

Let's Talk Seattle!

A conversation about your community



WELCOME

Thank you for coming!

We are providing information about growth and development in West Seattle. We want to hear your opinions.

Many City staff are here today to listen, talk, and record your comments.

PROGRAM

9:30 Open house and discussions with staff at information stations

10:15 A few words from:

Kathy Nyland
MAYOR MURRAY'S OFFICE

Bernie Matsuno
SEATTLE DEPARTMENT OF NEIGHBORHOODS

Diane Sugimura
SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT

Bernie and Diane will be available for additional discussion

11:30 Wrap up

LET'S BE COURTEOUS

- Please make sure City staff understand your opinions
- Let's be open to new ideas and information
- Let's all take time to listen
- Let's be courteous

WHAT HAPPENS NEXT?

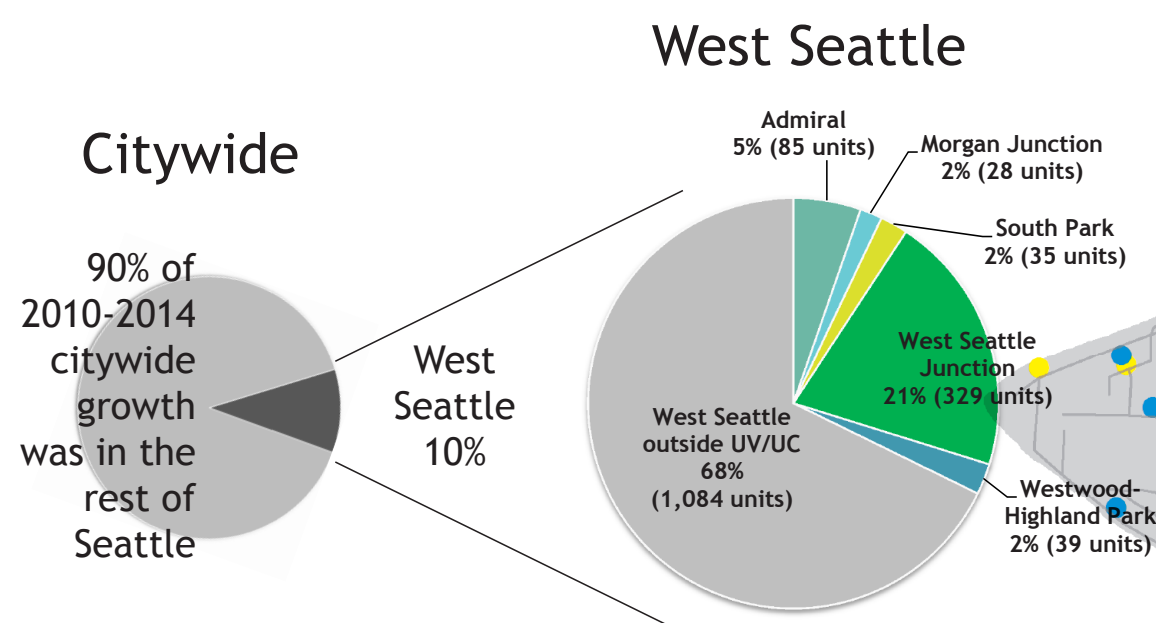
- City staff will collect opinions and feedback.
- We'll post all comments on the West Seattle Blog.
- We'll also post comments on the City website (more later).
- Please sign-in if you would like future information.

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Between Jan 2010 and April 2014, 10% of city-wide residential growth was in West Seattle.



