

# West Seattle Triangle

Briefing for the City Council

July 27, 2011



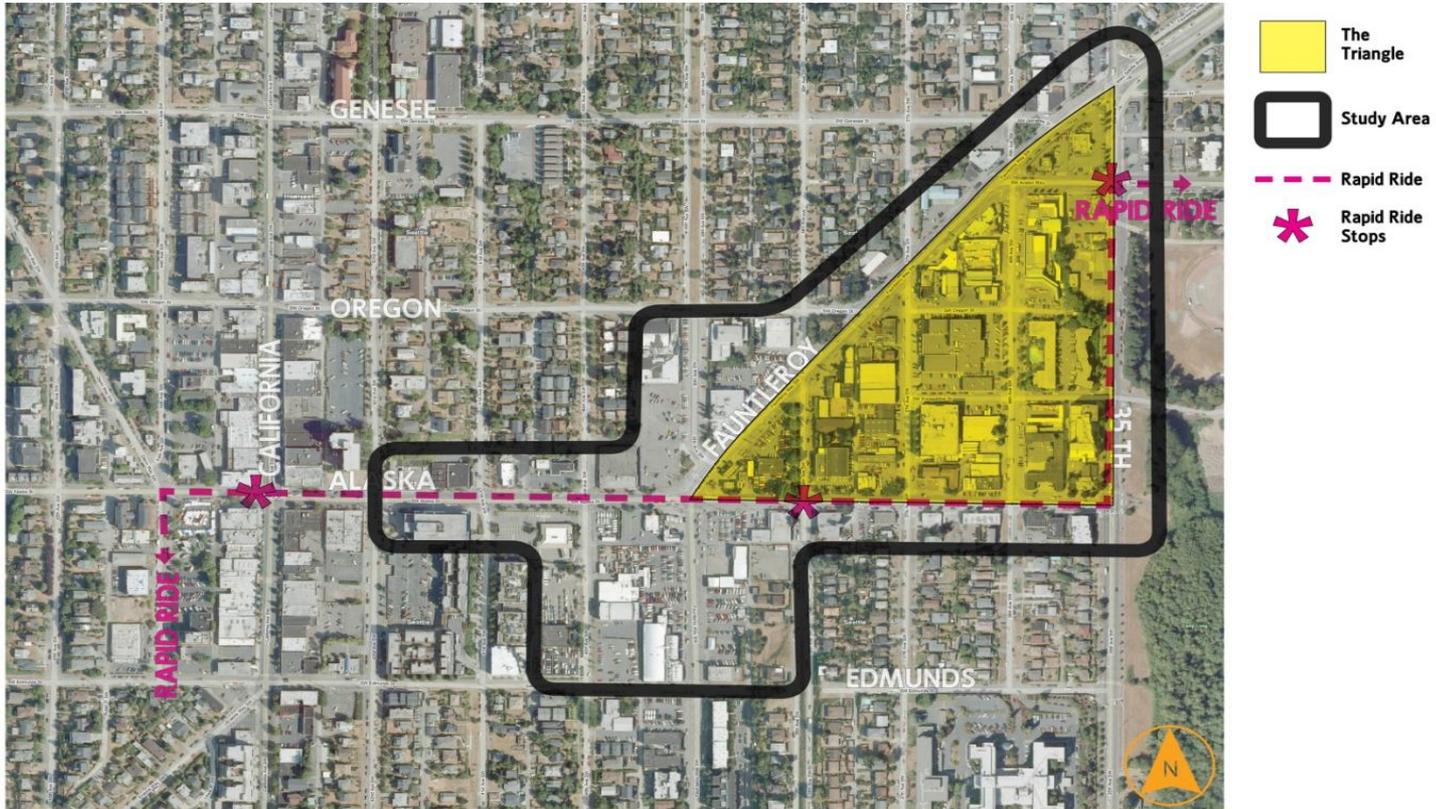
# Today's Presentation

- Background info
- Key issues and outcomes
- Overview of proposed Land Use Code amendments and zoning

