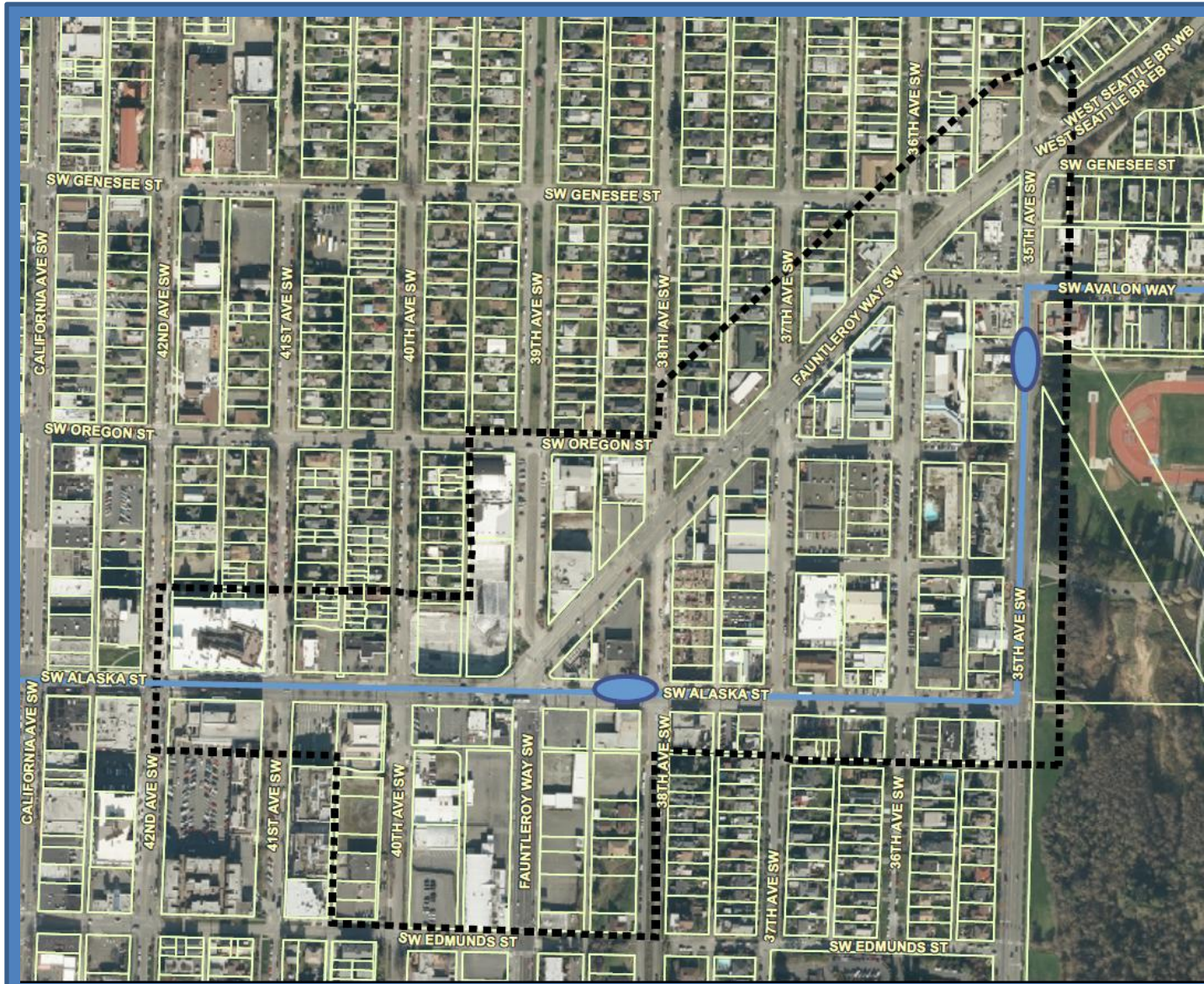


West Seattle Triangle Planning Area: Aerial Photo

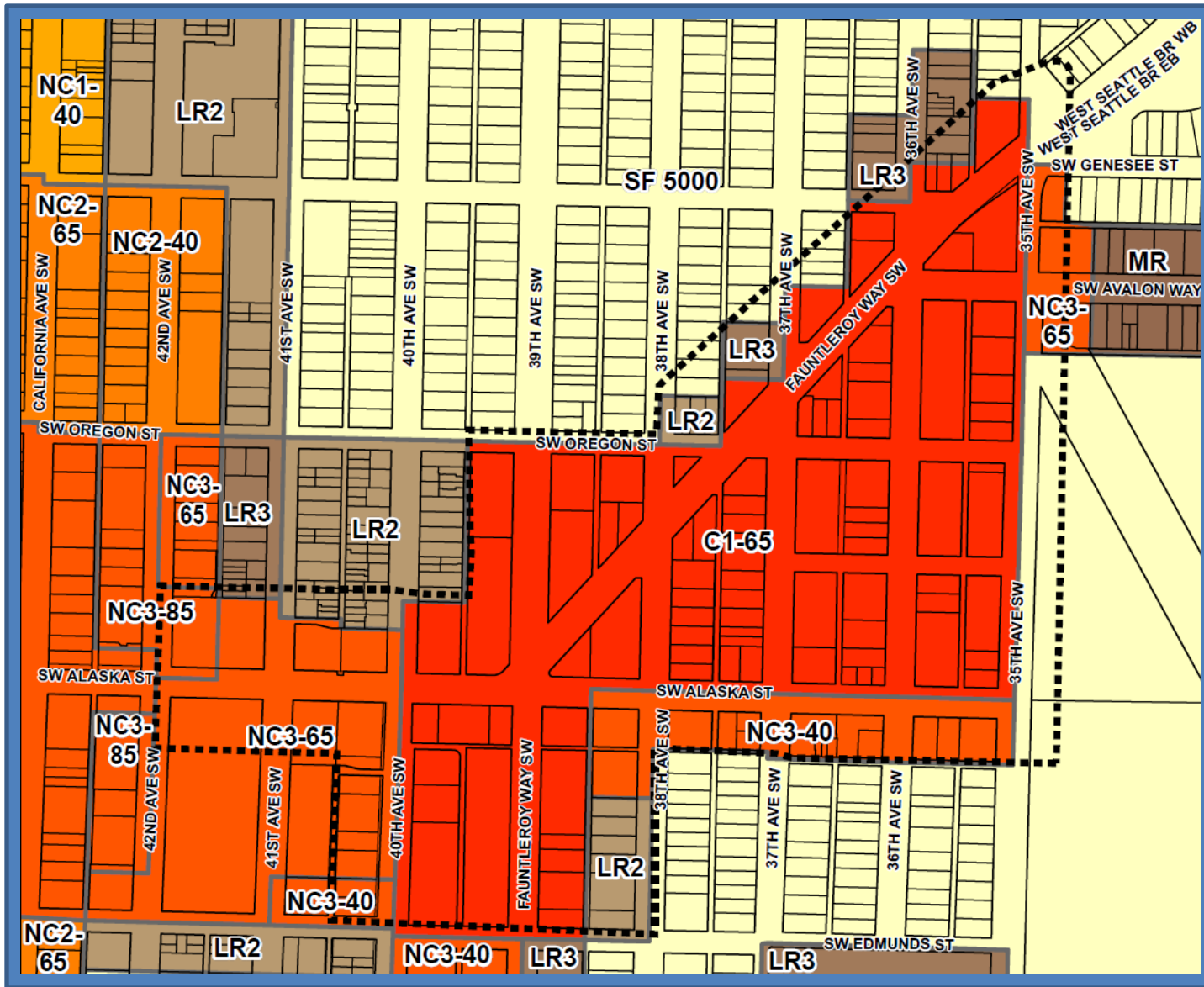