Sample Recent Development** Proposals of Interest

3210 California Ave. SW.

- 149 Housing units
- 168 Parking spaces
- 6,000 sq. ft. commercial
- 4-5 Stories
- Neighborhood Commercial 2 - 40' zone

4439 41st Ave. SW

- 40 apartment units
- 5 parking spaces
- Lowrise multifamily 2 zone
- 4 Stories

3922 SW Alaska St. - (Trader Joe's)

- 184 Housing units
- 484 Parking spaces
- 65,000 sf commercial
- 6-7 Stories
- Neighborhood Commercial 2 - 65' zone

4755 Fauntleroy Way SW (Whole Foods)

- 389 Housing units
- 594 Parking spaces
- 72,000 sq. ft. commercial
- 7 - 8 Stories
- Neighborhood Commercial 3 - 85' zone

3266 SW Avalon Way - (Micro-housing)

- 7 Housing units with 56 sleeping rooms
- 0 Parking spaces
- Midrise Multifamily zone
- 6-7 Stories

6917 California Ave. SW

- 30 Housing units
 - 2-3 Parking spaces*
 - 3 Stories
 - Lowrise multifamily 2 zone
- (* Per private settlement with Morgan Junction Community Association.)

9051 20th Ave. SW

- 35 housing units
- 37 parking stalls
- 2,100 sf retail
- 3-4 Stories
- Commercial 1 - 40' zone

Residential Construction Permits (Issued or Finaled 2010-2014)

- Multifamily
- Single Family/Duplex
- Commercial
- Master Use Permits (Finaled 2010-2014)

** Listed sample projects are in varying stages of permit review. Some projects are not yet approved or under construction. Due to the recently proposed status, some sample projects are not included in the summary of project data through April of 2014 shown above.

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Development 101: How We Plan For Growth

Notes & Tips:

Do we have a plan for the city's growth?

- The **Comprehensive Plan** is a 20 year road map for where and how new residents and jobs are added.
- Urban villages and urban centers are a key strategy.
- Sets priorities for roads, transit, utilities, open space etc.

The Comp. Plan is having its major 20 year update right now. Participate in Seattle 2035 to help shape it.

What guides height & scale of new buildings?

- **Zoning** is the City's law for physical development, such as height, and setbacks, and it carries out the urban village / urban center strategy.
- Zoning determines where new use of land for things like offices, industries, and apartments may be built, and amounts of parking.
- All zoning changes are decided by the City Council.
- Zoning must be applied consistently and fairly to new development based on the rules that are in place at the time of application.
- State law authorizes and places limitation on the City's zoning code.

Are neighborhood priorities considered?

- The City Council and city staff take feedback and input from neighborhoods.
- Neighborhood planning articulates local priorities.
- Neighborhood planning can focus on urban design frameworks, streetscape concept plans, neighborhood plans and other types of plans.
- Neighborhood goals and priorities are codified in the Comprehensive Plan in the Neighborhood Planning Element.

West Seattle Junction, Delridge, Morgan Junction and Admiral all have neighborhood plans.

An urban design framework was recently completed for the West Seattle Triangle and planning is happening in Delridge now.

Are there requirements for good design?

- Citywide Design Guidelines embody general principles for how new development can be designed to fit well within the context.
- Citywide Design Guidelines are the authority for the Design Review process.

How is neighborhood character protected?

- All neighborhoods are changing and growing, but planning can help articulate neighborhoods' priorities during change.
- Neighborhood Design Guidelines supplement the Citywide Design Guidelines to detail how new development can be a good fit.
- They spell out priorities about things like local architectural style, special places, neighborhood natural features etc.

West Seattle has neighborhood design guidelines for Admiral, West Seattle Junction, and Morgan Junction.

Does development follow the plan?

- All new development must be consistent with all of the above.

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Development 101: How to Participate

Notes & Tips:

How to comment on the zoning in my area.

- Participate in the **Comprehensive Plan** and **Neighborhood Plans**.
- Give comments on-line or in person during public outreach processes.
- Contact City Council when any changes are being considered.

Remember, the city's zoning is set up to implement the Comprehensive Plan growth strategy.

The zoning sets rules for allowed building heights, amount of required parking etc, so participate in planning to affect these.

How to stay up to date on development.

- Subscribe to DPD's Land Use Information Bulletin (LUIB) where all public notices are posted on-line and in list-serve format.
- Look for yellow or white information signs on project sites.
- Read notices you might get in the mail for certain kinds of projects.

