layered plantings that include shrubs and groundcover are encouraged

DESIGN GUIDELINES

- Larger landscape strips may be required for larger-sized street trees where there is adequate right-of-way to meet sidewalk clearances.
- Minimum landscape strip dimensions listed above will best support small street trees.
- Consider existing and proposed utilities when locating landscape strips.
- Providing 400 cubic ft of soil is recommended when planting medium street trees. (Use 3 ft depth when calculating soil volume.)
- Facilitate root access to soil beyond landscape strip dimensions, wherever possible.
- If block face does not include tree grates, align trees to existing trees, or center within the landscape strip.
- For block faces containing a mixture of grates and landscape strips, spacing should be determined based upon the greater number of grates or landscape strips.
- Minimize negative impacts of soil compaction by preparing and amending landscape strip and adjacent native soil prior to planting, as needed.
- Roll landscape strips with lawn or garden rollers to firm up soil without compacting it too tightly for plant growth.
- Reference WSDOT Construction Manual, Chapter 8, Miscellaneous Construction, particularly sections 8.02.1 and 8.03.3, for relevant details on landscape and irrigation construction requirements.
- Allow bioretention facilities to be located in landscape strip areas, where appropriate and approved by City.
- Landscape strips may be designed as vegetated LID facilities in areas where Drainage (Surface Water) Standards RMC 4-6-030 must be met.



D6. LANDSCAPE STRIP FENCING



DOWNTOWN STANDARDS

All Street Types

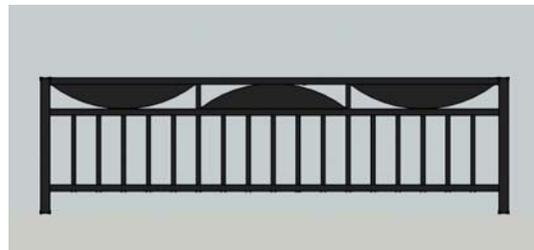
- Ameristar - Aegis Plus, Majestic Style Special (or approved equal)
- Black powder coat over galvanized steel
- 18-24 in height with a 4 in max. on-center spacing of vertical rails
- 24 in setback from face of curb where there is on-street parking
- 18 in setback from face of curb on streets without on-street parking

DESIGN GUIDELINES

- Provide landscape strip fencing for all on-street planting areas not covered by tree grates, unless the City determines that they are not necessary to protect plants from foot traffic, pet use, and soil compaction.
- All landscape strip fencing must meet current ADA standards.
- If a taller fence is desired, see C7. STREETSCAPE FENCING section.
- Anchor posts to edge of pavement on the inside of the planter area wherever feasible, to preserve right-of-way space.

SPECIAL TREATMENT OPTIONS

- Custom fence designs may be used in lieu of the Downtown Standard shown above, provided they meet the material specifications listed above.
- Images below provide some examples of how the top section of the fence may be customized.



- For Curb Bulb areas, the custom fence design as illustrated to the right may be used in lieu of the Downtown Standard shown above, provided it meets the material specifications listed above.



D7. IRRIGATION

DESIGN GUIDELINES

All Street Types

- Install in-ground irrigation for street trees and other streetscape planting in locations subject to installation of new sidewalks.
- Utilize portable water systems for new street trees and other streetscape planting in infill locations where no in-ground irrigation currently exists.

D8. STREETSCAPE PLANTING AND MAINTENANCE

DESIGN GUIDELINES

- Use layered planting designs that include groundcovers, low shrubs, and trees (where possible) throughout Downtown.
- Feature primarily evergreen or semi-evergreen species, and limit the use of deciduous species. Mix colors, textures and seasonal interest to provide year-round character.
- Use primarily perennial plants, although some annual plants may be used.
- Partially or completely remove existing laurel hedges in curb extensions with new streetscape improvements, and replace with new plantings.
- Select plants that, at maturity, will be the appropriate size for the streetscape. Plants should be low-growing and no more than 30 in tall, to ensure safe, clear sightlines. Plants within 30 ft of an intersection should be less than 24 in tall.
- Adding tough, dense plantings at the edge of the planter can help minimize foot traffic impacts.
- Protect plantings with planter fencing on soils in high pedestrian traffic areas.
- Reduce the impact of dog misuse by adding landscape strip fences, and/or incorporating rockscape areas at edges of plantings. Signage discouraging misuse may also be considered.
- Use species that are low-maintenance and drought-tolerant once established.
- Take maintenance practices and responsibilities into account in all designs, and tailor the plant selections accordingly.
- Refer to RMC 4-4-070 LANDSCAPING for more detailed guidance on landscape, irrigation and maintenance requirements.
- Prune branches and overhanging foliage to maintain an 8 ft min. clearance above finish grade of the sidewalk for safety and clear sightlines.
- Consider existing and proposed utilities when locating and selecting any streetscape plantings.



P L A C E M A K I N G

INTRODUCTION

OVERVIEW

Placemaking is not singularly defined, but is rather a range of approaches that invite people to engage with and enhance the spaces that make up a city's public realm. The City sees strong opportunities for placemaking through unique uses of Downtown Renton's streetscapes.

Ultimately, it will be the use of streetscape elements recommended by these guidelines intertwined with placemaking opportunities as well as architectural elements, that will define Downtown, enhance its character, and reinforce it as the heart of the City and an attractive district to visit and enjoy. From functional and formalized uses, such as signage, streateries and parklets, to temporary uses, such as a weekend street festival, and temporary seating along a sidewalk, placemaking can take a range of forms. All of these approaches offer opportunities for creative expression and public art, which can further define and enhance the character of Downtown.

INTENT

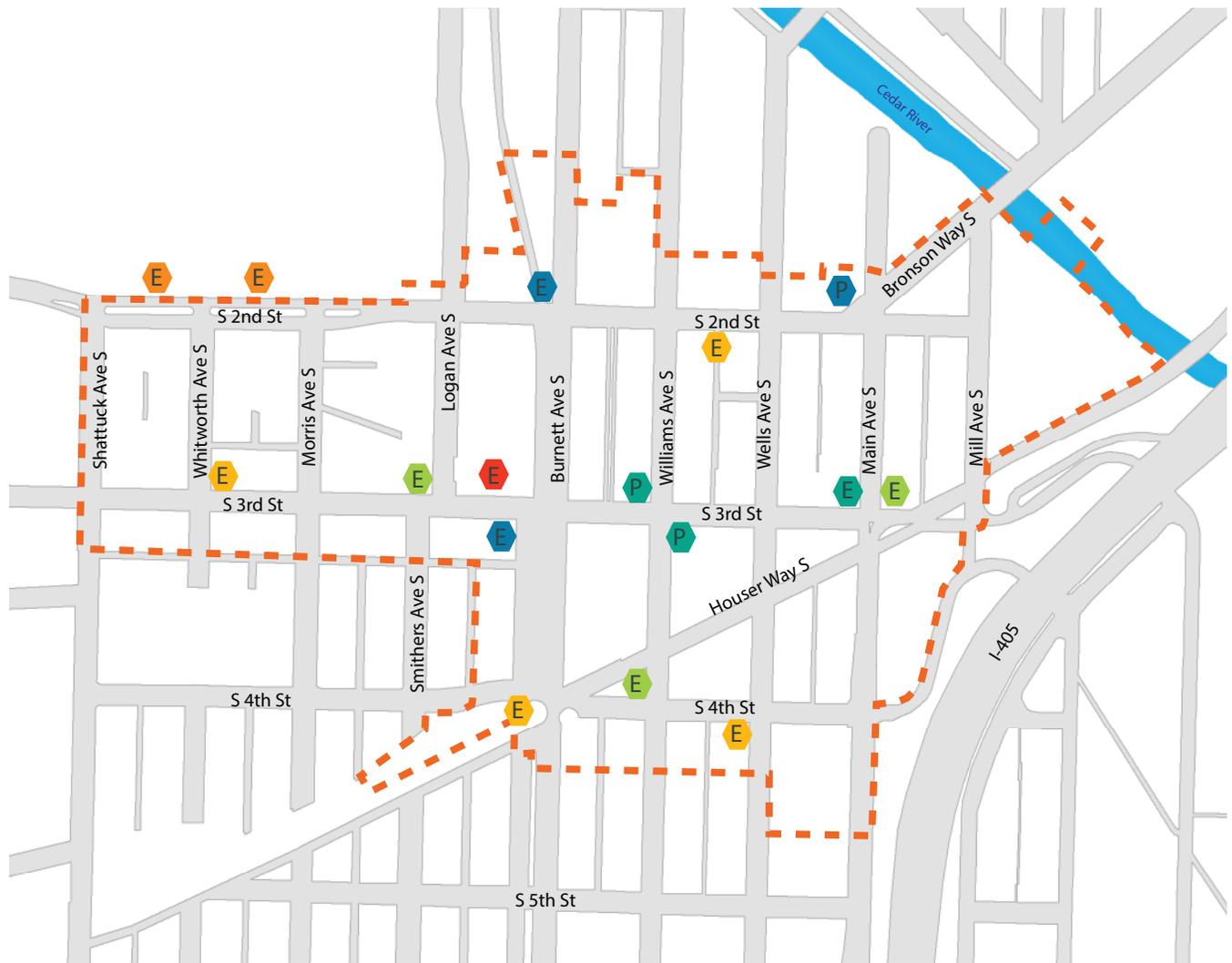
The following pages offer some examples of ways the streetscape area can be used to make Downtown Renton a more unique place to live, work or visit. This list is not comprehensive, and should be thought of only as a starting point towards more creative engagement with Downtown Renton's streets and public realm. The intent of this section is to:

- a.** To enhance the city's Downtown and unique identity;
- b.** To provide formal and informal places for people to gather, rest, meet friends and enjoy the outdoors;
- c.** To activate and enhance Downtown's public realm through the intermingling of people and business activities; and
- d.** To provide a flexible, broad spectrum of open spaces for a wide range of events, group functions and individual activities.

PUBLIC SPACES & GATHERING POINTS

Downtown Renton has an existing network of formal and informal public spaces and gathering points that provide opportunities for socializing, quiet times and relaxing. These range from public parks and plazas and private plazas off-street that may or may not be publicly accessible. Some have been purposely sited and furnished, such as the Piazza and Veterans Memorial Park. Others have naturally evolved, such as the parklet near the South 3rd Street and Main Avenue intersection. These public spaces and gathering points vary in size. New ones are currently in the works, such as the public plaza proposed as part of the Main Avenue South traffic conversion project at South 2nd Street.

These spots can serve as opportunities to be interconnected through common streetscape elements, artwork and/or signage that highlight them as a part of the social fabric of Downtown. The individual character of each place should also be retained and celebrated. The special treatment and design options recommended by these guidelines provide a starting point for enriching, defining and designing these existing and emerging public spaces.



- | | | | | | |
|---|-----------------------------------|---|----------------|----------|----------|
|  | Central Public Park/Plaza |  | Public Park | P | Proposed |
|  | Linear Park/Medians |  | Public Parklet | E | Existing |
|  | Private Plaza
(Open to Public) |  | Public Plaza | | |

PARKLETS, STREATERIES & FESTIVAL STREETS

In recent years, people in cities across the U.S. have become interested in creative uses of the street that provide more space for pedestrian activities. Parklets, temporary installations approximately the space of 1-2 parking spaces, are one way that pedestrian improvements are taking root. Most parklets are designed to be removable and some installations last only a few days. However, in cities such as San Francisco, Seattle and others, parklets are becoming a semi-permanent part of the streetscape. Often hosted by a local business, café or restaurant, these unique spaces expand and enhance the pedestrian experience.

Following in the parklet tradition, streateries are simply parklets that support an adjacent café or restaurant by providing outdoor seating and other amenities for customers. The City of Renton recently developed guidelines for Sidewalk Cafés, which includes information for those interested in installing a parklet or Streatory.



PARKLETS

The seed of the parklet movement was planted in San Francisco, with a temporary art installation by Rebar, a public art and landscape architecture firm. The movement has since grown rapidly across the county, with each city and town experimenting with the temporality, function and aesthetics of the parklets. Parklets offer more creative opportunities for gathering and seating than can otherwise be accommodated on a traditional streetscape. Parklets can extend the public realm in urban environments, such as Downtown Renton, where sidewalk widths are constrained. In the Northwest, parklets are most commonly used to extend the streetscape, and provide more space for pedestrians, often in association with local businesses or restaurants. Streateries, or parklets hosted and used by adjacent restaurants, is a specific type of parklet that is discussed on the next page.

DESIGN GUIDELINES

- Because they are installed in the public right-of-way, parklets are usually designed to be somewhat temporary, and consideration should be given in design and installation so that they can be completely removed.
- Materials should be durable, and relate to or complement the surrounding context.
- Parklets are most successful when installed along low traffic volume streets or near businesses where people naturally gather.
- The City of Seattle has been collecting useful data since it launched a parklet program. See: <http://www.seattle.gov/transportation/parklets.htm> for more information.



San Francisco, CA



Bellingham, WA



Seattle, WA



Cleveland, OH

SIDEWALK CAFÉS AND STREATERIES

Sidewalks cafés are an opportunity to revitalize Renton’s City Center and Downtown. By providing open-air seating for restaurant patrons on under-utilized public space, restaurants can bring in additional sales and create more vibrant and attractive streets. Streateries are similar to a sidewalk café in function, but are installed within the street right-of-way, like a parklet. Both are assets to a lively downtown area.

DESIGN GUIDELINES

For more detailed information on the City of Renton’s recommendations for sidewalk cafés and streateries, see Renton’s Sidewalk Café Guidelines. (Refer to APPENDIX 3 of this document)



Seattle, WA



Seattle, WA

MOVEABLE & TEMPORARY SEATING

People like to adjust and customize their space. Many parks and urban plazas are moving towards more flexible seating options, as it can often attract more people than fixed benches alone. People can adjust the seating arrangement to socialize in small groups, or gain better access to sun or shaded areas. Even if the adjustment of the chair is slight, people seem drawn to spaces where they are allowed some design control of their own.

DESIGN GUIDELINES

- Chairs may need to be locked and stored overnight, and loss of some furnishings due to theft is likely. Chairs should be durable enough for the public environment, but still affordable, so they can be replaced as needed.
- Bright colored furniture is easy to see, and can be a cheery addition to the streetscape, particularly on warm spring and fall days.
- Moveable seating adjacent to the sidewalk may work best if it is inside a small enclosure, to avoid chairs being left in the clear walk zone, and becoming a hazard.
- Management of chairs should be done by adjacent businesses and/or property owners.



FESTIVAL STREETS

Festival streets are streets that a city designates for use during fairs, markets and other festivals that require a street closure. Festival streets often include specific infrastructure elements, such as raised intersections and special paving treatments, to encourage use by pedestrians during such events. Permit processes for street closure of festival streets is often streamlined and low-cost, to ensure accessibility to smaller neighborhood events, as well as larger festivals.

As shown, the Streetscape Typology graphic on page 7, these standards and guidelines recommend constructing a “Festival Street” on S. Third Street from Burnett to Morris and part of Logan Ave S. The location would allow use of those streets in conjunction with the adjacent Piazza and Gateway Parks. The design guidelines below should be considered as the festival street is designed. Removable bollards and other movable elements increase flexibility.

DESIGN GUIDELINES

- Large planters can enhance the streetscape but can also reduce flexibility for different events.
- Uniform pavements rather than patches of different pavements can increase the sense of unity.
- Entry features at each end of the festival street segment can also add to the festival’s identity as a special place.
- Raised street segments (i.e. curbless streets) are particularly beneficial on festival streets, as they improve more flexible use, pedestrian circulation and safety during special events.
- Colored concrete or special paving details should be considered.
- Integration of the street with adjacent parks and other open spaces is particularly beneficial in that it creates a larger space for events but maintains design flexibility. Use of similar street furniture, lights and other elements also help to integrate the street with other open spaces.
- Use of signage or other above ground elements (string lighting, public art, stage lighting) can help decorate and promote the festival aspect of the festival street area.



