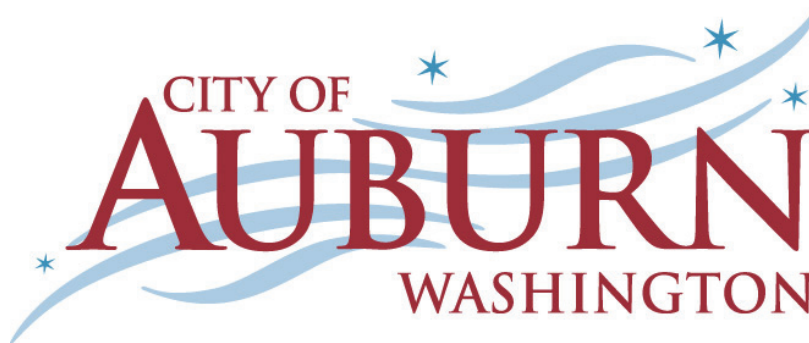




PERMIT CENTER

DOWNTOWN AUBURN SIDEWALK DESIGN GUIDELINES

RESOLUTION 4271

**ADOPTED DECEMBER 3, 2007
REVISIONS BY CITY COUNCIL DOWNTOWN
REDEVELOPMENT COMMITTEE:
FEBRUARY 10, 2009,
JUNE 22, 2010**

Prepared by:

City of Auburn

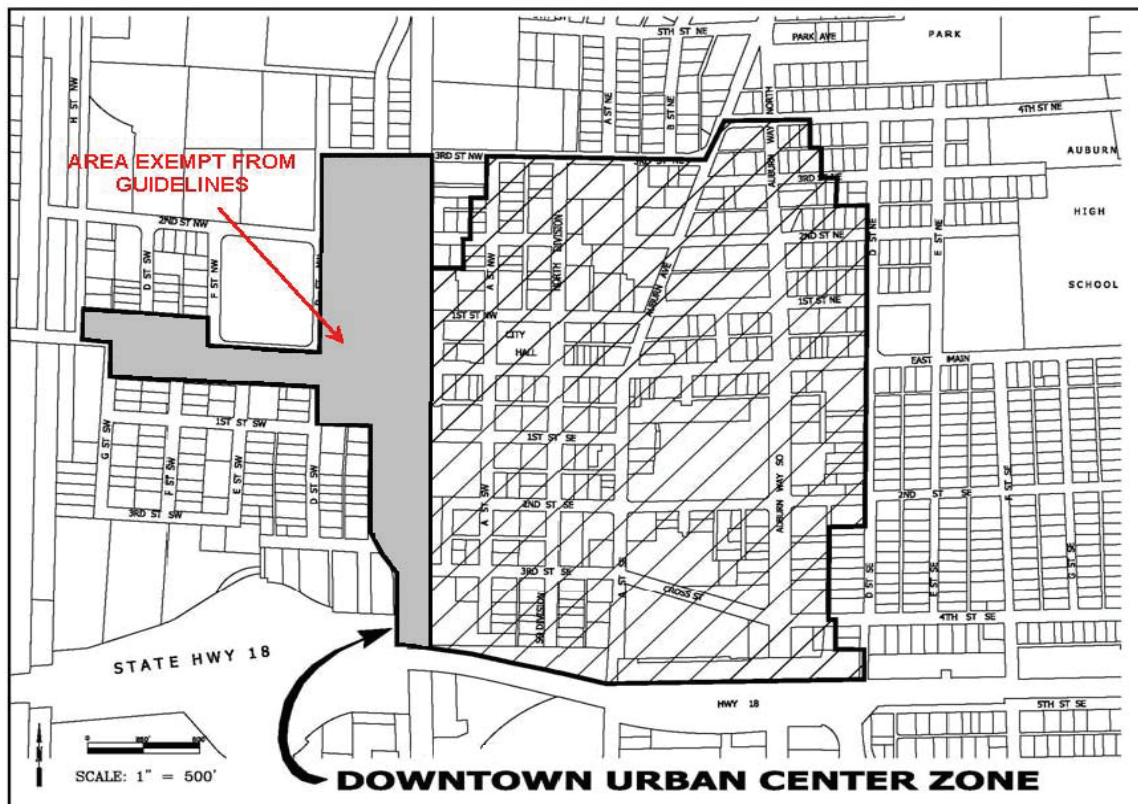
Customer Service Center
(253) 931-3010
FAX (253) 931-3053