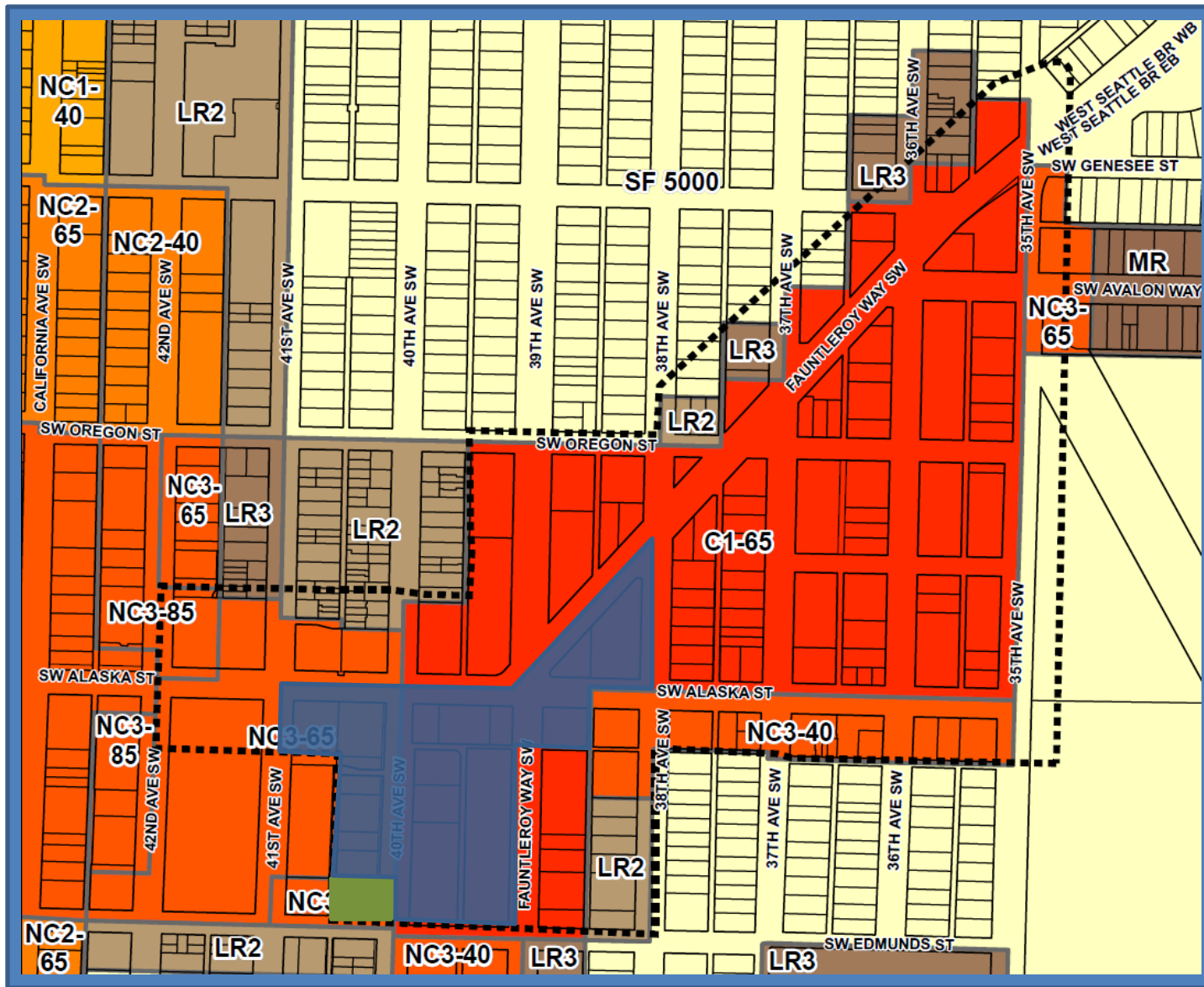
..... Study
area
boundary

Bus
RapidRide
Stop
Planned