Subscribe to the Land Use Information Bulletin to get updates at:
<http://web1.seattle.gov/dpd/luib/>

Please contact the planner listed on project notice signs. We always listen to your comments and try to help.

How to comment on environmental impacts.

- Some projects depending on their size are required to go through a State Environmental Policy Act (SEPA) review.
- Work through the SEPA review process by submitting written comments if you think a project could have significant impacts on the natural environment or built environment including traffic and parking.

If a project could have a significant adverse impact the proponent would have to prepare an Environmental Impact Statement (EIS).

How to comment on the project's design.

- Participate in Design Review, a process where Design Review Boards made up of appointed citizens review project designs.
- Design Review looks at projects for consistency with the Design Review Guidelines.
- Design Review has two main steps...
 1. **Early Design Guidance (EDG):** Review of the overall design concept and alternative massing. The Board gives overall guidance based on the design guideline principles.
 2. **Design Recommendation (REC):** Board reviews how the project design has responded to guidance given during EDG.

Design Review can affect things like the configuration, materials, and style of a building.

Design Review can not affect things like the amount of required parking, the height limit, or the number of housing units allowed on the site.

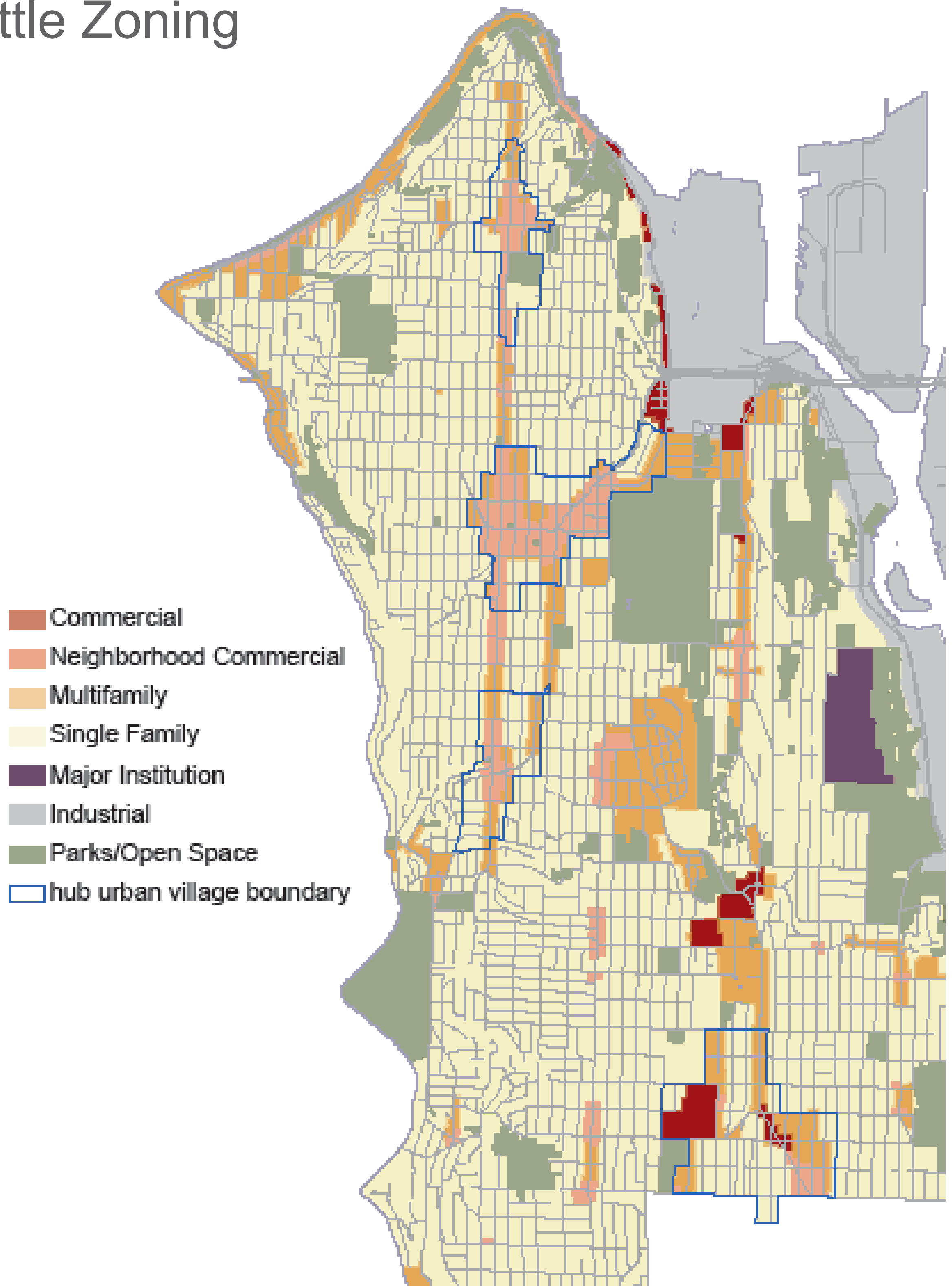
How to make a complaint about a code violation or construction noise, etc.