Boise Festival



Hoyt Arts Festival Street, Everett, WA

SIGNAGE & IDENTITY

Signage is critical for any downtown area, as it allows pedestrians, bicyclists and drivers to more safely navigate downtown streets. Beyond its primary directional function, signage contributes to the character of an area through placement and graphic design. Traffic signage often must follow local or state standards, to ensure they are adequately visible to approaching traffic. Despite these constraints, slight design changes can have a large impact on the character of a downtown area, and help define it from adjacent streets. Other identification elements, including wayfinding signage, street banners, and gateway features, can work in conjunction with traffic signage but may, because of their more decorative nature, have a larger impact on emphasizing downtown as a unified area that may contain districts within. Signage and identity elements will only be effective if they are designed to be integral and work together. The number of poles used to support these elements should be kept to a minimum.

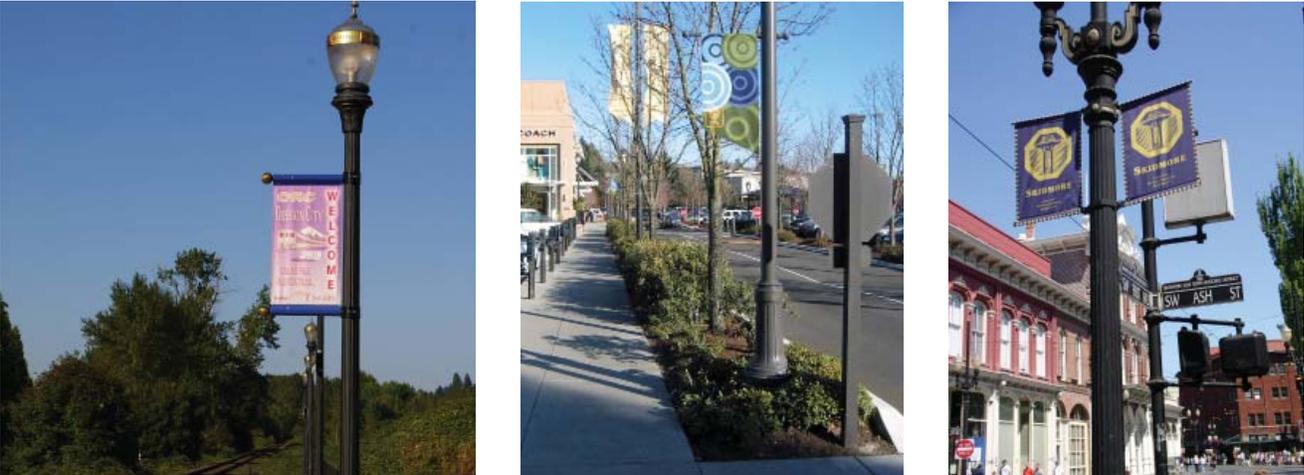
WAYFINDING

Wayfinding signage can help transform a Downtown street into more of a place, while also facilitating the area's use to pedestrians. Creative and professionally-designed wayfinding signage can brand Downtown as a unified district, while providing clear directions to residents and visitors to reach parking and services. The City of Renton has plans to develop a wayfinding plan for the Downtown area. Some initial design guidelines to be considered are listed below.

DESIGN GUIDELINES

- Locate and orient signage for maximum usability. Consider whether the sign is for pedestrians, cyclist and motorists and locate within the viewer's normal cone of vision.
- Lettering should be sized to the viewer's speed, distance and contrast with the background.
- Any artist's embellishment should not detract from the message.

BANNERS AND POLE CONNECTIONS



Banner examples from Oregon City, Seattle and Portland. Note the unobstrusive banner arm connections

Banners are an effective way to enliven a streetscape, and bring both color and a festive character to the downtown. Fabric banners are a quick way to bring new colors and graphic elements to a streetscape at a relatively low cost. Artwork and metal banners are other options that are gaining in popularity and generally installed similar to fabric banners. Banners can be used to promote special events or tourist seasons, or they can be used to underscore the local character of downtown.

DESIGN GUIDELINES

Location: All streets, particularly in Historic and Mixed-use areas.

- Bolt-on banner arms should be utilized to support banners, and pole straps avoided whenever possible. If pole straps must be used, finish must match the existing color of the pole.
- Fabric banners should be custom designs, and per City approval.
- Individual artwork and metal banners are more permanent and distinctive alternatives to fabric banners.



Artwork advertizing the wares of an adjacent kitchen shop. University Way, Seattle

GATEWAY FEATURES

Gateway features announce the entry into a special, identifiable place. They can be strong identity elements, if they relate to the City’s history, current character, or symbolize “Renton” and/or “Downtown.” Renton’s Downtown has several entry points in which demarking gateway features would be appropriate. Some primary considerations for gateway features at these points are listed below:

DESIGN GUIDELINES

- Gateway features should relate to something specific about Renton such as Boeing and air travel, the Cedar River, Salmon, Renton’s history, etc.
- Gateway features should be substantial, but fit comfortably within the area provided.
- A sequence of small elements can be an effective gateway. For example, the Boulevard fronting Renton High School on S 2nd Street serves as gateway
- Distinctive landscaping can enhance gateway features.

PUBLIC ART

Public art comes in many forms. Art can be permanent or temporary and either a stand alone piece or one designed and integrated into the streetscape design. When done well, it can create a place of congregation and enhance the overall public environment. Public art is encouraged throughout Downtown Renton, though the appearance and scale of projects should not compete with the surrounding characteristics of the area. In Renton, the Municipal Arts Commission is actively involved in the provision of public art throughout the city.

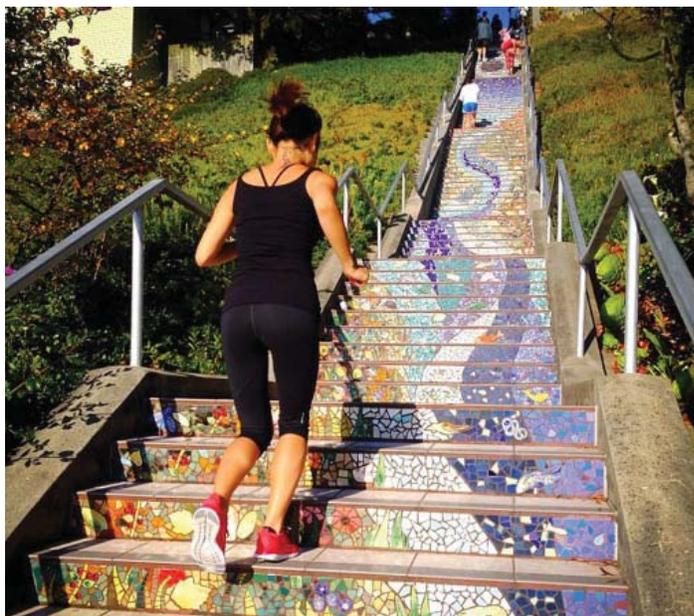
KEY DESIGN CONSIDERATIONS

Public art is often most strong when it relates well to the surrounding context and contributes to the overall sense of place. Some key themes that underscore Renton's history and culture are:

- Industry and manufacturing
 - Coal mining history
 - Historic railroad
 - Aerospace manufacturing
 - Truck and machinery manufacturing
- Natural setting
 - Historic confluence of Black River and Cedar River
 - Cedar River and salmon runs
 - Lake Washington shoreline
 - Diverse topography that shapes the city and defines neighborhoods
 - Prominent views of Mt. Rainier
- Crossroads
 - Cultural diversity
 - Intersection of transportation infrastructure
- Athletics and Outdoors
 - Seahawks training center
 - Cedar River Trail/Biking
- Artwork should be scaled in relationship to its surroundings and sited to effectively enhance and activate the pedestrian and streetscape experience.
- Any installation should be suitable for outdoor display and have minimal long-term maintenance needs.
- Streetscape elements as public art opportunities, including:
 - Sculpture pedestals at intersections/curb-extensions.
 - Unique bike racks that are artistic and custom-designed for their intended locations.
 - Functional elements that may be turned into art: fencing, bollards, informal seating, building elements facing the public realm (door handles, awnings, planter boxes, etc) A-frame signboards, directional signage, street signage, and scoring on raised intersections or crosswalks.

