

yellow

**ORDINANCE \_\_\_\_\_**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to rezone properties located on page 150 and page 137 of the Official Land Use Map, as shown on Exhibit A attached to this ordinance.

Section 2. A new section 23.47A.009 of the Seattle Municipal Code is added as follows:

**23.47A.009 Standards Applicable to Specific Areas**

A. Resolution of Standards Conflicts. In the event there is a conflict between this subsection 23.47A.009 and other sections of Title 23, the provisions of this subsection shall apply.

AB. West Seattle Junction Hub Urban Village. The following provisions apply to development in the NC3 85(4.75) zone.

- 1. Lot Coverage Limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.
- 2. The total permitted FAR is as identified in subsection 23.47A.013.F.
- 3. Maximum Width of Structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

1  
2 4. Setback and Separation Requirements.

3 a. ~~In the event there is a conflict between the standards of this subsection~~  
4 ~~23.47A.009.A.4 and the provisions of Section 23.47A.014, the more restrictive standard applies.~~

5 ba. The following standards apply to structures greater than 250 feet in width measured parallel  
6 to a north-south street lot line:

7 1) A minimum separation of 30 feet is required between structures  
8 that ~~abut~~ are adjacent to the same north-south street lot line; and

9 2) A minimum ~~structure~~ setback of 15 feet is required from side lot  
10 lines that are not street side lot lines and that separate lots that abut the same north-south street  
11 lot line; and

12 3) Structures permitted in required setback and separation areas  
13 pursuant to subsections 23.47.A.009.A.4.a and A.4.b are:

14 a) Decks with open railings may project up to 5 feet into  
15 the required setback or separation area if they are no lower than 20 feet above existing or  
16 finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

17 b) Eaves, cornices and gutters may project no more than 18  
18 inches from the structure façade.

19 c) Ramps or other devices necessary for access for the  
20 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

21 d) Stairs or ramps to accommodate changes in grade are  
22 permitted.

1 de) Underground structures are permitted.

2 ef) Within the setback area identified in subsection  
3 23.47A.009.A.4. ~~eb~~, unenclosed porches or steps for residential units no higher than 4 feet above  
4 the grade at the street lot line closest to the porch are permitted.

5 ~~f) This subsection 23.47A.009.A.4.b.3 supersedes the~~  
6 ~~provisions of 23.47A.014.E as applied to structures permitted in required setback and separation~~  
7 ~~areas pursuant to this subsection 23.47A.009.A.4.b.~~

9  
10 eb. A ~~continuous building~~ setback of at least ten feet from the street lot  
11 line is required along non-arterial north-south avenues for at least 25% percent of the lot frontage  
12 or 100 feet of the lot frontage, whichever is less.

13 cd. Required setback and areas separating structures identified in  
14 subsections 23.47A.009. A.4. ~~a~~b and A.4.b shall include landscaping, paving and lighting.  
15 Sidewalks for pedestrian access, plazas or other approved amenity or landscaped areas are  
16 permitted in required setback or separation areas.

17 ed. Upper-Level Setback Requirements along SW Alaska Street.

18  
19 1) Structures exceeding 65 feet in height on lots abutting SW  
20 Alaska Street between 38<sup>th</sup> Avenue SW and California Avenue SW shall maintain a minimum  
21 setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

22  
23 2) For portions of a structure above 55 feet in height, an additional  
24 minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that  
25 exceeds 55 feet, up to the maximum allowable height.  
26

1 3) Structures located within 100 feet of Fauntleroy Way SW are  
2 exempt from the upper-level setback requirement.

3 4) Heights in this subsection 23.47A.009.A.4.d shall be measured  
4 from the middle of the street lot line along SW Alaska Street.

5 B. Reserved.  
6

7  
8 Section 3. Section 23.47A.013 of the Seattle Municipal Code, which section was enacted  
9 ~~last amended by Ordinance 123564~~123770, is amended as follows:

10  
11 **23.47A.013 Floor area ratio**

12 A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C  
13 zones.  
14

15 1. All gross floor area not exempt under subsection (~~(D of this Section)~~)  
16 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

17 2. (~~(When)~~)If there are multiple structures on a lot, the highest FAR limit  
18 applicable to any structure on the lot applies to the combined non-exempt gross floor area of all  
19 structures on the lot, subject to subsection (~~(A4 of this subsection)~~) 23.47A.013.A.4.

