

Phase II Planning West Seattle Triangle: Alaska/Fauntleroy Subarea (Area A)

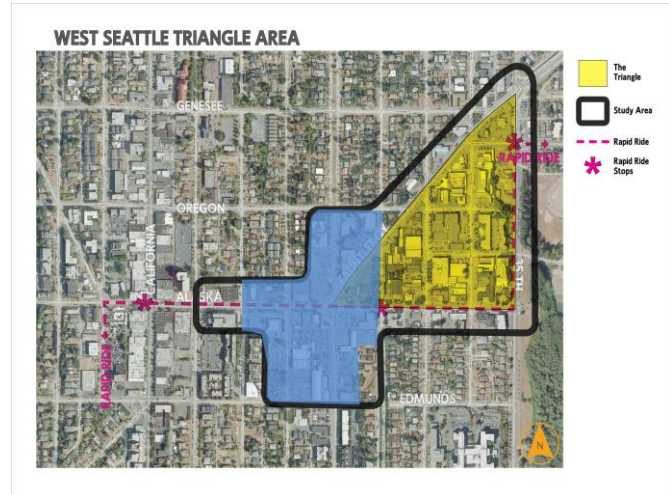


April 6, 2011

A portion of the West Seattle Triangle features many vacant and lightly-developed lots. This area is located within the Junction Hub Urban Village between the Junction and Triangle business districts. The area will undergo significant transformation during the coming years regardless of any land use actions by the City. The approximate boundaries of this subarea are highlighted in blue in the map below.

During the first phase of planning, subarea A was identified as being distinct from the Triangle-shaped area highlighted in yellow. Phase II provides the opportunity to clarify and expand the community vision for this area.

Phase II will focus on providing an urban design framework to identify the future neighborhood character of this area. We can begin to communicate—through design and streetscape elements—a unique area at the center of West Seattle that complements surrounding neighborhoods.



Tasks

During Phase II, DPD will continue to engage with the community and with City leaders to:

1. Clarify and expand the community vision for the Fauntleroy/Alaska subarea within the West Seattle peninsula.
2. Identify character-defining features and the function of streetscapes as the area changes.
3. Identify the preferred relationship between streets, public spaces and future buildings.
4. Study the form and massing of future buildings, including building height.
5. Identify possible incentives for the implementation of urban design elements.

Timeframe

Meetings of the West Seattle Triangle advisory group re planned for the following dates at 6 PM at the West Seattle Senior Center:

- April 14, 2011
- May 5, 2011

A final advisory group meeting will likely be scheduled in early June.

Anticipated Outcomes:

1. *West Seattle Triangle Street Design Concept Plan* that includes additional detail for the Fauntleroy/ Alaska area.

The *Concept Plan* is appended to the City's Right of Way Improvements Manual, and is adopted by the directors of SDOT and DPD. The concept plan identifies improvements to publicly-owned street rights-of-way, and can facilitate major capital investments by the City and incremental investments by property owners and neighborhood organizations.

2. *Urban design framework recommendations* for the Fauntleroy/Alaska subarea. The Framework would identify the preferred direction of development of public spaces and the private realm.

Urban design guidance can inform: future neighborhood planning, future amendments to design guidelines, capital investments by the City, and developer agreements associated with land use actions.

3. *Legislation* for City Council consideration that may include:
 - a. Rezones for commercially-zoned properties in the Triangle;
 - b. Consideration of an increase in height through incentive zoning provisions or other conditions of development;
 - c. Development standards for taller buildings consistent with the community vision for the area.

Community Dialogue

- *Advisory Group.* Three meetings with advisory group members, open to the public. One meeting may also serve as an open house event where members of the community are invited to preview materials.
- *Outreach to community groups.* Conversations with other community organizations, groups and individuals to gather feedback and opinions about this subarea.
- *Outreach to property owners.* Invitations to property owners within the Triangle planning area to participate in conversations with members of the community and DPD staff.
- *Outreach to occupants and property owners.* DPD will also send second mailing to all addresses and property owners within and around the Triangle planning area, including residential and business addresses.
- *Local Media coverage.* Staff will work with local media to ensure that the broader community can be informed of Phase II planning.
- *Web Presence.* DPD will continue to keep the Triangle Planning Project web page up-to-date with meeting information and study materials.