

**NOTICE OF PROPOSED LAND USE CODE TEXT AMENDMENT, CITY COUNCIL
PUBLIC HEARING, AND
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197.11.340

Councilmember Tom Rasmussen is sponsoring legislation that would establish a Transfer of Development Potential (TDP) program for the Pike/Pine neighborhood. This is the last part of a three-part process that began in 2008 to protect the neighborhood's unique character. The goal of the TDP program is to provide a further incentive to maintain Pike/Pine's existing "character structures" (buildings that are at least 75 years old) while continuing to protect the area's special character. The proposed legislation is summarized below:

- The TDP program would operate within the boundaries of the Pike/Pine Conservation Overlay District, and both sending and receiving sites would be located in this area.
- A smaller area, called the Conservation Core, would be designated within the District. This area has the highest concentration in Pike/Pine of character structures that are identified in the 2002 Department of Neighborhoods (DON) Historic Resources Survey as having potential historic value. Within this area, new limits on structure width and depth would apply, in order to address the need for compatibility with existing development.
- An eligible sending site would be defined as:
 1. a lot anywhere in the District, if it contains a designated landmark structure or a character structure identified in a current or future DON Survey as having potential historic value; or
 2. a lot located within the Conservation Core that contains any character structure.
- The owner of a sending site would be required to bring the character structure into compliance with applicable codes and to maintain the structure for a minimum of 50 years with no significant alterations.
- Character structures may transfer the unused amount of floor area available on the lot based on floor area ratio (FAR) limits. Character structures that are designated landmarks would be eligible to transfer twice that amount.
- On receiving sites, floor area added through the use of TDP must be used in a development that does not result in the demolition or significant alteration of any character structure, and must be used for housing.
- On receiving sites, an additional 10 feet would be allowed above the current 65 foot height limit, for a total of 75 feet, and the floor area being transferred from the sending site could exceed the FAR limit, in order to accommodate the transferred development potential.

ENVIRONMENTAL DETERMINATION

For publication on July 14, 2011

DPD has determined that the amendments described above will not have a significant adverse environmental impact, and has issued a Determination of Non-Significance (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding potential environmental impacts may be submitted through July 28, 2011. Comments must be sent to:

**City of Seattle, Department of Planning and Development
Attn: Dennis Meier
PO Box 34019
Seattle WA 98124-4019**

HOW TO APPEAL

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. August 4, 2011. Appeals should be addressed to the Hearing Examiner and must be accompanied by a \$50.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle
Hearing Examiner
PO Box 94729
Seattle WA 98124-4729**

PUBLIC HEARING

The City Council's Committee on the Built Environment will hold a public hearing to take comments on the proposal at 5:30 p.m. on Monday, August 15, 2011. The hearing will be held in:

**Council Chambers, 2nd floor
Seattle City Hall
600 Fourth Avenue.**

The entrances to City Hall are located on the west side of Fifth Avenue and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing. Directions to City Hall, and information about transit access and parking, are available at www.seattle.gov/council/city_hall_parking.pdf.

Questions concerning the public hearing may be directed to David Yeaworth in Councilmember Clark's office, by calling (206) 684-5328 or via e-mail at: david.yeaworth@seattle.gov.

Print and communications access is provided on prior request. Please contact David Yeaworth at 684-5328 as soon as possible to request accommodations for a disability.

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WRITTEN COMMENTS

For those unable to attend the public hearing, comments will be accepted through 5:00 p.m. August 15, 2011. Please send comments to David Yeaworth or to:

Councilmember Sally Clark
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025
sally.clark@seattle.gov

INFORMATION AVAILABLE

Documents are available at the DPD and the City Council websites at these links:
<http://www.seattle.gov/dpd/Planning/PikePineConservationOverlayDistrict/Overview/>

http://www.seattle.gov/council/rasmussen/pike_pine.htm.

Paper copies of the DNS and the proposed legislation may be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 8:00 a.m. to 4 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions regarding the proposed amendments may be directed to Rebecca Herzfeld of City Council central staff at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov, or to Dennis Meier at (206) 684-8270 or via email at dennis.meier@seattle.gov.