20  
21 3. Above-grade parking within or covered by a structure or portion of a structure  
22 must be included in gross floor area calculations, except as provided in subsection  
23 23.47A.013.D.6 (~~(D6)~~).

24 4. (~~(When)~~) If a lot is in more than one zone, the FAR limit for each zone applies  
25 to the portion of the lot located in that zone.  
26

1 B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, ((and))  
 2 23.47A.013.E, and 23.47A.013.F, maximum FAR allowed in C zones and NC zones is shown in  
 3 Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive  
 4 zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to  
 5 obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.  
 6  
 7  
 8  
 9  
 10  
 11  
 12

<b>Table A for 23.47A.013</b>						
<b>Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District</b>						
	<b>Height Limit</b>					
	<b>30'</b>	<b>40'</b>	<b>65'</b>	<b>85'</b>	<b>125'</b>	<b>160'</b>
	<b>Maximum FAR</b>					
1. Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	3	4.25	4.5	5	5
2. Total permitted for any single use within a mixed-use structure.	n/a	n/a	4.25	4.5	5	5
3. Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	2.5	3.25	4.75	6	6	7

23 C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay  
 24 Districts is shown in Table B for 23.47A.013, provided that if the commercial zone designation  
 25 includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A,  
 26  
 27

1 Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the  
2 suffix designation.

3

4 **Table B for 23.47A.013**  
**Maximum Floor Area Ratio (FAR) in the Station Area Overlay District**

	Height Limit						
	30'	40'	65'	85'	125'	160'	
5							
6	Maximum FAR	3	4	5.75	6	6	7

7

8

9 D. The following gross floor area is not counted toward FAR:

- 10 1. Gross floor area below grade;
- 11 2. Gross floor area of a transit station, including all floor area open to the general  
12 public during normal hours of station operation but excluding retail or service establishments to  
13 which public access is limited to customers or clients, even where such establishments are  
14 primarily intended to serve transit riders;
- 15 3. Within the South Lake Union Urban Center, gross floor area occupied by  
16 mechanical equipment located on the roof of a structure;
- 17 4. Within the South Lake Union Urban Center, mechanical equipment that is  
18 accessory to a research and development laboratory, up to 15 percent of the gross floor area of a  
19 structure. The allowance is calculated on the gross floor area of the structure after all space  
20 exempt under this subsection 23.47A.013.D is deducted; and
- 21 5. Within the First Hill Urban Center Village, on lots zoned NC3, with a 160 foot  
22 height limit, all gross floor area occupied by a residential use.
- 23
- 24
- 25
- 26
- 27

1                   6. On a lot containing a peat settlement-prone environmentally critical area,  
2 above-grade parking within or covered by a structure or portion of a structure where the Director  
3 finds that locating a story of parking below grade is infeasible due to physical site conditions  
4 such as a high water table, if either:

5                   a. the above-grade parking extends no more than ~~(6)~~ 6 feet above existing  
6 or finished grade and no more than 3 feet above the highest existing or finished grade along the  
7 structure footprint, whichever is lower, as measured to the finished floor level or roof above,  
8 pursuant to subsection 23.47A.012.A.6; or  
9

10                   b. all of the following conditions are met:

11                                   1) no above-grade parking is exempted by subsection  
12 23.47A.013.D.6.a;  
13                                   2) the parking is accessory to a residential use on the lot;  
14                                   3) total parking on the lot does not exceed one space for each  
15 residential dwelling unit plus the number of spaces required by this Code for non-residential  
16 uses; and  
17

18                                   4) the amount of gross floor area exempted by this subsection  
19 23.47A.013.D.6.b (~~(D6b)~~) does not exceed 25 percent of the area of the lot in zones with a height  
20 limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or  
21 greater.  
22

23                   E. Within the Station Area Overlay District within the University District Northwest  
24 Urban Center Village, for office structures permitted prior to 1971, the area of the lot for  
25 purposes of calculating permitted FAR is the tax parcel created prior to the adoption of  
26

1 Ordinance 121846 on which the existing structure is located, provided the office structure is to  
2 be part of a functionally related development occupied by a single entity with over 500,000  
3 square feet of area in office use. The floor area of above grade pedestrian access is exempt from  
4 the FAR calculations of this subsection, and the maximum permitted FAR is 8.

