

Department of Planning and Development (DPD) Facts
Delridge Community Forum: 10/11/11

Q. What is the zone?

A. The zone is Neighborhood Commercial 2 (NC2-40). This zone encourages mixed-use development and allows for a wide variety of commercial uses.

Q. What is the height limit of the zone?

A. In general, the height limit is 40-feet. However, the code does allow a 5-foot height exception for structures providing a pitched roof. The code also allows a 4-foot exception for mixed-use projects that provide a floor-to-floor height of 13-feet or more for nonresidential uses at street-level. A 13-foot ceiling height at street-level is typically required, as it provides for a wide variety of commercial tenants such as a restaurant that may need additional ceiling height to provide ventilation.

Q. Are variances or departures allowed from the height or floor area ratio (FAR) limits?

A. Design review departures from either the height limit or FAR are not allowed.

A variance from the height limit is not allowed, but an applicant could apply for a variance from FAR limits. However, to receive approval, the applicant would have to demonstrate the hardship necessitating the variance.

Q. What's the process for combining lots?

A. Unlike a short plat or subdivision, parcels of land can be combined through the process of obtaining a construction permit for redevelopment. No separate permit process is required.

Q. Do trees need to be preserved?

A. The City always encourages the preservation of trees when possible. Current tree preservation requirements restrict removal of trees considered exceptional based on size and specie. However, in certain cases, exceptional trees can be removed if it is demonstrated that even through design review departures, the full development potential of the site cannot be achieved while preserving the tree.

Q. How much commercial space is required at street-level?

A. The Seattle Land Use Code requires a minimum of 80% of the street-level façade be proposed for non-residential use. The NC2-40 zone permits a wide range of non-residential uses including but not limited to office, retail, restaurant, drinking establishments and community center. DPD does not have the authority to determine which of the permitted uses can be approved. That decision, which could be informed by community input, rests with the property

owner.

Q. Will there be additional opportunity for public input?

A. Yes. The permit process has not yet begun. This project will be required to obtain a land use permit which includes design review and SEPA (environmental review).

- The first phase of the design review process requires an early design guidance meeting, which is noticed to the public (300-foot mailer, notice on site and in the Land Use Information Bulletin (LUIB)) so they can understand the design options and provide feedback on site planning and further design of the proposal.
- Once a formal land use application and design has been submitted to DPD, a large white sign will be posted on site notifying the public that the 14-day comment period has begun (notice in the LUIB and parties of record). However, we accept comments on both design and potential environmental impacts throughout the process of review. The public may request a public meeting to comment on the potential environmental impacts of the proposal (requires 50 signatures from the community).
- In addition, another public design review meeting will be required to determine if the proposal successfully addressed the design guidance given at the early design guidance meeting (noticed in LUIB and parties of record).
- DPD will then craft a decision for publication in the LUIB, which allows for a 14-day appeal period. All parties of record will be notified that the decision is available.

To track all land use projects proposed (and upcoming meetings) in the Delridge neighborhood, please visit our Land Use Information Bulletin and subscribe to the RSS feed for West Seattle using the link below:

<http://www.cityofseattle.net/dclu/notices/Overview/>

Permit status can be viewed using the following link:

<http://web1.seattle.gov/DPD/permitstatus/>