STREETScape ART

Streetscape art can take many forms, from large sculptural installations to smaller details that are added to paving or other areas. Some installations may work best to highlight a single area, but also consider art elements that can be added throughout the downtown area. When placed strategically, public art can also create a narrative experience in the streetscape. For example, elements could be placed in a linear pattern along a streetscape, inviting people to continue through to the end of the block. Conversely, public art elements could initiate a scavenger hunt throughout a downtown area. Tactile elements, with surfaces that are interesting to touch, or even recorded with chalk or crayon rubbings, can be particularly engaging for children.

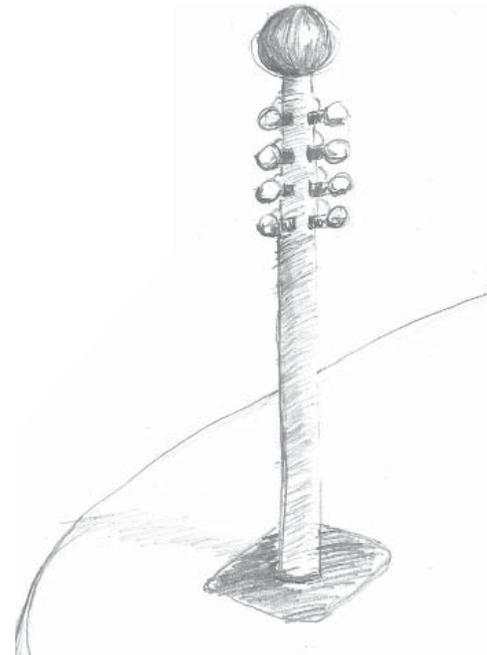


Clockwise from top left: Jack Mackie, *Dance Steps*, Seattle, WA; Bruce Myers, *Leaf Legend*, Seattle WA; Carolyn Law, *Neighborly Notes*, Olympia, WA; Unknown, *Hail Minnesota*, Manhole Cover/Scavenger Hunt, Minneapolis, MN; Aileen Barr and Collette Crutcher, *16th Ave & Moraga Tiled Steps*, San Francisco, CA.



PERMANENT ART

The duration of the installation is another important consideration with public art. Permanent installations can help anchor the courtyard of a development or smaller gathering area, and help create an identity for the space. Sculptures, particularly those that invite people to engage with them through taking photos, seating, touching and even climbing, can quickly become touchstones for a downtown area. Permanent installations can be costly, however, and should be thoughtfully designed so as to engage, and be attractive to, a wide audience. Materials used in art in public spaces should be durable yet expressive.



Conceptual sketch of potential gateway element, which recalls or reuses historic runway light poles from Renton's mid 20th-century streetscape (image at left). New light technology makes this option possible.

TEMPORARY INSTALLATIONS

Temporary art installations can also contribute significantly to the sense of place within an urban downtown. Temporary art can invite playfulness, fun and color, and encourage people to experience familiar places in new ways. Temporary art installations can also spark conversations, and encourage people to return to see future installations. An added benefit of temporary installations is that it can provide an outlet for local emerging artists to showcase their work and try new ideas. This investment is another form of community building around a downtown neighborhood, and its contribution to overall placemaking, though more subtle, can also be powerful.



Suzanne Tidwell, *Artificial Light*
Anderson Park, Redmond



Molly Dilworth, *Cool Water Hot Island Streetscapes Painting*,
NYC



Elizabeth Gahan, *Fracturing Crystals*,
Downtown Renton

PERFORMANCE ART

Often hosted with street festivals or other seasonal events, performance art that engages the streetscape can be a wonderful way to celebrate the unique history or current events of an area or region. Local business and or downtown business districts are often involved in sponsoring or hosting performance events, as they tend to attract large numbers of people to an area or neighborhood. A wide range of performance art exists, from parades, to simple concerts or theatrical productions. Performance art can also be artful and creative, make use of costumes, and engage audiences directly in the performance. The images below illustrate just some of the ways performance art has been used in public spaces in the region.



A performance by Lucia Neare's Theatrical Wonders
Redmond Performance



Seattle Out to Lunch Summer Concert Series
www.downtownseattle.com

ART EVENTS

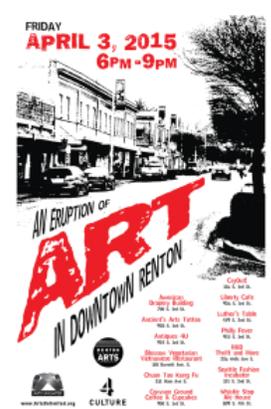
Public art is not limited to the performance or showing of the work itself, but can also be an opportunity to host events, such as art walks or festivals, such as a local art fair or designers' market. These events have the added benefit of supporting local galleries or storefronts interested in hosting artworks. Similar to temporary art installations, these events can help build and support a local community of artists and patrons, which can have tremendous benefits for a downtown neighborhood.



First Thursday Art Walk
www.downtownseattle.com



Seattle Design Festival, 2014
www.flickr.com/jjoy



Promotional poster for An Eruption of Art in Downtown Renton.
www.facebook.com/ArtsUnlimitedRenton

APPENDIX 1

RENTON APPROVED STREET TREE LIST

APPROVED TREE LIST – Small, Medium, and Large

In the City of Renton there is an overabundance of maple and cherry species. According to the most recent street tree inventory, maples currently comprise 35% and cherry 24% of all species. To reduce a catastrophic loss of species, experts agree that 10% or less of any species or cultivar exist within a street tree population. Because of this, planting maple or cherry trees within the right-of-way is discouraged.