5 F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the  
6 total permitted FAR for all uses within a mixed use structure containing residential and non-  
7 residential uses is 5.5.  
8



1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2011.

7  
8 \_\_\_\_\_  
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

12  
13 \_\_\_\_\_  
14 Michael McGinn, Mayor

15  
16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

17  
18 \_\_\_\_\_  
19 Monica Martinez Simmons, City Clerk

20 (Seal)

21  
22  
23 Attachment: Exhibit A, West Seattle Triangle Rezones  
24

# 5  
117294

**ORDINANCE \_\_\_\_\_**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to rezone properties located on page 150 and page 137 of the Official Land Use Map, as shown on Exhibit A attached to this ordinance.

Section 2. A new section 23.47A.009 of the Seattle Municipal Code is added as follows:

**23.47A.009 Standards Applicable to Specific Areas**

A. West Seattle Junction Hub Urban Village. The following provisions apply to development in the NC3 85(4.75) zone.

1. Lot Coverage Limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.

2. The total permitted FAR is as identified in subsection 23.47A.013.F.

3. Maximum Width of Structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

4. Setback and Separation Requirements.

a. In the event there is a conflict between the standards of this subsection 23.47A.009.A.4 and the provisions of Section 23.47A.014, the more restrictive standard applies.

b. The following standards apply to structures greater than 250 feet in width measured parallel to a north-south street lot line:



1 1) A minimum separation of 30 feet is required between structures  
2 that abut the same north-south street lot line; and

3 2) A minimum structure setback of 15 feet is required from side lot  
4 lines that are not street side lot lines and that separate lots that abut the same north-south street  
5 lot line; and

6 3) Structures permitted in required setback and separation areas  
7 are:  
8

9 a) Decks with open railings may project up to 5 feet into  
10 the required setback or separation area if they are no lower than 20 feet above existing or  
11 finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

12 b) Eaves, cornices and gutters may project no more than 18  
13 inches from the structure façade.

14 c) Ramps or other devices necessary for access for the  
15 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

16 d) Underground structures are permitted.

17 e) Within the setback area identified in subsection  
18 23.47A.009.A.4.c, unenclosed porches or steps for residential units no higher than 4 feet above  
19 the grade at the street lot line closest to the porch are permitted.  
20

21 f) This subsection 23.47A.009.A.4.b.3 supersedes the  
22 provisions of 23.47A.014.E as applied to structures permitted in required setback and separation  
23 areas pursuant to this subsection 23.47A.009.A.4.b.  
24  
25  
26  
27  
28



1 c. A continuous building setback of at least ten feet from the street lot line  
2 is required along non-arterial north-south avenues for at least 25% of the lot frontage or 100 feet  
3 of the lot frontage, whichever is less.

4 d. Required setback and areas separating structures identified in subsection  
5 23.47A.009. A.4. b shall include landscaping, paving and lighting. Sidewalks for pedestrian  
6 access, plazas or other approved amenity or landscaped areas are permitted in required setback or  
7 separation areas.  
8

9 e. Upper-Level Setback Requirements along SW Alaska Street.

10 1) Structures exceeding 65 feet in height on lots abutting SW  
11 Alaska Street between 38<sup>th</sup> Avenue SW and California Avenue SW shall maintain a minimum  
12 setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

13 2) For portions of a structure above 55 feet in height, an additional  
14 minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that  
15 exceeds 55 feet, up to the maximum allowable height.  
16

17 3) Structures located within 100 feet of Fauntleroy Way SW are  
18 exempt from the upper-level setback requirement.  
19

20 4) Heights in this subsection 23.47A.009.A.4.d shall be measured  
21 from the middle of the street lot line along SW Alaska Street.