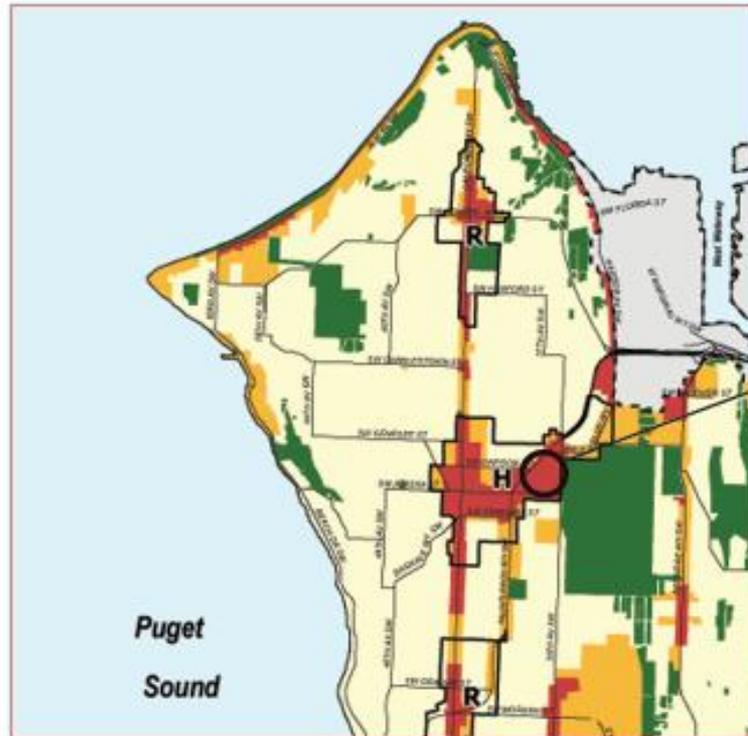


# What is the Triangle?

## WEST SEATTLE TRIANGLE AREA



# What is the Triangle?



The West Seattle Triangle is within the *Junction Hub Urban Village*

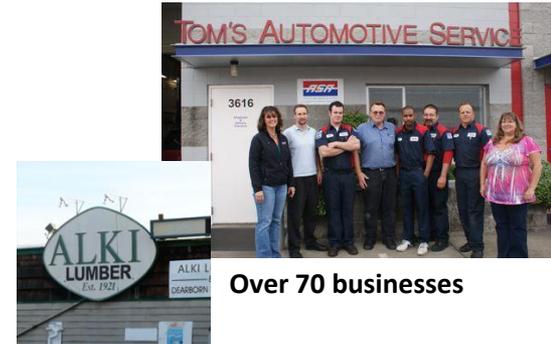
# What is the Triangle?



Former Huling Brothers Auto Dealership



444 residential units within the planning area + single family nearby

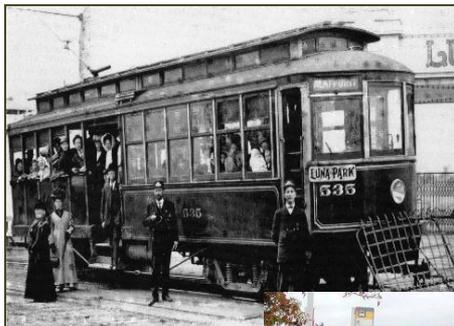


Over 70 businesses

Under-used lots



Infamous "Hole"



Historic nexus of transit and travel



Rapid Ride in 2012



YMCA



Diverse ideas about the future!

# Why Planning Now?

- Likely future development:
  - 20% of the planning area vacant or lightly used
- Change in direction:
  - Huling dealership closed in 2007; Bus RapidRide coming in 2012
  - No update to zoning since 1986
- An important gateway to West Seattle
  - Opportunity to align future streetscapes and development on private property
- Neighborhood plan
- Accommodate the diversity of community uses, needs and interests



# Objectives for Planning

(Abbreviated Version)

- build on what is great about the Triangle
- a transit-friendly neighborhood
- gateway to the West Seattle peninsula
- support the continued success of businesses
- welcome a diversity of residents
- buildings support a vibrant community life
- accommodate all travelers
- create places for people
- integrate natural systems
- link to other neighborhood areas
- accommodate parking and loading