SMALL TREES: 30 feet in height or less

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
Acer buergeranum / Trident Maple	20	20	yellow orange and red	Adaptable to urban environments. Deciduous: prefers moist, well-drained soils; tolerates infertile sites. Drought tolerant.
Acer campestre / Hedge Maple	30	30	yellow	Deciduous; prefers moist, rich soils; slow growing tree tolerant of air pollution and soil compaction; yellow fall color; cultivars available including Queen Elizabeth maple ('Evelyn') with dark green, glossy foliage.
Acer circinatum / Vine Maple	20-25	10	orange and red	Deciduous; prefers moist, well-drained soils; tolerates seasonal saturation and varying soil types; drought tolerant once established; bushy shrub or small tree; most often multi-trunked and does well in small groups; white flowers April-June.
Acer ginnala 'Flame' / Amur Maple	20	20	red	Deciduous; prefers moist, well-drained soils, but is tolerant of drought; is often multi-trunked, but can be pruned to a single stem; rounded form; fragrant, yellowish-white flowers in spring; cultivars are available such as 'Flame' and 'Embers' with differing fall colors. Select or prune for single stem; can be multi-trunked.
Acer grandidentatum 'Schmidt' / Rocky Mt. Glow Maple	25+	15	intense	
Acer griseum / Paperback Maple	25	20	scarlet	Deciduous; prefers moist, well-drained soils, but is moderately drought tolerant; bronze peeling bark provides year-round visual interest; often multitrunked, but can be trained to a single stem; slow growing; disease and pest resistant. Smooth, peeling, cinnamon colored bark.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Acer palmatum</i> / Japanese Maple	20	24	yellow, orange, red	Prefers moist, well-drained soils; deciduous; slow to moderate growth rate; multi-trunked with spreading branches; intolerant of inundation but moderately drought resistant; vibrant fall colors; many cultivars available including 'Emperor F', 'Katsura', and 'Osaka-zuki'. Hundreds of varied cultivars. Can be slow growing.
<i>Acer saccharinum</i> 'Apollo'	25	10	yellow, orange	Prefers well drained soils, but grows in varying soils; hearty.
<i>Acer platanoides</i> 'Globosum' / Globe Norway Maple	20	18	yellow	Midst soils preferred, but tolerates drought and seasonal inundation; tolerant of urban pollution; dense, compact, round form; slow-growing deciduous tree with brilliant fall color; shallow root systems may make mowing under the tree slightly difficult; good selection for locations under power lines; another cultivar well suited for such a location is <i>A. platanoides</i> 'Almira,' reaching only 20-25 ft. Rounded top, and compact growth.
<i>Acer truncatum</i> / Purplebloss maple	20-25	20-25	yellow	Prefers moist, well-drained soil, but drought tolerant; very cold hardy deciduous tree; moderate growth rate; yellow flowers in spring; an additional maple cultivar of interest is 'Pacific sunset'.
<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warren's Red' / Pacific Sunset	30	25	yellow-orange/red	
<i>Acer Trilobum</i> - Roughbark maple	25-30	20-25	apricot, gold	Deciduous; prefers moist soils, but somewhat drought tolerant once established; rough, knobby trunk provides interest in winter; disease and pest resistant; non-aggressive roots do not damage sidewalks or driveways.
<i>Amelanchier grandiflora</i> 'Princess Diana'	20	15	bright red	Good for limited space.
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Serviceberry	20	15	red or yellow	Midst to dry, well-drained soils; small tree; drought tolerant; white clustered flowers in spring; also try 'Princess Diana' for bright red fall color and the slightly taller 'Robin Hill' (20-30 feet). Reliable bloom.
<i>Amelanchier laevis</i> 'Lustre' / Luster Serviceberry	25	25	red or yellow	Midst to dry, well-drained soils; small tree; drought tolerant; white clustered flowers in spring.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Arbutus Menziesii</i>	25	15	evergreen	Good substitute for Pacific Madrone. May exceed 25' height under some site conditions.
<i>Carpinus caroliniana</i> / American Hornbeam	20-30	20-20		Deciduous; prefers moist, rich soil; grows near saturated areas but is only weekly tolerant of saturation; blooms March-May; slow growing; deep coarse laterally spreading roots; medium life span; also consider <i>Carpinus japonica</i> (Japanese hornbeam).
<i>Cercis canadensis</i> / Eastern Redbud	25	30	yellow	Deciduous; prefers moist, rich soil; tolerant of shade; somewhat drought resistant, but not in full sun; purple-lavender flowers; medium longevity; often multi-trunked; shallow, fibrous roots become deeper on drier sites; fairly short-lived; blooms March-May. Blooms before leaves are out.
<i>Cornus kousa</i> 'Chinensis' / Chinese Kousa Dogwood	20	20	reddish to scarlet	Prefers moist soil; tolerant of varying soil types; moderate growth rate; deciduous; white flowers in June and large red fruits that resemble a raspberry in September; red to maroon fall color; more disease resistant than other dogwoods; many additional cultivars available. Most resistant to disease of the dogwoods.
<i>Crataegus crus-galli</i> 'Inermis' / Thornless Cockspur Hawthorn	25	30	orange to scarlet	Red persistent fruit.
<i>Crataegus x laevillii</i> / Lavelle Hawthorne	28	20	bronzes, coppery red	Deciduous; prefers moist, well-drained soil, but tolerant of varying soil types; white flowers in spring; fruit can be a bit messy. Thorns on younger trees.
<i>Crataegus phaeocorymbium</i> / Washington Hawthorn	25	20	scarlet	Thorny.
<i>Fraxinus pennsylvanica</i> 'Johnston' / Leprechaun Ash	18	16	yellow	Prefers moist, well-drained soil; deciduous; slow to moderate growth rate; tolerant of inundation but moderately drought resistant. A miniature in every way.
<i>Magnolia x loebneri</i>	20	20	yellow	Several cultivars.
<i>Magnolia grandiflora</i> 'Little Gem'	15	10	evergreen	Useful where larger varieties are inappropriate.
<i>Magnolia grandiflora</i> 'Victoria'	25	20	evergreen	

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Malus</i> spp. / Flowering crabapple	15-25	6-15		Selection should be based on disease resistance to apple scab and fireblight. Tolerant of prolonged soil saturation; short lived; tolerant of drought and seasonally saturated soils; deciduous; white or faintly pink flowers in spring; numerous <i>Malus</i> species and cultivars provide a variety of foliage and flower colors, forms and fruit.
<i>Malus</i> 'Adirondack'	18	8	yellow	Red fruit. Excellent scab resistance.
<i>Malus</i> 'Red Barron'	18	8	yellow	Good for narrow spaces. Red berries.
<i>Malus</i> 'Golden Raindrops'	18	13	yellow	Abundant yellow fruit.
<i>Malus</i> 'Tschonoskii'	28	14	scarlet	Sparse green fruit, pyramidal.
<i>Parrotia persica</i> / Persian Parrotia	30	20	yellow-orange red	Mild to dry soils; drought tolerant when established, deciduous tree with moderate growth rate; brilliant fall color; often multi-trunked, but can be trained to have just one; tolerates urban pollution and soil compaction; surface roots do not generally cause problems; virtually disease and pest-free.
<i>Prunus</i> 'Frankliniana' / Mt. St. Helens Plum	20	20	reddish to scarlet	Purple foliage.
<i>Prunus</i> 'Newport' / Newport Plum	20	20	purple red foliage.	Purple red foliage.
<i>Prunus</i> caroliniana 'Krauter Vesuvius' / Flowering Plum	30	15		Upright growth, darkest foliage of the plums.
<i>Prunus</i> caroliniana 'Thundercloud' / Plum	20	20		Dark purple foliage.
<i>Prunus</i> x hillieri 'Spre'	30	10	orange red	
<i>Prunus</i> 'Snowgoose' / Snow Goose Cherry	20	20		Upright when young, spreading when older.
<i>Prunus</i> serrulata 'Amanogawa' / Flowering Cherry	20	6	bronze	Particularly useful for very narrow planting strips.
<i>Prunus</i> serrulata 'Shirofugen' / Japanese flowering cherry	25	25		Deciduous flowering tree; moist, well-drained soils; double pink to white blooms in spring; vigorous grower; additional desirable choices include <i>P. serrulata</i> 'Snowgoose', 'Amanogawa', and 'Shirofugen'.
<i>Prunus</i> x yedoensis 'Akabono' / Flowering Cherry	25	25	yellow	

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Quercus ilex</i> / Holly Oak	20	20		Prefers moist soils, but grows in varying soils; hearty, slow-growing evergreen tree; light pink flowers May-June; pruning will keep tree small for a hedge, without pruning may grow considerably larger – not appropriate under utility lines; tolerates salt water spray. Prune to keep small, leave it alone to grow large.
<i>Syrinx japonica</i> / Japanese Snowbell	25	25	yellow	Plentiful, green 1/2 inch seeds.
<i>Syrinx obcordata</i> / Fragrant Snowbell	30	25		Prefers moist, well-drained soil but tolerates wide variations; fragrant with flowers; twisting bark. Try other <i>Syrinx</i> species.

