

**West Seattle Triangle Planning Project  
Frequently Asked Questions**

**June 22, 2011**

**What are the objectives of the West Seattle Triangle project?**

The project is working to identify long-range direction for the West Seattle Triangle as the area develops and changes over the coming decades. Recommendations from the project will not require any changes immediately. The project involves two specific outcomes:

- 1) Direction for the design of Streets. The *Streetscape Concept Plan* in the West Seattle Triangle Urban Design Framework provides direction for the design of street rights-of-way. Investments in streets can occur as a result of a) new development on adjacent property, b) city investments, and c) neighborhood initiatives.
- 2) New Land Use Code Requirements for Private Development. Recommended Land Use Code and zoning changes would primarily affect new construction projects in the future. The City Council is expected to act upon recommended changes near the end of 2011.

**Who is responsible for the project?**

The project lead is the Seattle Department of Planning and Development (DPD) with partners in the Seattle Department of Transportation, Seattle Public Utilities and other agencies. Along with DPD, the Seattle City Council and Councilmember Tom Rasmussen are project sponsors.

**Has outreach with the community been conducted?**

The project has sponsored and participated in over 37 public meetings specifically about the West Seattle Triangle planning area, including 2 open houses, 8 advisory group meetings, and other dialogue with area businesses, residents, neighborhood groups, property owners and groups dedicated to specific constituencies. Scores of additional conversations with individuals have also taken place. A list of all public meetings can be found on the project web site.

In addition, public commentary on the Street Concept Plan and recommended land use and zoning is requested during the following time frames:

Public Commentary Period #1 on the current proposal	Through July 1
Public Commentary Period #2 on a refined proposal and environmental assessment	July 11-August 1

As part of the City Council deliberation, several Council meetings and formal public hearings will be scheduled throughout 2011.

### **Is this a neighborhood planning project?**

No. This project builds upon recommendations from the 1999 West Seattle Junction Hub Urban Village Neighborhood Plan. Recommendations in the *West Seattle Triangle Urban Design Framework* (the final report from the project) may inform future neighborhood planning.

### **Will the Street Concept change the street in front of my property?**

The Street Concept Plan provides long-term guidance for publicly-owned streets as investment and/or development occurs over time. No redevelopment of streets is scheduled or proposed at this time. The Seattle Department of Transportation is evaluating the draft Fauntleroy Way SW concept with an eye toward possible large project funding. However, extensive analysis and public process will take place before detailed plans for Fauntleroy Way SW are completed.

### **How will the proposals affect existing businesses?**

Existing businesses will not be affected by the proposals, and nearly all businesses could expand under recommended zoning. The Street Concept Plan responds to business conditions by incorporating parking, loading, and truck access. There are no industrial uses in the Triangle presently, and both the existing and recommended zoning allow a mix of commercial and residential uses along with those that are considered to be light industrial.

### **What is different about recommended zoning?**

Land Use Code standards would ensure that new construction projects are pedestrian-friendly consistent with the area's location near the hub of transit, at the entry to West Seattle, and within the West Seattle Junction Hub Urban Village. This would not affect existing businesses.

Heights are not proposed to increase throughout most of the planning area or adjacent to lowrise residential zones. However, in a two-block area near the intersection of Fauntleroy Way SW and SW Alaska Street, maximum height is recommended to increase along with the introduction of standards to require open spaces at ground-level, encourage pedestrian circulation and landscaping/green features.

### **Does the project address parking?**

Parking was a topic of great interest throughout the planning process. The recommendations do not propose changes to parking standards. However, the Street Concept Plan maximizes potential on-street parking in future street designs. Additionally, the *Urban Design Framework* provides recommendations for future actions that include an evaluation of parking as it relates to the needs of customers, business operations, workers, residents, visitors and commuters. Finally, the project has coordinated extensively with Seattle Department of Transportation on parking policy and programming in the area, including coordination with the RapidRide design team.