# Community Dialogue

- 37 + public meetings since 2008
- 8 advisory group meetings
- Meetings on business issues
- Other meetings on parking, bus RapidRide, open space, pedestrian amenities, freight mobility, bicycle facilities...
- 5,000 postcards + 300 letters
- Two open house events: February & June, 2011
- Coverage by local and citywide media
- Public comment period June 20-Aug 4



# Outcomes of Planning

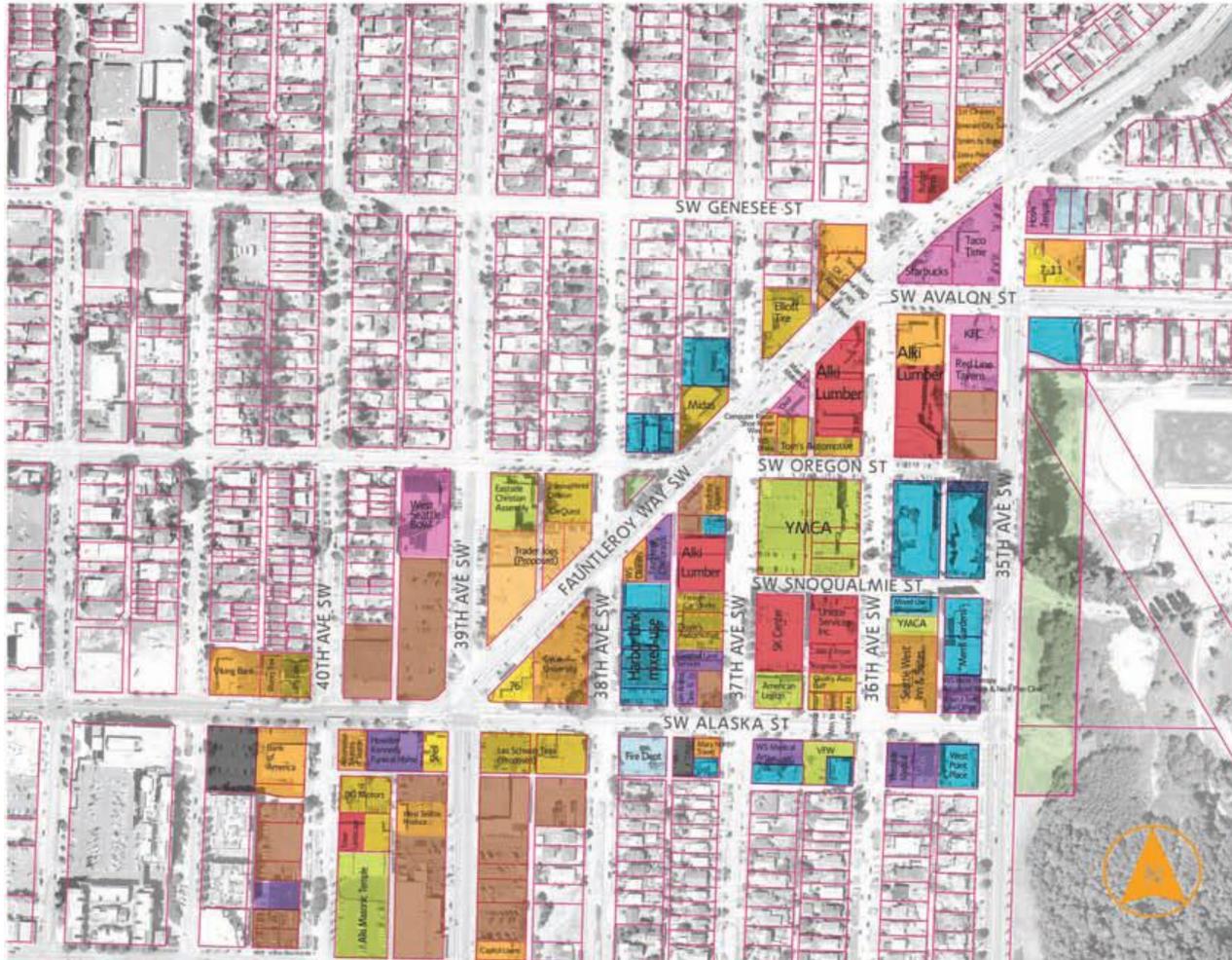
- Streetscape Concept Plan
- Urban design recommendations
- Zoning
- Land Use Code amendments