Downtown Auburn Sidewalk Design Guidelines

AREA OF APPLICATION

Intent: to provide a consistent sidewalk design within the downtown area while emphasizing distinctive areas

1. Division St. from 3rd St. SE/SW through Main St. shall have a distinctive design as a “promenade,” which design is being developed separately from these sidewalk guidelines. Unless specifically noted herein, these guidelines will not apply to this area. However, they are intended to be compatible with that design.
2. The streetscape on Main Street from the BNSF rail crossing to Auburn Way shall follow these guidelines with the exception that the existing Main Street pedestrian lights and the concept of planting pots will continue to be utilized.
3. Unless as specifically noted herein, the sidewalk guidelines shall be accommodated within a sixty (60) foot right-of-way.
4. As used herein, the term “downtown” is intended to coincide with the Downtown Urban Center zone boundaries as depicted on the Comprehensive Zoning Map, also shown on Exhibit “A” attached, except for that area west of the BNRR rail crossing.



SIDEWALK WIDTH

Intent: to provide a generous walking space with room for street trees and amenities, while maintaining a clear travel zone for pedestrian safety and comfort.

1. All sidewalks shall be no less than ten feet (10 ft.) in width, measured from the face of curb to the face of the building. Except for A Street NW/SW, where the sidewalk width varies through the corridor.
2. All sidewalks shall maintain a minimum walking zone of five feet (5 ft.) in width, free of all obstructions including utilities, signage, street trees, furniture or other elements, permanent or temporary.

SIDEWALK PAVING

Intent: to provide a consistent and durable sidewalk that adds interest to the downtown core

1. All sidewalks shall be concrete with 2 ft. x 2 ft. scoring pattern with a light broom finish with minimal scoring depth to allow for easy cleaning.
2. A single row of bricks shall be used at transition points such as driveway and connections between new and old sidewalks.