West Seattle Triangle Planning Area: Existing Zoning

..... Study area
boundary





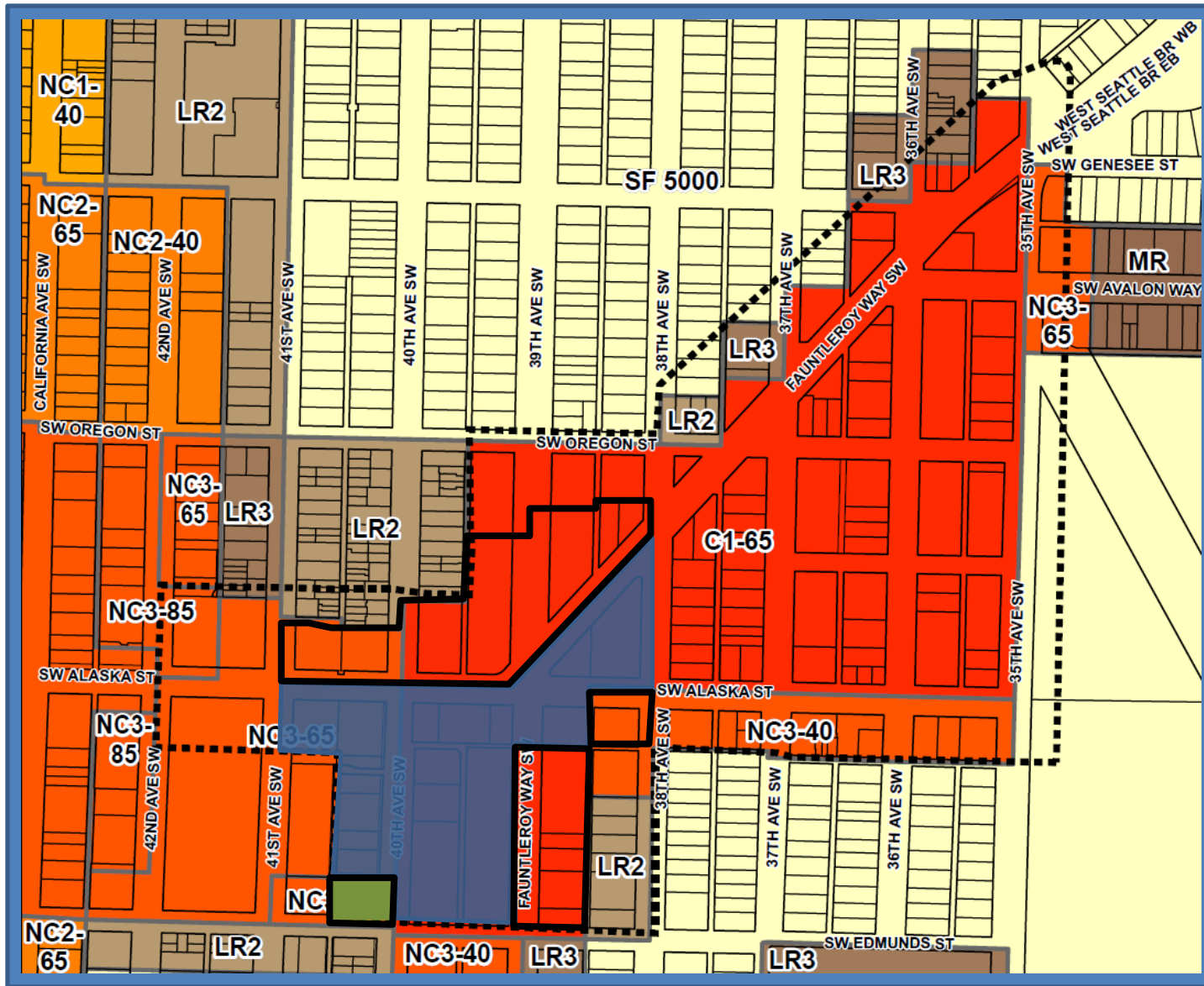
DPD Proposed Zoning

..... Study area boundary

■ Rezone from C1 to NC3 – existing height

■ Rezone to NC3 85 (4.75)