**City Council  
Decisions**

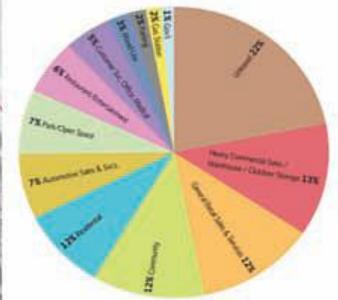


# Planning Themes

## Mixed Use Neighborhood

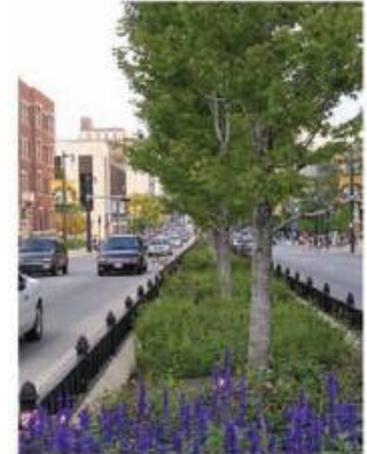
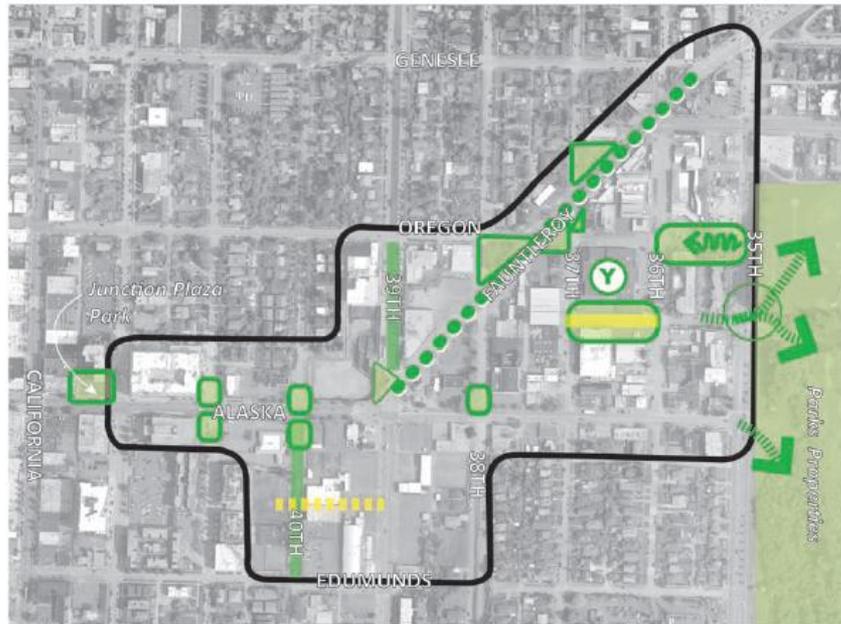


- Unleased
- Residential/Mixed Use
- Customer Service, Office, Medical Service
- Restaurant/Entertainment
- General Retail Sales and Services
- Gas Station
- Automotive Sales and Services
- Heavy Commercial Sales/Warehouse/Outdoor Storage
- Community
- Government (not park)
- Parks/Open Space
- Parking