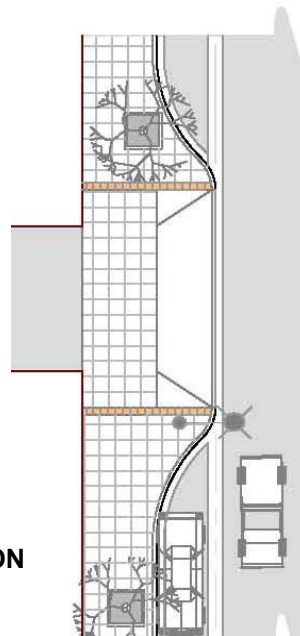


2'x 2' Scored Concrete with Light Brush Finish

STREETSCAPE



TRANSITION AREAS

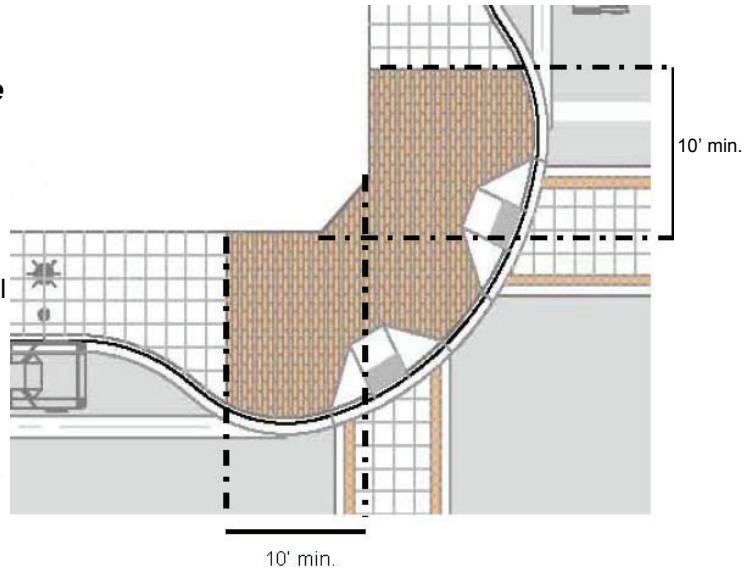


3. Sidewalks and driveways shall be constructed in structural conformance with City sidewalk and driveway standards (type of concrete, thickness, cross slope, expansion joints, etc.).

STREET CORNERS

Intent: to provide a consistent and durable sidewalk that adds interest to the downtown core

1. All sidewalks at street corners shall be constructed of brick pavers in a rectangular pattern. The specific type of brick pavers shall be approved by the City, including shape, size, and color.
2. Patterns shall extend from the back of curb to the building face and a minimum of 10 feet in either direction from the corner of the property lines.
3. Corner bulbs shall be integrated into corners where on-street parking is allowed, dependant upon the adjacent street geometry, presence of bus routes or other large vehicle use, as determined by the City Engineer.



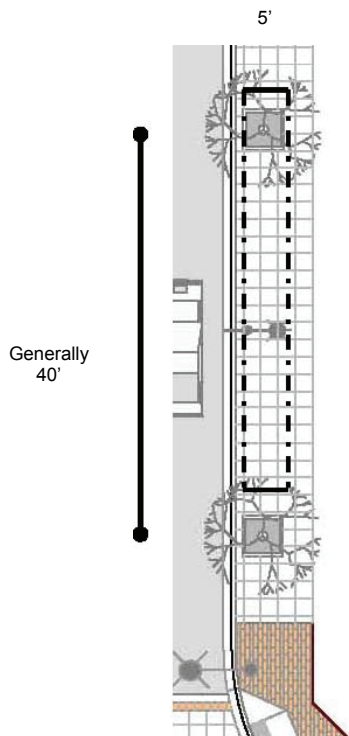
STREET TREES

Intent: to ensure consistency, compatibility and survivability of street trees

1. All street trees shall be planted in 5 ft. x 5 ft. openings with root barriers and an approved tree grate, flush with the sidewalk. Portions of A Street SW/NW will require a 4 ft. x 6 ft. opening, where the sidewalk is narrower than 10 ft.



Tree Grate – Chinook Design

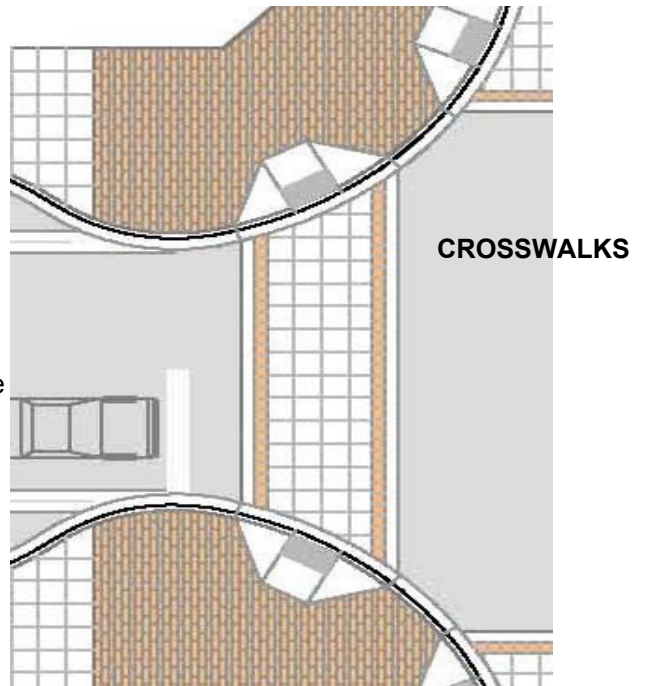


2. Street trees should generally be placed 40 ft to 50 ft. on center, located 2.5 ft. from the back of curb, with lighting in between. Trees may be placed at either greater or lesser intervals to maintain sightlines for safety or for other reasons, subject to approval of the City Engineer.
3. Selected tree species should be of limited size and have limited potential to drop sap, fruit, or leaves.