- We rely on complaints from the public to identify potential violations of our housing, land use, construction, and other codes.
- We investigate your complaint and determine whether a property owner violated the rules.
- File a complaint on the City website, by phone, or in person at our office.

Call the complaint line at 615-0808, or use the online form at <http://web1.seattle.gov/dpd/complaintform/>



West Seattle Zoning



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How do we update our zoning code?

DPD regularly works to update and improve the land use code based on Comprehensive Plan goals and in response to neighborhood planning processes. Recent highlights include:

Pedestrian Designations

1980s-present Designations limiting auto-oriented uses and promoting street level vitality, P-zones strengthen business districts and help implement neighborhood plans.

Neighborhood Design Guidelines

1999-present Starting in the late 1990's, 18 neighborhoods developed neighborhood-specific guidelines that have been adopted by the City for use in the design review process that applies to larger projects in urban centers and villages.

Neighborhood Business District Strategy

2006/2009 Update to Seattle's commercial code to help protect and enhance neighborhood character, improve the pedestrian environment, make the land use code easier to use, and enhance business districts. Eliminated minimum parking requirements in urban centers. 2009 Changes include clarification of development standards, revisions to height exceptions for specific situations, adoption of and improvements to Seattle Green Factor landscaping standards, and clarification of parking requirements.

Multifamily Zoning Update

2011 Update to the multifamily portion of the land use code, to increase flexibility, allow more variety in the types of housing and increase affordability. Changes include new design features, incentives for "green building", application of Green Factor, changes to height limits in areas such as urban centers, and density incentives for improved design.

Jobs Initiative

2012 Code revisions to promote economic recovery by providing new code flexibility to encourage more investment and business startups in Seattle. Eliminated redundancies in the permitting process, reduced parking requirements in areas with frequent transit service, allowed mix of residential and commercial uses on ground floor of commercial zones.

RECENTLY APPROVED BY CITY COUNCIL

Small Lot Zoning

- Clarifies rules for when existing smaller lots are eligible building sites
- Applies new height limits and other standards to promote houses that are a better fit in neighborhoods
- Requires public notice for building on sites 3,200 square feet or smaller

BEFORE CITY COUNCIL

Micro-Housing

- Recognize this new housing type
- Clarify regulations
- Apply Design Review

UNDER DEVELOPMENT

Lowrise Multifamily Code Corrections

- Continue to allow for a variety of multifamily housing
- Promote buildings that are a better fit in neighborhoods
- Provide consistency and predictability for neighbors, housing builders and designers