22 B. Reserved.

23 Section 3. Section 23.47A.013 of the Seattle Municipal Code, which section was enacted  
24 by Ordinance 123564, is amended as follows:  
25  
26  
27



1 **23.47A.013 Floor area ratio**

2 A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C  
3 zones.

4 1. All gross floor area not exempt under subsection (~~(D of this Section)~~)

5 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

6 2. (~~(When)~~) If there are multiple structures on a lot, the highest FAR limit  
7 applicable to any structure on the lot applies to the combined non-exempt gross floor area of all  
8 structures on the lot, subject to subsection (~~(A4 of this subsection)~~) 23.47A.013.A.4.

9 3. Above-grade parking within or covered by a structure or portion of a structure  
10 must be included in gross floor area calculations, except as provided in subsection  
11 23.47A.013.D.6 (~~(D6)~~).

12 4. (~~(When)~~) If a lot is in more than one zone, the FAR limit for each zone applies  
13 to the portion of the lot located in that zone.

14 B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, (~~(and)~~)  
15 23.47A.013.E, and 23.47A.013.F, maximum FAR allowed in C zones and NC zones is shown in  
16 Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive  
17 zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to  
18 obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



<b>Table A for 23.47A.013</b>						
<b>Maximum Floor Area Ratio (FAR) Outside of the Station Area Overlay District</b>						
	<b>Height Limit</b>					
	<b>30'</b>	<b>40'</b>	<b>65'</b>	<b>85'</b>	<b>125'</b>	<b>160'</b>
	<b>Maximum FAR</b>					
1. Total permitted for a single-purpose structure containing only residential or non-residential use.	2.25	3	4.25	4.5	5	5
2. Total permitted for any single use within a mixed-use structure.	n/a	n/a	4.25	4.5	5	5
3. Total permitted for all uses within a mixed-use structure containing residential and non-residential uses.	2.5	3.25	4.75	6	6	7

C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay Districts is shown in Table B for 23.47A.013, provided that if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

<b>Table B for 23.47A.013</b>						
<b>Maximum Floor Area Ratio (FAR) in the Station Area Overlay District</b>						
	<b>Height Limit</b>					
	<b>30'</b>	<b>40'</b>	<b>65'</b>	<b>85'</b>	<b>125'</b>	<b>160'</b>
Maximum FAR	3	4	5.75	6	6	7

D. The following gross floor area is not counted toward FAR:

1. Gross floor area below grade;



1                   2. Gross floor area of a transit station, including all floor area open to the general  
2 public during normal hours of station operation but excluding retail or service establishments to  
3 which public access is limited to customers or clients, even where such establishments are  
4 primarily intended to serve transit riders;

5                   3. Within the South Lake Union Urban Center, gross floor area occupied by  
6 mechanical equipment located on the roof of a structure;

7                   4. Within the South Lake Union Urban Center, mechanical equipment that is  
8 accessory to a research and development laboratory, up to 15 percent of the gross floor area of a  
9 structure. The allowance is calculated on the gross floor area of the structure after all space  
10 exempt under this subsection 23.47A.013.D is deducted; and

11                   5. Within the First Hill Urban Center Village, on lots zoned NC3, with a 160 foot  
12 height limit, all gross floor area occupied by a residential use.

13                   6. On a lot containing a peat settlement-prone environmentally critical area,  
14 above-grade parking within or covered by a structure or portion of a structure where the Director  
15 finds that locating a story of parking below grade is infeasible due to physical site conditions  
16 such as a high water table, if either:

17                   a. the above-grade parking extends no more than 6 feet above existing  
18 or finished grade and no more than 3 feet above the highest existing or finished grade along the  
19 structure footprint, whichever is lower, as measured to the finished floor level or roof above,  
20 pursuant to subsection 23.47A.012.A.6; or

21                   b. all of the following conditions are met:  
22  
23  
24  
25  
26  
27  
28



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1) no above-grade parking is exempted by subsection

23.47A.013.D.6.a;

2) the parking is accessory to a residential use on the lot;

3) total parking on the lot does not exceed one space for each residential dwelling unit plus the number of spaces required by this Code for non-residential uses; and

4) the amount of gross floor area exempted by this subsection

23.47A.013.D.6.b ((D6b)) does not exceed 25 percent of the area of the lot in zones with a height limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or greater.

