

APPENDIX A: GLOSSARY

Acronyms, in addition to the zone designations identified on *page 11* of this report

DPD Department of Planning and Development

EIS Environmental Impact Statement

FAR Floor Area Ratio

FUN “Family Urban Neighborhoods” initiative

I.D. International District

ISRD International Special Review District

LEED Leadership in Energy and Environmental Design

MIC Manufacturing/ Industrial Center (as in Greater Duwamish MIC)

NPP Neighborhood Policing Project

OED Office of Economic Development

OH Office of Housing

PSA Public Stadium Authority

SDOT Seattle Department of Transportation

SGF Seattle Green Factor

SPD Seattle Police Department

TDR Transfer of Development Rights

WOSCA Washington Oregon Shipping

Cooperative Association--refers to First Avenue South Corridor

WSLCB Washington State Liquor Control Board

Affordable Housing: Affordable housing refers to all types of housing that serve households with incomes that are at or below the region’s median household income, currently defined as approximately \$40,000 per year (2008, Seattle Office of Housing). This is often expressed in categories related to percent of the median income, which indicate populations with different levels of need for affordable housing. Typical categories: 0-30 percent, 30-50 percent, 50-80 percent and 80-100 percent of median income.

Bonuses: Bonuses are additional levels of development (above a base amount permitted “as of right”) earned by meeting performance standards. These define how facilities or resources can be provided to address impacts of additional density. For example, new Downtown office development increases demands for housing and childcare. Building beyond a certain base level density requires either provision of childcare and housing resources or money that will be used to provide such resources.

Comprehensive Plan: The broad policy document that contains policies governing how the City of Seattle plans for future growth throughout the city, including reference to diverse topics such as neighborhoods, land use, transportation and utilities.

Floor Area Ratio (FAR): A ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located as depicted in Exhibit 23.84.012 A from the Seattle Land Use Code.

Manufacturing and Industrial Centers: Identified in the Comprehensive Plan, these are centers for regionally-important manufacturing and industrial business activity, comparable in importance to urban centers. The Greater Duwamish Manufacturing and Industrial Center is the largest such center in the region.

Mixed-Use Development: Typically refers to buildings that contain a mix of uses with residential development and commercial development, the latter of which is usually located at street-level.

Neighborhood Plans: Plans prepared with the past assistance of citizens to address future long-term preferred growth within particular neighborhoods, completed within the past decade. Policies representing these plans are adopted into the City’s Comprehensive Plan.

Planned Development Process: A “planned development process” allows a more flexible type of development planning and review than adherence to normal requirements. It is usually allowed for large sites where development issues can be addressed more comprehensively to create an outcome with greater public benefit. This allows for more thorough and flexible treatment of such issues as views, open space, pedestrians and building massing.

Seattle Green Factor: The Seattle Green Factor is a menu of landscaping strategies that is required for new development. It is intended to increase the amount and quality of urban landscaping in dense urban areas while allowing increased flexibility for developers and designers to efficiently use their properties.

Stadium Transition Area Overlay: An industrially-zoned area in the vicinity of both major stadia where additional zoning regulations (an “overlay” zone) apply, as well as the underlying “base” industrial zoning.

Sustainability: A principle of environmental planning and comprehensive planning that suggest actions that will maintain environmental quality and overall conditions so that future generations continue to enjoy a healthy setting for life.

Transfer of Development Rights: Transfer of Development Rights (TDR) refers to legal transfers of unused development rights from certain properties (sending lots) to other properties (receiving lots). It is used, for example, to preserve existing structures that might otherwise be demolished due to real estate market forces. In downtown Seattle, development rights for non-residential uses may be transferred from qualifying sending lots, while residential development generally does not count against the total amount of rights available for transfer.

Urban Center: Urban centers, as identified in the Comprehensive Plan, are a critical aspect of the region’s growth management strategy. These are regional centers with the greatest employment and housing densities, providing a diverse mix of uses, housing and employment opportunities. Seattle’s urban centers, include Downtown, Capitol Hill/First Hill, Uptown Queen Anne, University District, South Lake Union and Northgate.

Zoning Terms and Concepts: See page 13 of this report