APPROVED TREE LIST – Small, Medium, and Large

MEDIUM TREES:

30 to 50 feet in height

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Acer campestre</i> 'Evelyn' / Queen Elizabeth Maple	35	30	yellow	More upright branching than the species.
<i>Acer platanoides</i> 'Columnar' / Columnar Norway maple	40	15	yellow	Deciduous; adapts to varying soils; upright or columnar in form making this cultivar a better choice for narrow locations; tolerant of drought and seasonal inundation; tolerates urban pollution and displays brilliant fall color; shallow rooting necessitates locating at least 4-6 feet from sidewalks and driveways to prevent heaving of pavement. Good close to buildings.
<i>Acer truncatum</i> x <i>A. platanoides</i> 'Kieftiforme' / Norwegian Sunset	35	25	yellow-orange/red	
<i>Acer rubrum</i> 'Bowhall' / Bowhall Maple	40	15	yellow-orange	
<i>Acer rubrum</i> 'Karpick' / Karpick Maple	35-40	20	yellow to orange	May work under very high powerlines with arborist's approval.
<i>Acer rubrum</i> 'Scaresen' / Scarlet Sentinel Maple	40	20	yellow-orange	
<i>Acer rubrum</i> / Red Maple	35-50	15-40		Deciduous tree known for fall color; prefer wet or moist soils; fast growing with roots that may heave sidewalks or interfere with mowing; many cultivars of varying heights available including: <i>A. rubrum</i> , 'Armstrong', 'Bowhall', 'Karpick', 'Scaresen', and 'Red Sunset'.
<i>Betula jacquemontii</i> / Jacquemontii Birch	40	30	yellow	White bark makes for good winter interest.
<i>Carpinus betulus</i> 'Fastigiata' / Pyramidal European Hornbeam	35	25	yellow	
<i>Fagus sylvatica</i> 'Deweyck Purple' / Deweyck Purple Beech	40	12		Purple foliage.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Fraxinus americana</i> 'Autumn Applause' / Ash	40	25	purple	Deciduous; prefers moist, well-drained soils; dense, wide spreading canopy; long-lived; purple fall color; moderate growth rate; also try <i>F. americana</i> 'Junginger'.
<i>Fraxinus oxycarpa</i> 'Raywood' / Raywood Ash	35	25	reddish purple	
<i>Pyrus calleryana</i> 'Aristocrat' / Pear	40	45	red	
<i>Pyrus calleryana</i> 'Chanticleer' / Roaring Pear	40	15		Deciduous tree that grows well in a variety of soil types; orange to reddish fall color; white flowers in spring; additional cultivars of interest include <i>P. calleryana</i> 'Redspire' and 'Aristocrat'.
<i>Pyrus calleryana</i> 'Redspire' / Pear	40	45	red	
<i>Pyrus calleryana</i> 'Autumn Blaze' / Pear	30	25	scarlet	Vigorous.
<i>Ginkgo biloba</i> 'Autumn Gold' / Maidenhair tree	45	35	yellow	Mid soil; deciduous ornamental tree; fast growing and long-lived; tolerant of urban pollution, summer drought and winter inundation; showy fall color; grows in soils of varying quality; provides dense canopy; additional cultivars available.
<i>Ginkgo biloba</i> 'Princeton Sentry'	40	15	yellow	Very narrow growth.
<i>Gleditsia triacanthos</i> Inermis 'Shademaster' / ShadeMASTER Thornless Honeylocust	45	35	yellow	Deciduous; prefers moist, rich soils, but will grow in varying soil types; a thornless cultivar tolerant of drought and seasonal inundation; adapts to urban pollution and displays vigorous growth; deciduous tree with showy yellow fall color; additional cultivars available such as 'Imperial,' which grows 30-35 feet, 'Moraline,' and 'Rubylocust'. Do not confuse with 'Sunburst'.
<i>Koelerutaria paniculata</i> / Goldenrain Tree	20-35	10-30	yellow	Deciduous; prefers moist well-drained soils, but is tolerant of poor soils; medium rate of growth and longevity; tolerant of periods of drought and seasonal inundation; tolerates urban pollution; provides a dense, wide-spreading canopy. Midsummer blooming.
<i>Oxydendron arboreum</i> / Sourwood	35	12	reddish purple orange to orange	Consistent and brilliant fall color.
<i>Prunus sargentii</i> 'Columnaris'	35	15	red	The cherry with the best fall color.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Quercus 'Crisminaldi'</i> / Crimson Spire Oak	45	15		Hard to find.
<i>Robinia x ambigua 'Mahonials'</i> / Pink Idaho Locust	35	25	yellow	Fragrant flowers.
<i>Tilia americana 'Redmond'</i>	35	20	yellow	Pyramidal, needs water.
<i>Tilia cordata 'Chancellor'</i> / Chancellor Linden	35	20	yellow	Pyramidal.
<i>Tilia cordata 'De Groof'</i> / Linden	30-50	20	yellow	Compact, suckers less than other Lindens.
<i>Tilia cordata 'Greenaspire'</i> / Greenaspire Linden	40	30	yellowish	Symmetrical pyramidal form.
<i>Tilia cordata 'Undersail'</i> / Undersail Linden	30-50	30		Deciduous; prefers moist, well-drained soils, but tolerant of a variety of soil types; tolerant of wind and urban pollution; fast growing and long-lived; tolerates summer drought and seasonal inundation; provides a dense canopy; <i>T. cordata</i> is the hardiest Linden; many forms available including, <i>T. cordata</i> 'Chancellor', 'Corzani', and 'Greenaspire'.

APPROVED TREE LIST – Small, Medium, and Large

LARGE TREES:

50 feet in height or taller

Botanical name / Common Name	Mature Height in feet	Mature Spread in Feet	Fall Color	Comments
<i>Acer freemanii</i> / Autumn Blaze Maple	50	40	orange	Evergreen; tolerant of fluctuating water tables and floods; medium rate of growth; root structure depends on site conditions – shallow in moist areas, deep taproot in drier conditions.
<i>Abies grandis</i> / Grand Fir	100	40		Good close to buildings.
<i>Acer nigrum</i> 'Green Column' / Green Column Maple	50	20	yellow to orange	Deciduous; fast growing with an erect, spreading form; prefers moist soils, but is tolerant of summer drought and seasonal inundation; tolerates urban pollution; avoid locating near structures due to shallow, vigorous rooting; additional cultivars available including <i>A. platanoides</i> 'Parkway'.
<i>Acer platanoides</i> 'Emerald Queen'	50	40	yellow	Deciduous; prefers moist, well-drained soils but is adaptable to many soil types; tolerates summer drought and seasonal inundation; tolerant of urban pollution with a moderate growth rate; sturdy, resistant to wind and salt spray; a number of cultivars are available including: <i>A. pseudoplatanus</i> 'Atropurpureum,' 'Brilliantissimum,' 'Cox' (Lustr), and 'Pupet Pink'.
<i>Acer pseudoplatanus</i> / Sycamore maple	40-60	25-40		
<i>Acer saccharum</i> 'Bonfire'	50	40	bright orange red	Fastest growing sugar maple.
<i>Acer saccharum</i> 'Commemoration'	50	35	orange to orange-red	Resistant to leaf letter.
<i>Acer saccharum</i> 'Green Mountain'	45	35	red to orange	
<i>Acer saccharum</i> / Sugar maple	60-75	35	yellow, orange	Deciduous; prefers moderately moist, well-drained soils; long-lived and tolerant of urban pollutants; slow to medium growth rate; needs large planting area; a variety of cultivars available including <i>Acer saccharum</i> 'Legacy'.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Calocedrus decurrens</i> / Incense cedar	75-90	10-20		Evergreen; tolerant of poor soils; drought tolerant after established; tolerant of wind and urban conditions; narrow growth habit makes this a good choice for smaller spaces and ideal for screening, fragrant tree; slow growing and long-lived.
<i>Carpinus betulus</i> / European Hornbeam	40-60	30-40		Deciduous tree; tolerant of urban pollution and poor soils; cultivars available and suggested include 'Fastigiate' (30-40 ft height) and 'Fame Fontaine' (30-35 ft height).
<i>Cedrus deodara</i> / Deodar cedar	40-60	20-40		Evergreen; prefers moist, well-drained soils, but drought tolerant when established; fairly fast growing and long lived; dense, wide spreading canopy; attractive cultivars available.
<i>Cardiophyllum japonicum</i> / Katsura Tree	40-60	20-40	erect, orange	Deciduous; requires moist soil and does not do well on hot dry sites. Leaves are heart-shaped.
<i>Cardiophyllum japonicum</i> / Katsura Tree	40	40	yellow to orange	
<i>Fagus sylvatica</i> / Green Beech	50	40	bronzes	Silvery-grey bark.
<i>Fraxinus americana</i> 'Autumn Purple' / Autumn Purple White Ash	60-80	50-70	to a dark purple	Deciduous; prefers moist well-drained soils but tolerates a range of soil types; Also try 'Rosehill'.
<i>Fraxinus latifolia</i> / Oregon Ash	40-60	30		Deciduous; saturated, ponded or moist soils; flood tolerant; small green-white flowers; tolerant of poor soils.
<i>Fraxinus pennsylvanica</i> / Green Ash	50	40		Deciduous; prefers moist soils; fast growth rate; salt, seasonal drought and urban pollution numerous cultivars including 'Patmore' (50-60 ft. height), 'Summit' (to 45 ft. height), and 'Urbanite' (to 50 ft. height).
<i>Fraxinus pennsylvanica</i> 'Patmore' / Patmore Ash	45	35	yellow	Extremely hardy, may be seedless.
<i>Fraxinus pennsylvanica</i> 'Urbanite' / Ash	50	40	deep bronze	
<i>Gleditsia triacanthos inermis</i> 'Skyline' / Skyline Thornless Honeylocust	60-70	40	yellow	Deciduous; prefers moist soils, but will grow in poor soils; tolerant of drought, seasonal inundation, and urban pollution; occasionally fruit pods can create litter during winter months; thornless. Do not confuse with 'Sunburst'.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Gymnocladus dioica</i> <i>espresno</i> / <i>Espresso Kentucky Coffeetree</i>	50	35	yellow	Deciduous; drought and variable soil tolerant; seedless.
<i>Liquidambar styraciflua</i> / <i>American sweetgum</i>	60-75	40		Deciduous; prefers moist well-drained soils but tolerant of poor soils; drought tolerant after established; avoid major roadways and restricted sites. Many cultivars available.
<i>Liriodendron tulipifera</i> / <i>Tulip Tree</i>	60-80	30-60	yellow	Deciduous; prefers moist, deep, well-drained soils, but tolerates poor soils; fast growing; needs large growing area, lower growing cultivars available such as 'Columnar'. Fast-growing tree.
<i>Metasequoia glyptostroboides</i> / <i>Dawn redwood</i>	70-100	25		Deciduous; prefers moist, deep, well-drained soils, but tolerates compacted and poor soils; long-lived, fast growing conifer; tolerant of seasonal inundation and drought; can grow in standing water; needles turn russet in the fall; needs large growing area; lower growing cultivars available such as <i>M. glyptostroboides</i> 'Gold Rush' and 'Sheridan Spire'.
<i>Nothofagus antarctica</i> / <i>Southern Beech</i>	50	35	none	Rugged twisted branching and petite foliage.
<i>Nyssa sylvatica</i> / <i>Tupelo</i>	70+	20	apricot to bright red	Handsomely chunky bark.
<i>Picea omorika</i> / <i>Serbian spruce</i>	50-60	20-25		Slow growing; tolerant of varying soils and urban pollution; moderately drought tolerant once established; elegant evergreen spruce, good for narrow locations; lower growing cultivars available.
<i>Pseudotsuga menziesii</i> / <i>Douglas fir</i>	75-120	40		Evergreen conifer; moist to dry soils; long-lived with a medium to fast rate of growth; tolerant of summer drought, winter inundation, and poor soils; withstands wind and urban pollution; provides a nice canopy, but potential height will restrict placement.
<i>Quercus coccinea</i> / <i>Scarlet oak</i>	50-60	45	brilliant scarlet to red	Deciduous; grows in a variety of soil types; long-lived with a moderate growth rate; tolerant of summer drought and urban pollution; does not tolerate saturated soils or shade.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Quercus macrocarpa</i> / Burr oak	70-80	30-40		Prefers moist soils, but is adaptable to varying soils; slow growing and long-lived; rugged looking deciduous tree; tolerant of seasonal drought and inundation; tolerates urban pollution and city conditions; provides a wide-spreading, dense canopy.
<i>Quercus phellos</i> / Willow oak	60-70	50		Deciduous; prefers moist, well-drained soils, but grows in a wide range of soils types; long-lived tree with moderate growth rate and fibrous root system; tolerant of seasonal drought and inundation, as well as urban pollution; provides a wide-spreading, dense canopy; small delicate leaves.
<i>Quercus palustris</i> 'Crownright'	80	40		More upright form of Pin Oak.
<i>Quercus robur</i> / English oak	40-60+	40		Prefers well-drained soil; slow to moderate growth rate; long-lived deciduous tree; tolerant of seasonal drought and inundation; tolerates urban pollution, poor soils and constrained root space; susceptible to powdery mildew; many varieties and cultivars available including: 'Concordia,' 'Fastigata,' 'Falls Variegata,' and 'Wasmahar Globe.'
<i>Quercus rubra</i> / Northern red oak	60-75	50		Prefers moist, well-drained soils, but drought tolerant when established; tolerates seasonal inundation, urban pollution and salt spray; moderate rate of growth and longevity; provides a dense, wide-spreading canopy; susceptible to oak wilt fungus.
<i>Quercus shumardii</i> / Shumard's oak	to 70	50		Prefers moist, well-drained soil; deciduous, long-lived tree; tolerant of seasonal drought and inundation, urban pollution and poor soils.
<i>Taxodium distichum</i> / Bald cypress	to 75	40		Deciduous conifer; wet, muddy soils; tolerant of summer drought and seasonal flooding; will grow in poor soils; slow growing; long-lived with a wide-spreading canopy; roots do not appear to lift sidewalks as readily as other species; prune lower branches for sight-lines; cultivars include <i>T. distichum</i> 'Shawnee Brave'.
<i>Thuja plicata</i> / Western red cedar	200+	60		Moist to swampy soils; evergreen tree tolerant of seasonal flooding and saturated soils; a good tree for screening; long-lived; cultivars 'Pumilio' and 'Cupress' are shorter versions, 'Aurea' and 'Aetvirene' have distinctive foliage.
<i>Tilia americana</i> x <i>euchlora</i> 'Redmond' / Redmond Linden	50	35	yellow	Prefers moist, rich soils, but tolerant of a variety of soils; tolerant of seasonal drought and inundation, urban pollution and poor soils; deciduous tree resistant; also try 'Sensy' and 'Balsamif.'.

APPROVED TREE LIST – Small, Medium, and Large

Botanical name / Common Name	Mature Height in Feet	Mature Spread in Feet	Fall Color	Comments
<i>Tilia platyphyllos</i> / Bigleaf Linden	60-80	60		Prefers moist, well-drained soils, but grows in a variety of soil types; deciduous tree with medium growth rate; long-lived; tolerant of seasonal drought and inundation; tolerates urban pollutants; provides a wide-spreading, dense canopy; yellowish-white flowers attract bees.
<i>Tilia tomentosa</i> / Silver Linden	40-75	25-45		Deciduous; prefers moist, well-drained soils, but drought tolerant when established; urban tolerant. Cultivars include 'Sterley' and 'Green Mountain'.
<i>Ulmus</i> esp. / Elm hybrids	50-60	35-50	yellow	Deciduous; prefers moist, well-drained soils, but drought tolerant; rapid grower; a hybrid elm resistant to Dutch elm disease; suggested hybrids include 'Accolade', 'Monumental' and 'Pioneer'.
<i>Ulmus</i> 'Monumental' / Monumental Elm	60	35	yellow	
<i>Ulmus parvifolia</i> / Lace Bark Elm	50	40		Deciduous; prefers moist, well drained soils but tolerant of soil types and hot dry conditions. Flaking bark of orange, gray, green and brown color. Several cultivars including 'Allee' and 'Bouquet'.
<i>Ulmus</i> 'Pioneer' / Pioneer Elm	60	50	yellow	Resistant to Dutch elm disease.
<i>Umbellularia californica</i> / Oregon myrtle	40-75+	to 50		Prefers moist, well-drained soils; slow growing evergreen tree with aromatic leaves; tolerates seasonal drought and inundation; tolerant of urban pollution; provides a wide spreading, dense canopy; resistant to pests and diseases; good for tall hedges or, when trunks are thinned, as a street tree; requires summer watering until established.