E. Within the Station Area Overlay District within the University District Northwest Urban Center Village, for office structures permitted prior to 1971, the area of the lot for purposes of calculating permitted FAR is the tax parcel created prior to the adoption of Ordinance 121846 on which the existing structure is located, provided the office structure is to be part of a functionally related development occupied by a single entity with over 500,000 square feet of area in office use. The floor area of above grade pedestrian access is exempt from the FAR calculations of this subsection, and the maximum permitted FAR is 8.

F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the total permitted FAR for all uses within a mixed use structure containing residential and non-residential uses is 5.5.





1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2011.

7 \_\_\_\_\_  
8 \_\_\_\_\_  
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

12 \_\_\_\_\_  
13 \_\_\_\_\_  
14 Michael McGinn, Mayor

15  
16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

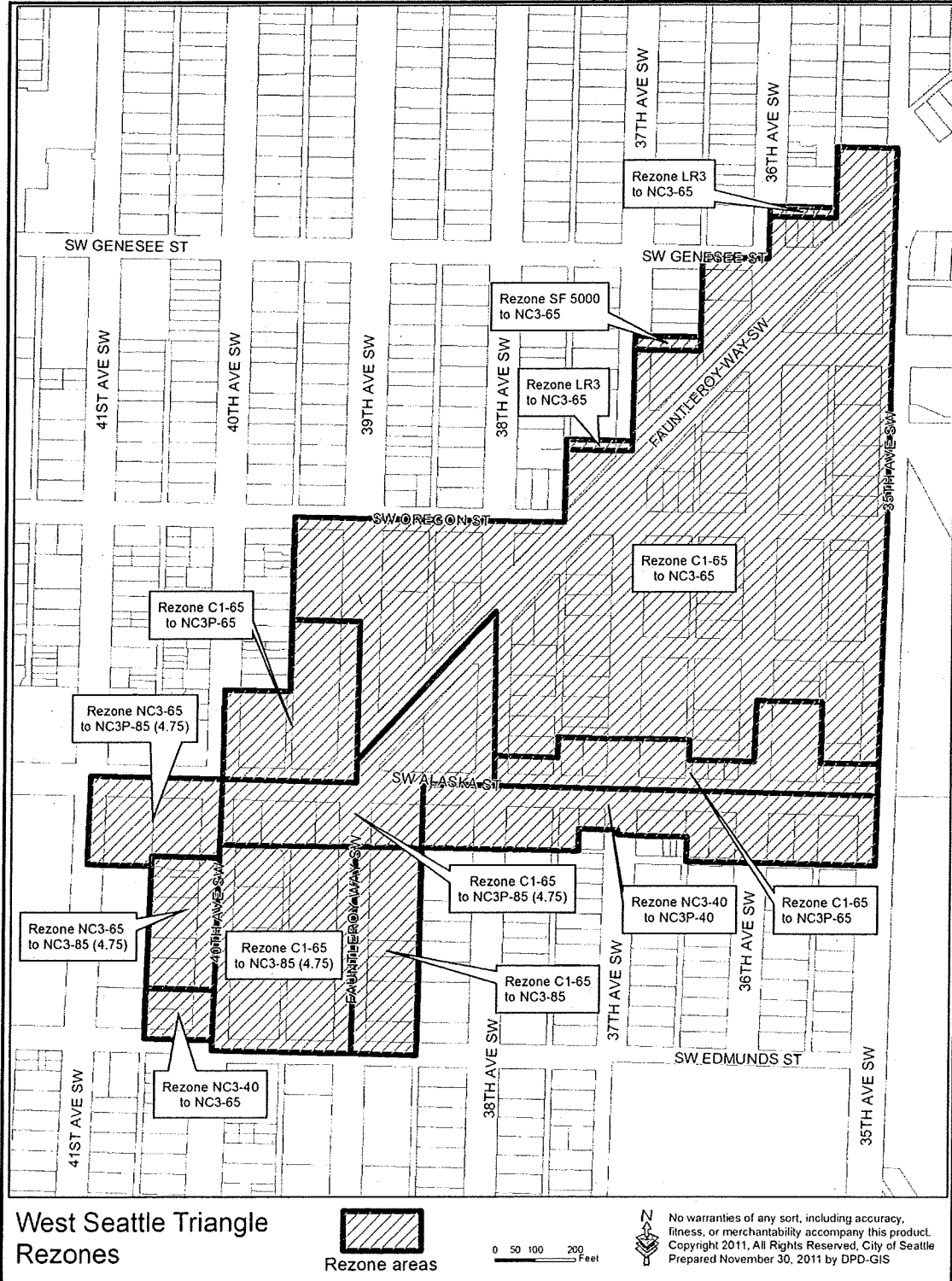
17 \_\_\_\_\_  
18 \_\_\_\_\_  
19 Monica Martinez Simmons, City Clerk