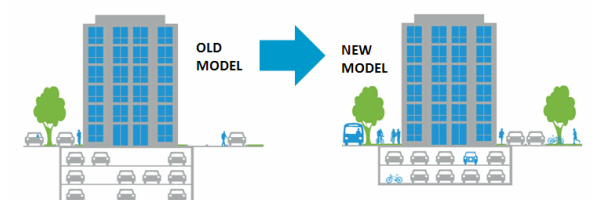
pedestrian retail areas

- Preserve areas that offer a mix of street level pedestrian-oriented destinations accessible by foot, bike, transit and cars
- Identify and encourage areas that have potential to be a pedestrian-oriented neighborhood business district
- Encourage more walking, biking, and transit use to and within neighborhood business districts by promoting active destinations



Land Use & Development questions

“Right-Size Parking” means that parking requirements meets the parking demand that will occur. King County Transportation created a model based on survey results – how many cars were parked in residential spaces during early-morning hours.

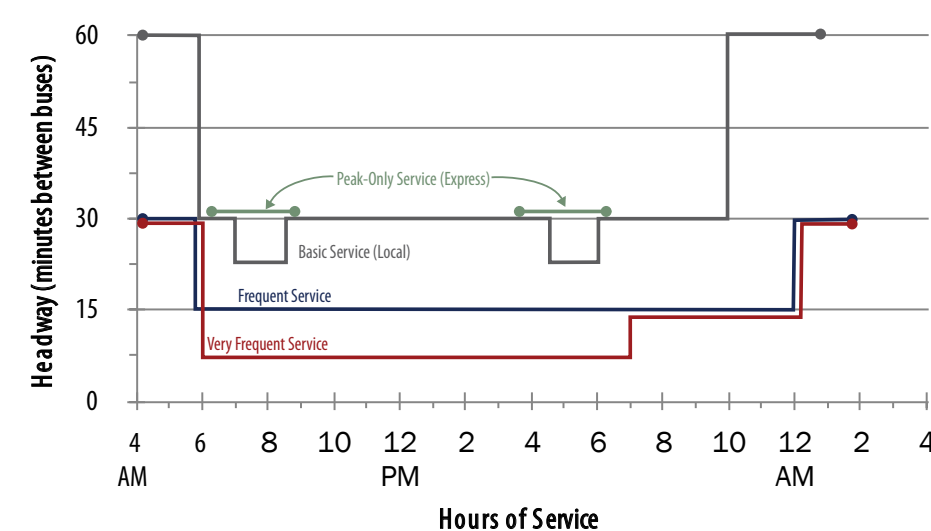


Do you agree with the basic idea of “Right Sized Parking” – that we should require parking spaces in numbers that match the estimated need for cars to park in new residential buildings?

Transit Master Plan

service targets for frequent transit

FIGURE 4-4 SERVICE TARGETS FOR THE FREQUENT TRANSIT NETWORK



Achieving Frequent or Very Frequent Service levels on the *FTN* is a key objective for Seattle, but will require incremental improvements and increased funding.

Source: Nelson\Nygaard

Frequent transit service is often described as operating at least every 15 minutes most hours of the day, Monday through Saturday. What does “frequent transit service” mean to you? How would you define it?