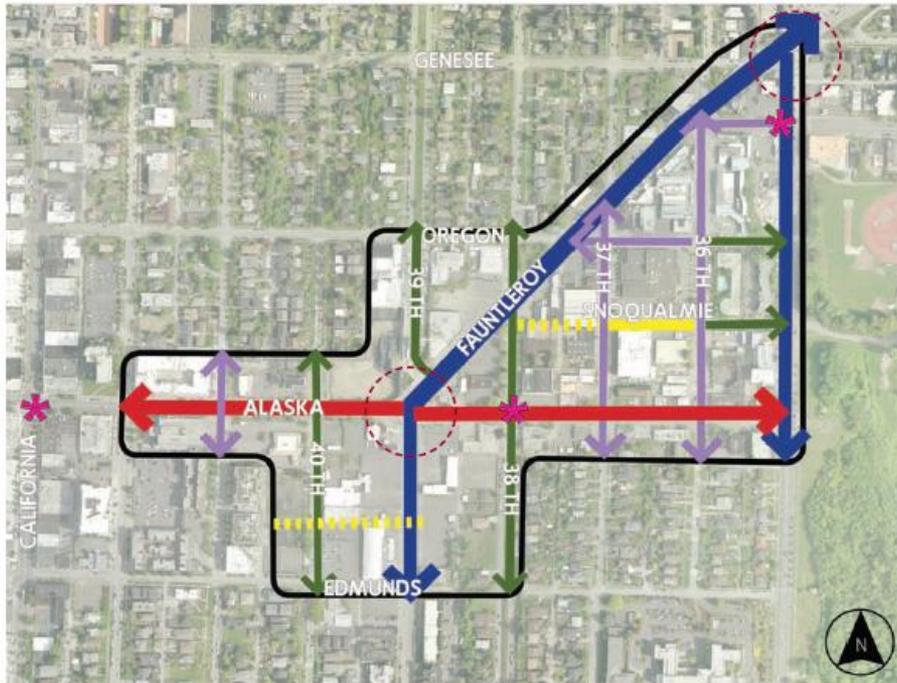
# Planning Themes

Potential for Green; Places for People



# Planning Themes

## Street Character & Function



Boulevard /  
Regional Connector

Mixed Use  
Street

Neighborhood  
Green Street

Neighborhood  
Street

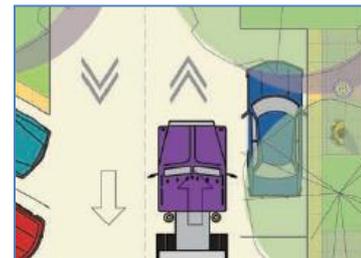
Festival Street

Potential  
Through-Block  
Connection

Study Area

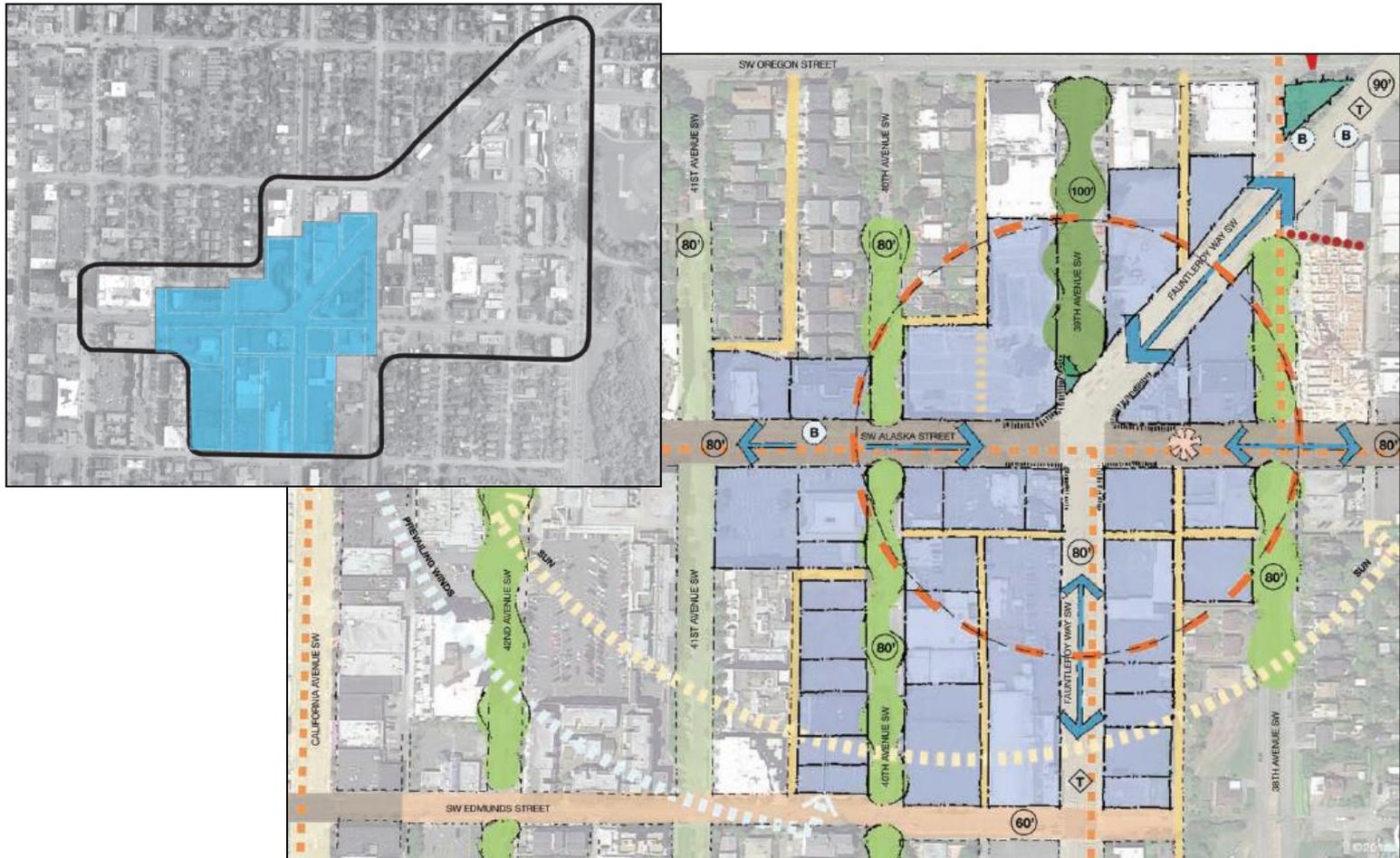
Rapid Ride  
Stop

Gateway