20 (Seal)

21  
22  
23 Attachment: Exhibit A, West Seattle Triangle Rezones  
24  
25  
26



Exhibit A - West Seattle Triangle Rezones



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Planning and Development	Susan McLain,/4-0432	Joe Regis 615-0087

**Legislation Title:**

AN ORDINANCE relating to land use and zoning, modifying development standards, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.

**Summary of the Legislation:**

The bill would accomplish the following:

- Rezone the area from a general commercial 1 (C1) zone to the neighborhood commercial 3 (NC3) zone in an approximately seven-block area. The new zone designation would require pedestrian-oriented street frontages in structures consistent with the area's location at the hub of transit within the urban village. In an approximately two-block area, allowable height is proposed to increase to 85'. Zoned capacity as a result of the proposal could result in up to 301,193 square feet of additional floor area throughout the planning area for both residential and non-residential uses combined<sup>1</sup>.
- Extend an existing Pedestrian (P) designation along SW Alaska Street between 36<sup>th</sup> Avenue SW and 42<sup>nd</sup> Avenue SW.
- Establish standards to modify the bulk and scale of structures and enhance the pedestrian environment in the proposed NC3 85' zone. New proposed development standards include a maximum lot coverage limit, an upper-level setback along SW Alaska Street, and a maximum structure width in the north-south direction.
- Apply incentive zoning programs for affordable housing would be required for development that exceeds 4.75 FAR in the NC3 85' zone.

<sup>1</sup> This assumes 850 square feet per residential unit.



**Background:**

The West Seattle Triangle planning project was initiated to identify future development directions for streets and properties in the Triangle planning area. DPD staff undertook an extensive public involvement process that involved over 35 public meetings. Staff is currently completing a Streetscape Concept Plan that will be appended to the Seattle Right of Way Improvements Manual to guide future street investments. In addition, the bill includes land use and zoning amendments for the area.

Planning for the West Seattle Triangle was initiated in 2008 in response to three factors:

1) the West Seattle Junction Hub Urban Village Neighborhood Plan recommended planning for this area, at an important gateway to West Seattle; 2) the closure of a prominently-located auto dealership in 2007 left several acres of land vacant; and 3) King County Metro's plan for Bus RapidRide "C" line, scheduled to begin service in 2012 with two stops in the Triangle Planning Area.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

**Implications:**

**a) Does the legislation have indirect financial implications, or long-term implications?**

This legislation would likely generate minor financial implications for the City in two ways.

First, the legislation would provide a modest amount of additional development capacity in the area, which could result in a minimal increase in demand for municipal services to be provided by the full range of city departments. The increase in the need for additional services is expected to be balanced by the corresponding increase in property tax revenues, sales tax revenues and other revenues associated with increased development.

Second, a more immediate cost of implementing the legislation is the impact on DPD to process the area-wide legislative rezone. Costs to process the rezone include updating land use and zoning maps, permit tracking systems, and GIS systems. DPD's IT department estimates that a total staff time required would be 186 hours @ \$65.00/hour = \$12,090 + a 20% contingency = \$14,508. This amount would be funded out of the DPD's IT unit and would be accommodated within existing budget authority and staffing levels.