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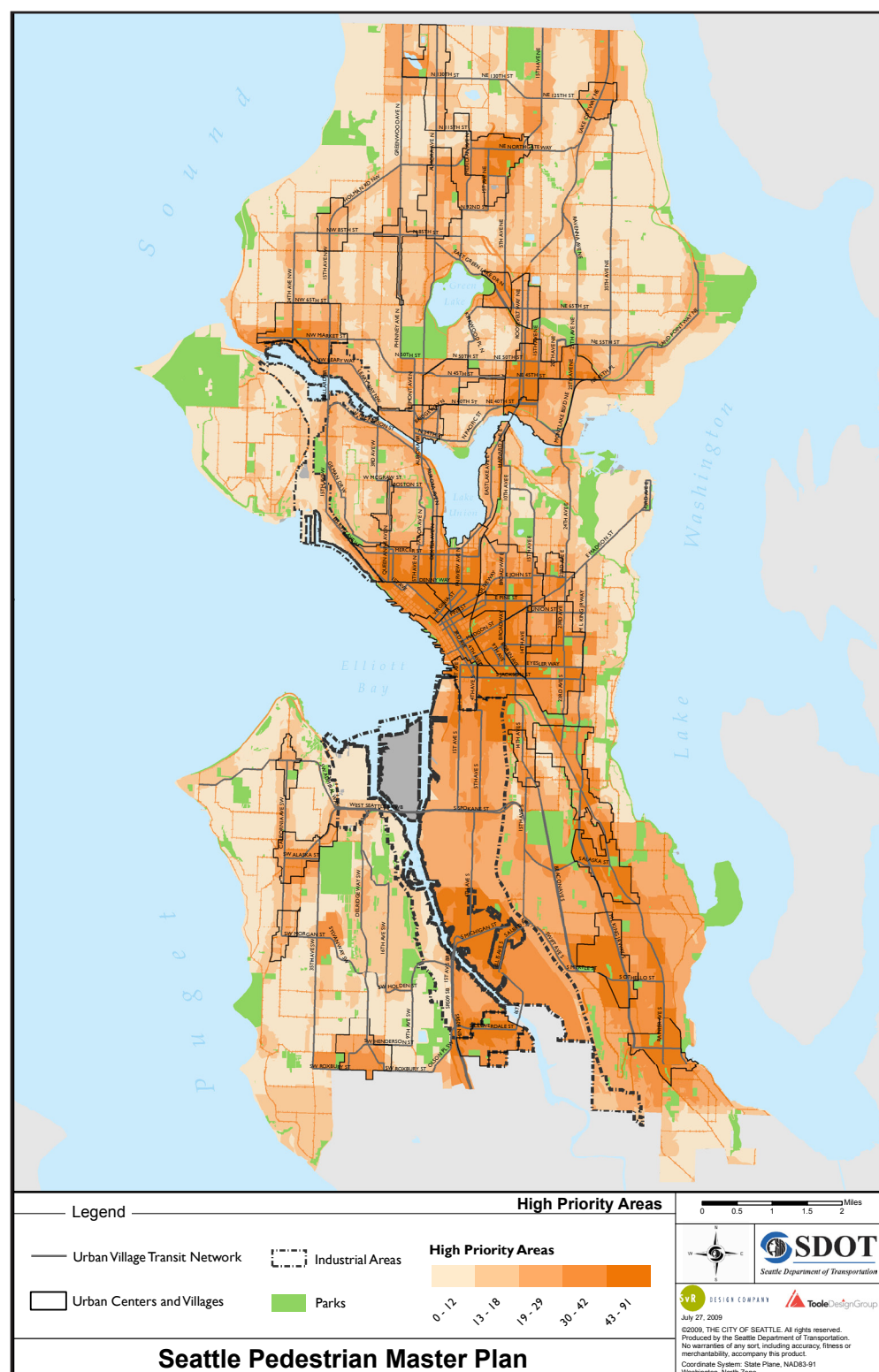


Transportation How We Are Planning For Growth

Our urban village strategy shapes how the city's transportation system is developed. A range of transportation choices (sidewalks, transit, bicycle facilities) contribute to vibrant, walkable, transit and bike friendly centers that fulfill the vision of the City's Comprehensive Plan. The City also recognizes that auto and goods movement remain important for mobility and supporting a healthy economy.