■ Rezone from NC3 40 to 65





Options for Expanding the NC3 85 (4.75) zone

..... Study area boundary

DPD proposal:

 Rezone from C1 to NC3 – existing height

 Rezone to NC3 85 (4.75)

 Rezone from NC3 40 to 65

Streetscape Concept Plan
+ Land Use Code Provisions:

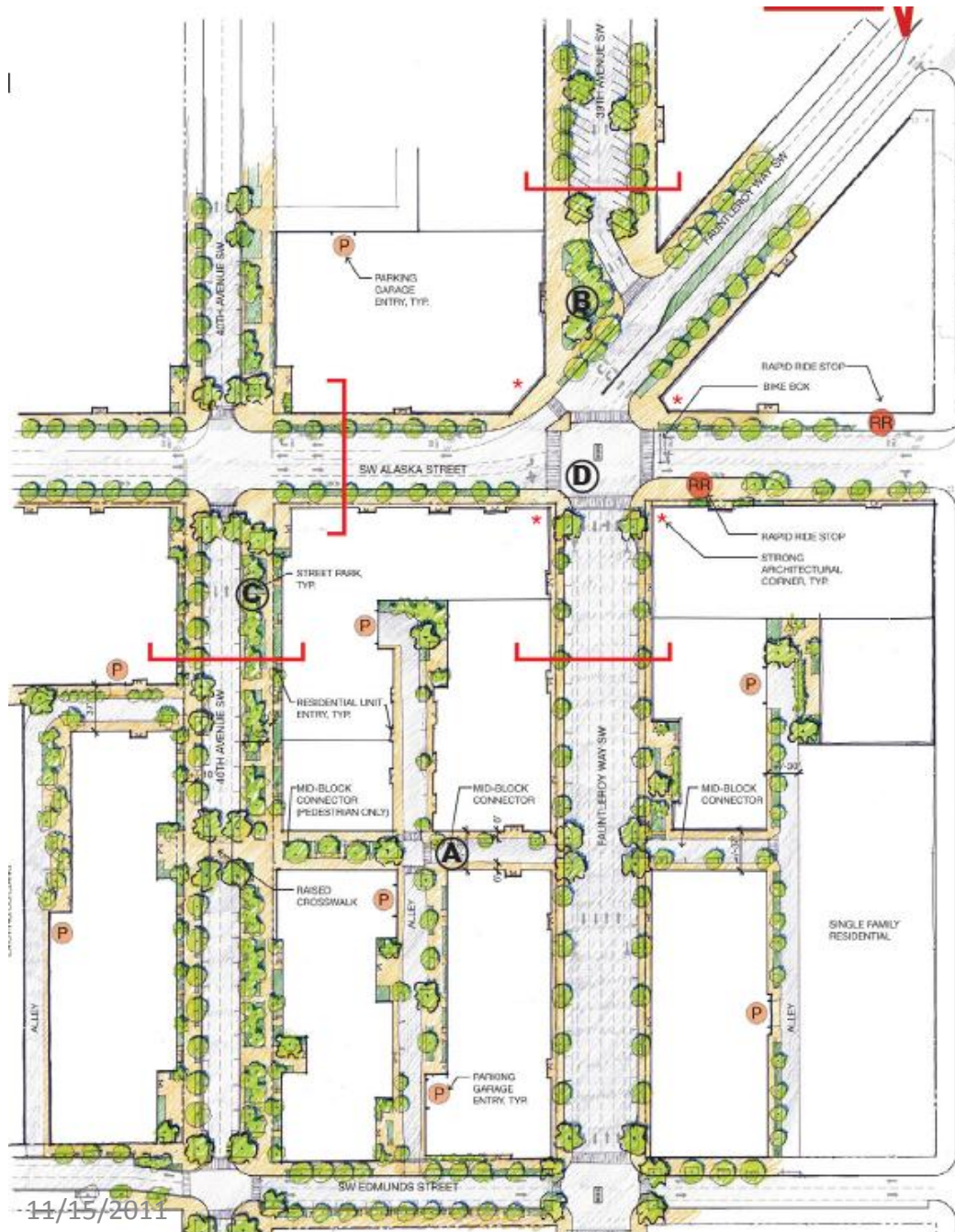
= Moving toward an urban
neighborhood area with a mix of
small public & private places

Concept Plans solidify a vision ...and can tie that vision back to other planning and design documents that the neighborhood or City may have developed.