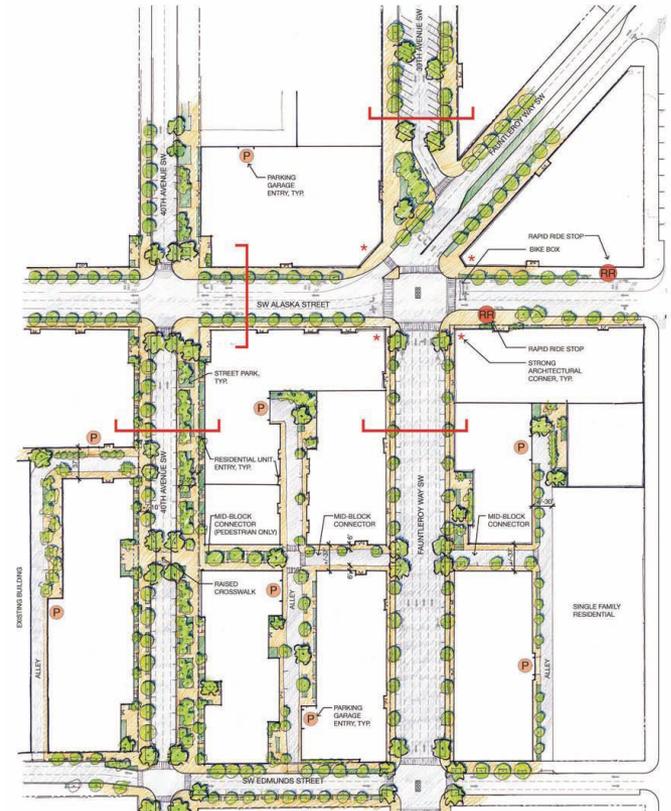
# Planning Themes

## Opportunities on Under-Developed Lots and Streets

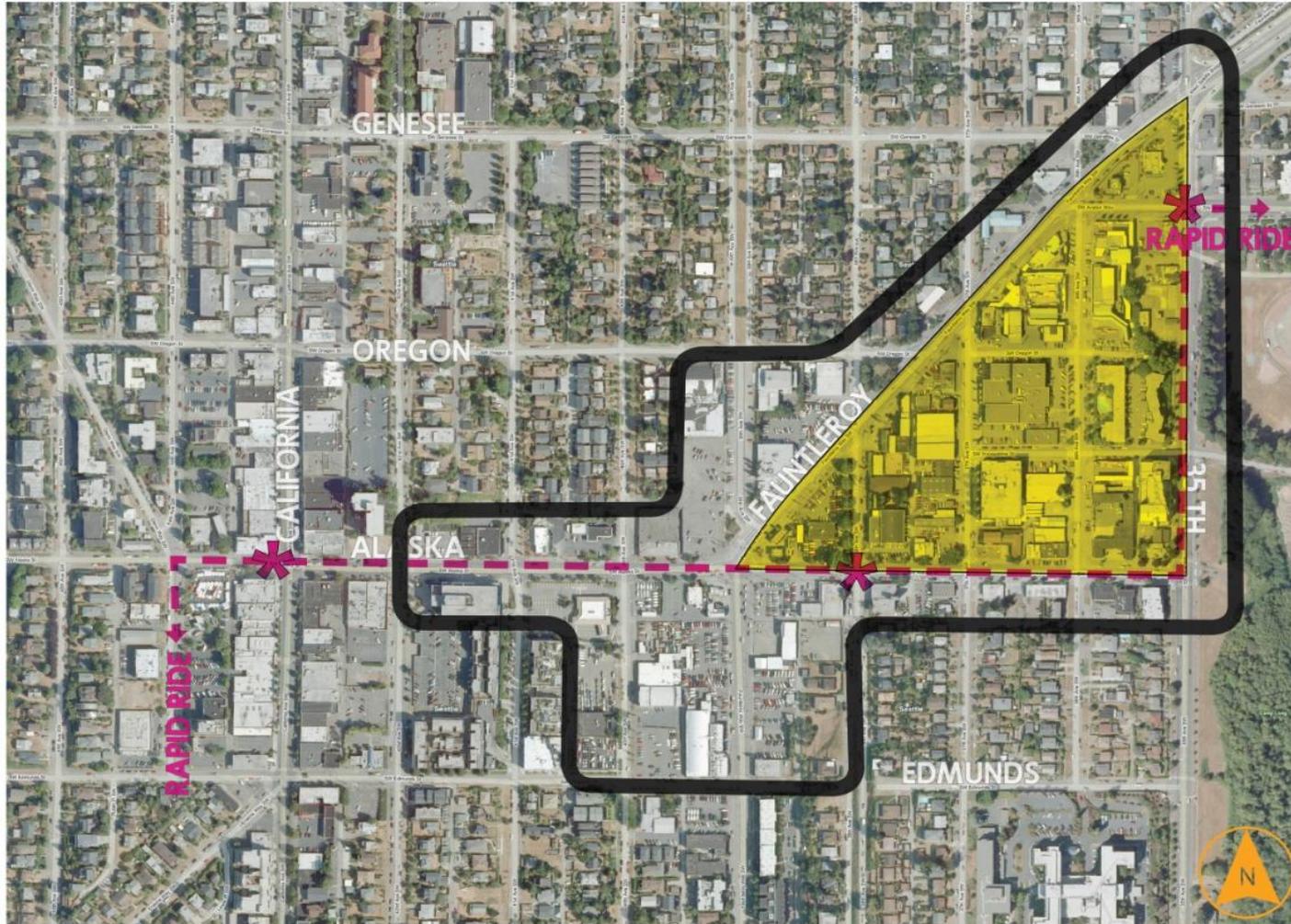


# Zoning and Land Use Objectives

- Businesses can thrive and expand
- New structures pedestrian-friendly
- Connect the Junction and Triangle business districts
- New development standards (requirements) respond to neighborhood context
- Increase height and density in a limited area to ensure that future development is feasible
- Retain existing height and density east of 38<sup>th</sup> Avenue SW in recognition of small business district
- Provide transitions between higher density and lower density areas



# WEST SEATTLE TRIANGLE AREA



-  The Triangle
-  Study Area
-  Rapid Ride
-  Rapid Ride Stops

# Next Steps

- Public comment
- Finalize recommendations
- City Council deliberation

Thank you.