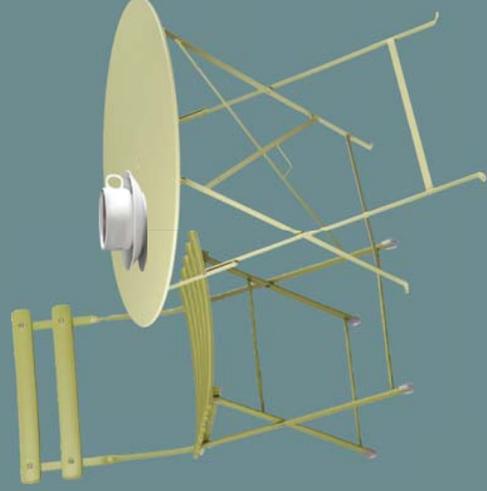
APPENDIX 2

RENTON SIDEWALK CAFE GUIDELINES

RENTON'S SIDEWALK CAFE GUIDELINES

MAY 2015

Sidewalk cafés are an incredible opportunity to revitalize Renton's City Center and Downtown. By providing open-air seating for restaurant patrons on underutilized public space, restaurants can bring in additional sales and create more vibrant and attractive streets.



GET INVOLVED

The City of Renton is exploring opportunities to create a series of sidewalk cafés. Business owners and residents are invited to join in on the conversation.

Ideas or questions

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TRANSFORMING RENTON'S SIDEWALKS

Sidewalk cafés convert sidewalks and on-street parking spots into public spaces. They are a cost-effective tool for increasing our city's open space, increasing business activity and adding vitality to the area.

As part of the City of Renton's efforts in the City Center and Downtown, this Pilot Program explores the feasibility of launching a permanent sidewalk café program. This document is meant to assist interested businesses owners and City staff to work together to design and build sidewalk cafés. City staff will evaluate the success of these pilot projects throughout the next year and then make a formal recommendation about a permanent program.

KEY DESIGN CONSIDERATIONS

In order to maintain safety, access and comfort, sidewalk cafés must address the design considerations listed below. Businesses will need to submit a *Right of Way* Use application and obtain a revocable permit prior to installing a sidewalk café.

Sidewalk configuration

A typical sidewalk in Renton's City Center is 10-foot wide, including a 2-foot 6-inch buffer zone (area designated for streetscape elements such as light poles, street trees, shrubs, signage, street furniture, etc.) that may obstruct the pedestrian path and affect café layout.

What materials are allowed

- Removable tables and chairs.
- Removable, self-supporting railings (fixed railings may be permitted as part of the sidewalk café permitting process).
- Portable heaters, umbrellas and other temporary cover.
- Trees, shrubs and planters.
- All materials should be made of safe and durable materials, such as wood, steel, plastic and wrought iron. The installation of all materials is considered temporary in nature.

Spatial regulations

- A minimum of 5 feet of open sidewalk must be maintained for pedestrian traffic.
- 30 to 42-inch tall fence delineate sidewalk café from pedestrian path when alcohol is served.
- 30 to 42-inch tall fence or planter edge along a roadway to protect users from moving traffic.
- ADA accessible entrance required.
- 15-foot clearance from any fire hydrant, alleyway and/or crosswalk.
- 5-foot clearance from the center of any entrance/exit door.
- 4-foot clearance from all obstructions.
- Building Official or City Engineer may approve exceptions where warranted.

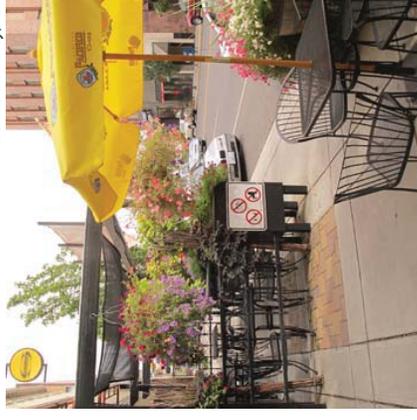
WHAT OTHER CITIES ARE DOING



Vancouver, BC



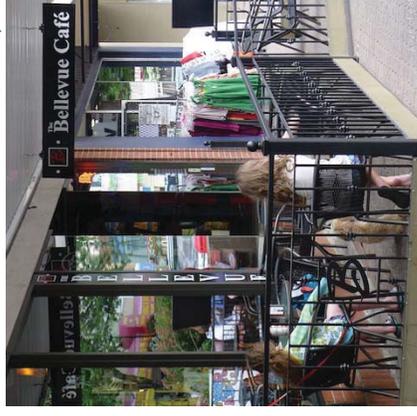
Redwood City, CA



Yakima, WA



Seattle, WA



Penticton, BC

HOW OTHER CITIES REGULATE

This table classifies how standards are regulated by different cities. Rankston is considering similar standards within the City Center and Downtown.

	Yonkers, NY	Seattle, WA	Rosewood City, CA	Fairfax, VA	Yakima, WA
Table Placement	D	A, B, C & D	B, C	B, C, D	A, B, C
Table Width	9.8' (3 meters)	6'	5'	4'	3'
Table Orientation	Minimum of two parking spaces	Entrance/exit to public required if less than 75 square feet	Round table can be no larger than 2'-6", 3'-0" for square table	Type B and C cannot occupy more than half the sidewalk width	Not regulated
Table Height	Sidewalk edge must be permeable	30" Min. rail required on vehicle side. Perimeter rail required with table service. Min. height of 30"-42" if alcohol will be served.	Not allowed in public right of way	42" metal guardrail required on vehicle side	Not regulated
Table Height	Allowed	Allowed and required at edge of seating platforms	Not regulated	Not regulated	Not regulated
Table Height	Tables and chairs must be different than what is used inside	Existing street furniture (tree pit, lamppost, bike rack, etc.) and seating platforms	Not regulated	Not regulated	Advertising material or signage
Table Height	Locked down or taken inside at night	Not regulated	Move inside after business hours	Not regulated	Not regulated
Table Height	Prohibited, must be open to the public	Allowed	Allowed	Allowed	Allowed in Type B only

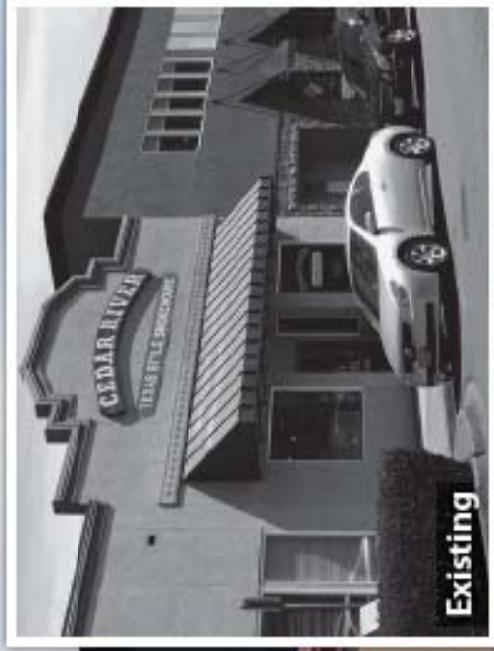


4 TYPES OF SIDEWALK CAFÉS

Dependent on existing sidewalk conditions and dimensions, a business frontage could utilize one or a combination of sidewalk café types.

- A** **Spill-out:** Single row of removable tables and chairs within 2 feet of the building facade.
- B** **Adjacent to building:** Tables and chairs located within a partially enclosed area next to the building facade.
- C** **Plaza zone:** Tables and chairs located within a partially enclosed area adjacent to the curb and outside of the pedestrian path.
- D** **Parklet or "terrace":** Partially enclosed area located on an extended platform over a parking space(s) at the level of the sidewalk. Such spaces are sometimes called "terracelets".

SAMPLE STRETERY/SIDEWALK CAFE



Temporary umbrellas, tables and chairs

42-inch tall fence and planter barrier along roadway

5-foot pedestrian path maintained

Appropriate signage

Non-affixed platform at sidewalk height