Typically, the Concept Plan provisions are implemented over time by multiple property owners as parcels on the block re-develop.

- Seattle Right of Way Improvements Manual

West Seattle Triangle Streetscape Concept Plan

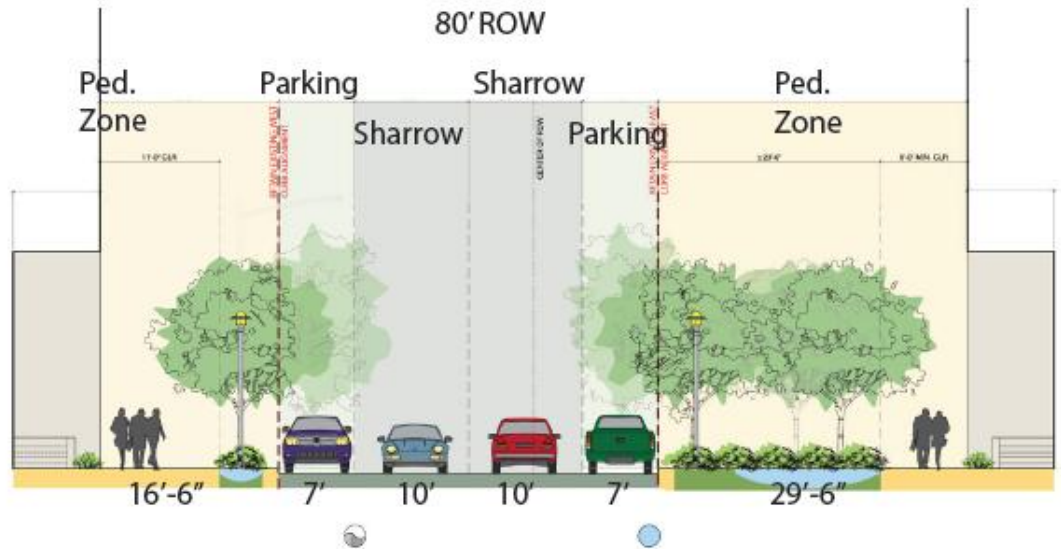


- **A** - An east / west midblock crossing on the long block between SW Alaska St. and SW Edmunds St.
- **B** - Corner plazas and street parks.
- **C** - An abundantly planted 40th Ave. SW that could be residential in character.
- **D** - Intersection improvements to the SW Alaska / Fauntleroy Ave. SW intersection.

West Seattle Triangle Streetscape Concept Plan



40TH AVE SW – PROPOSED SECTION AND PLAN



West Seattle Triangle Land Use Code Provisions



Separation
between
Structures



Limit on lot
coverage to
open up
space at the
ground level

Seattle
Green Factor



Upper level
setback to
reduce the
scale of
structures
along SW
Alaska



Pedestrian-
oriented
street
frontages

Street-side Setbacks Small Retail Spaces, Residential and Green Areas

Examples of street-side retail spaces



Charlottesville, NC



Peets Coffee, Fremont



PCC, Fremont



World Wraps, north Greenlake

Examples of street-side retail spaces



Pearl District, Portland



Pontius & Clay, South Lake Union



Village Square II, Seattle



Vancouver, BC

Examples of street-side residential & green spaces



Alcyone Apartments South Lake Union



Belltown Cedar and Clay



Ballard

11/15/2011



Link Apartments, West Seattle Triangle

Examples of street-side residential & green spaces