PEDESTRIAN CROSSWALKS

Intent: to ensure consistency and clarity for wayfinding and safety

1. All crosswalks shall be 10 foot wide concrete with a 2 ft. x 2 ft. scored section between rows of perpendicular stamped brick patterns on either side reflective of the adjacent sidewalk design.
2. All intersections will require a white thermoplastic crosswalk line for additional visibility on either side of the concrete cross walk.



PEDESTRIAN LIGHTING

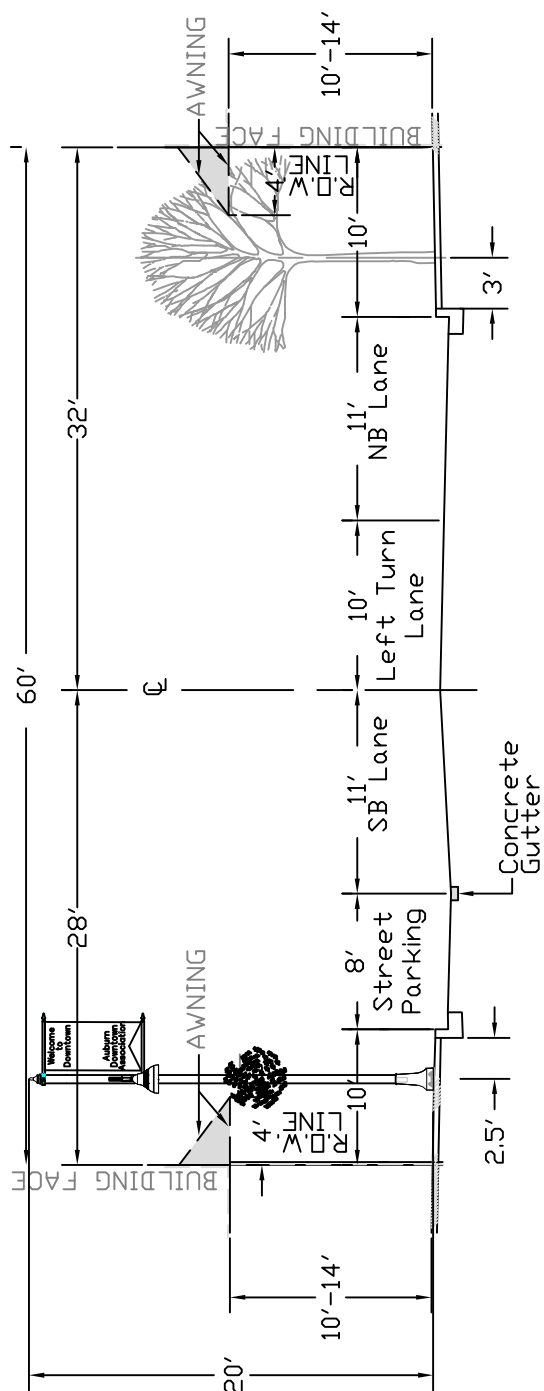
Intent: to ensure consistency in light fixtures and light levels for maintenance and safety

1. The required downtown standard of pedestrian/street lighting, including banner brackets and hanging baskets shall be used on all downtown streets. The heights of the street light components shall be as follows:
 - a. Pole height of 20 ft
 - b. Bottom of light fixture height of 14 ft
 - c. Flower basket bracket height of 11 ft.
 - d. Banner bracket heights at 14.5 feet and 20 feet.
2. All lighting standards shall include electrical service to support holiday lighting, with additional electrical service being provided at the plaza and other locations where special events may occur.



Pedestrian/Street Lighting

Cross Section A



Cross Section B