Additional review time would be required for those projects in incentive zoning areas, resulting in additional costs that would be determined on a project-by-project basis. DPD permit review staff estimate that projects in neighborhood commercial zones would require an additional 3.5 hours of review time by DPD and Office of Housing (OH) staff to review the project against incentive zoning provisions. This would result in a total of \$875 in costs per permit that is subject to incentive zoning. In the case of the proposed West Seattle



Triangle rezone, incentive zoning provisions could be applied in an approximately 2 block area. This area contains properties owned by nine separate owners. If all nine properties were to develop and participate in the incentive zoning program within a 20 year planning horizon, 31.5 additional hours of DPD project review and coordination would be required over that time frame.

The Office of Housing works with DPD and with all developers who take advantage of affordable housing incentive zoning programs. Currently, one staff person at OH administers the program on behalf of that department. As of early 2011, the Office of Housing is authorized to collect a \$550 permit fee, \$65 per unit fee for monitoring of affordable rental housing, and \$300 fee for transfer or sale of affordable owner-occupied housing. These fees ensure that this legislation has no fiscal impacts for OH.

**b) What is the financial cost of not implementing the legislation?**

There is no direct financial cost of not implementing the legislation. However, the proposed Land Use Code and zoning amendments complement the West Seattle Triangle Streetscape Concept Plan and a related Urban Design Framework document that identifies the preferred direction of development and investments in the neighborhood. Also, given the unstable economy at this time, not implementing this proposal may subject the city to loss of business, jobs and potential tax dollars due to lost opportunities to stimulate new development and economic activity.

**c) Does this legislation affect any departments besides the originating department?**

The Office of Housing would be affected as described under section a) above.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

There are other rezone scenarios that could achieve similar objectives in the area. For example, the City Council could enact a rezone to neighborhood commercial zoning without an increase in height/density. However, such an alternative would not likely include the design- and development standards that are identified in the bill.

**e) Is a public hearing required for this legislation?**

The City Council is required to hold a public hearing on the proposal and is expected to conduct a public hearing in autumn of 2011.

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Notification for the public hearing was placed in the DJC, the Seattle Times and other local media.

**g) Does this legislation affect a piece of property?**

The legislation affects an approximately seven-block area that is identified as Exhibit A to the bill.

**h) Other Issues:** None anticipated.



C. Susan McLain  
DPD West Seattle Triangle FISC  
September 1, 2011  
Version #1

**List attachments to the fiscal note below: None.**





City of Seattle  
Office of the Mayor

September 6, 2011

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached Council Bill containing amendments to the Land Use Code and rezones for the West Seattle Triangle planning area. The bill includes development standards that will help enhance the pedestrian environment and better connect Triangle residents and businesses with the West Seattle Junction. The amendments emphasize the importance of the Triangle within the West Seattle Junction Hub Urban Village where additional housing and jobs will be accommodated near transit along with the services necessary to support them.

Planning for the West Seattle Triangle was initiated in 2008 after King County Metro announced plans for a Bus RapidRide route with stops in the area. In addition, the closure of local businesses, such as the Huling auto dealership, resulted in several acres of vacant property which present a unique opportunity. As a result, the community asked the Mayor and City Council to support an evaluation of local zoning requirements, as well as land use and design issues to help guide future development and enhance the Triangle area.

The Council Bill is the culmination of a planning process that included more than 35 public meetings involving area residents, property owners, business interests and others interested in the future of this gateway to West Seattle. This planning process also resulted in a streetscape concept plan that will guide street improvements in the area and improve the pedestrian environment.

Thank you for your consideration of this legislation. Should you have questions, please contact Susan McLain at 684-0432.

Sincerely,

MICHAEL MCGINN  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor  
Office of the Mayor  
600 Fourth Avenue, 7<sup>th</sup> Floor  
PO Box 94749  
Seattle, WA 98124-4749

Tel (206) 684-4000  
Fax (206) 684-5360  
TDD (206) 615-0476  
mike.mcgin@seattle.gov