Pedestrian Master Plan

high-priority areas for future improvements



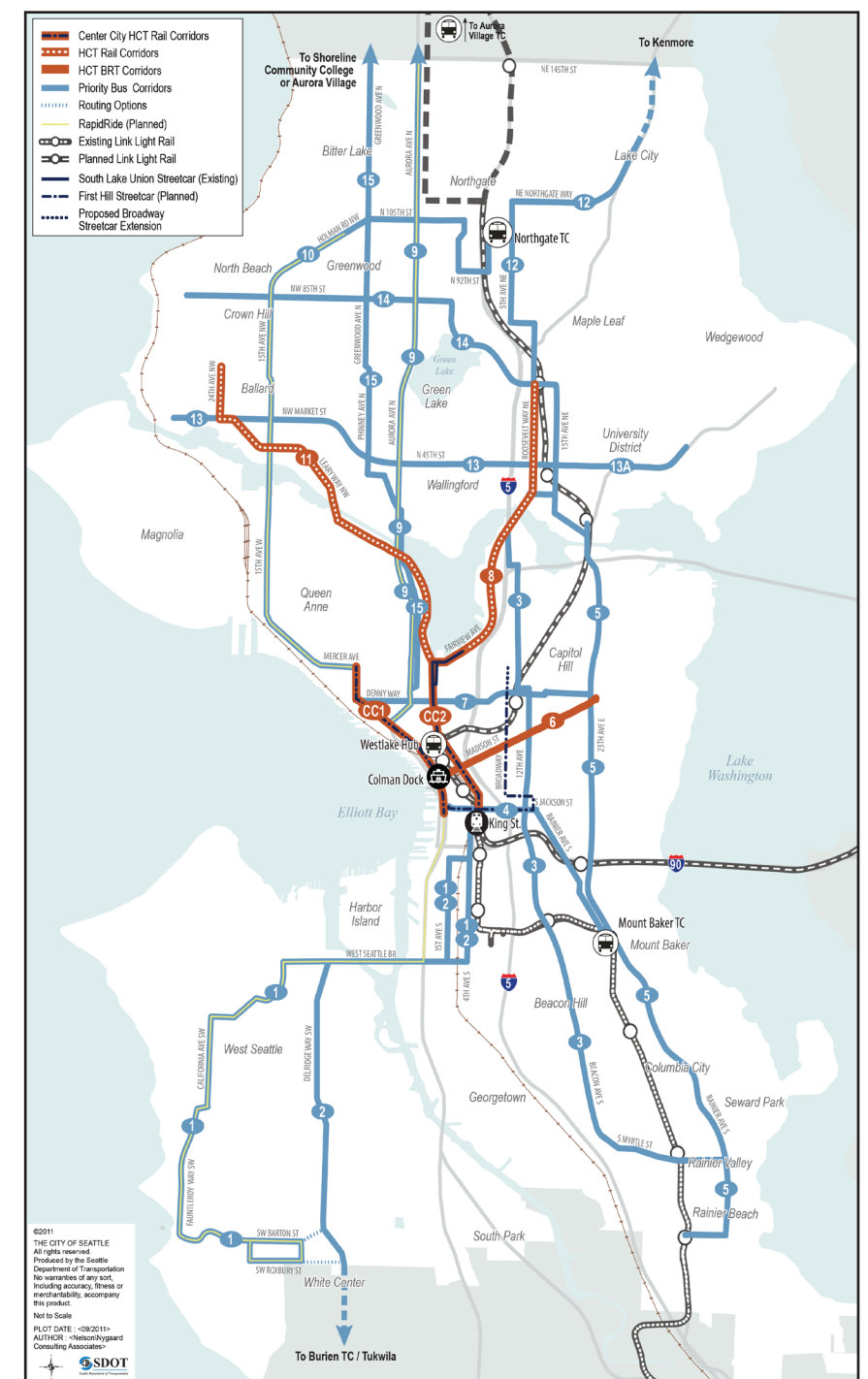
Bicycle Master Plan

recommended network map



Transit Master Plan

priority corridors for capital investments





Transportation questions

How do you travel around West Seattle, the city, and the region?

As West Seattle grows and changes, what can we do to improve access in and around the neighborhood? Ideas might include:

- Improved management of on-street parking
- Safety improvements
- Better construction management and mitigation
- Enhancing travel options
- More coordinated signal timing
- Other?

One of the City's main transportation goals is providing more travel options and choices. How can we make it easier to get around West Seattle and the city by transit, biking, walking, and ride-sharing?

Seattle's major streets (such as Fauntleroy Way, Delridge, and 35th Avenue SW) are increasingly asked to meet many demands – transit, cars, freight, parking and loading, and people walking and biking. What factors should SDOT consider when trying to make streets work for everyone?