

## **NOTICE OF URBAN CENTER COLLEGE HOUSING CODE AMENDMENTS DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle proposes a non-project action to update the Land Use Code for major institution master plan actions, to support an easier amendment process for allowing the addition of housing. It would newly allow a single previously-unanticipated housing development at a community college in an Urban Center to be approvable as a minor amendment to an existing master plan.

Amendments in the ordinance include:

1. State that accommodating on-campus student housing at educational Major Institutions is a purpose of the regulations in Chapter 23.69;
2. Allow a single housing development at a community college in an Urban Center to not trigger the required creation of a whole new campus-wide Master Plan, and not be a “major amendment” to an existing Master Plan;
3. Allow this kind of housing development proposal to be evaluated as a “minor amendment” to an existing Master Plan;
4. Allow the floor area of this residential use (and other related uses in the building) to be exempt from the calculations of total development capacity of the major institution overlay zone, and the total amount of floor area permitted by the master plan. This would allow a housing development without causing an institution to alter its existing plans for other future developments already covered by the existing Master Plan; and
5. Clarify that this kind of housing may be “affiliated” with the college, meaning that it does not have to only be housing “owned” by the college. This allows flexibility in ownership arrangements of the housing while ensuring it retains a relationship to the college.

### **ENVIRONMENTAL DETERMINATION**

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (no Environmental Impact Statement required).

### **HOW TO COMMENT**

Comments regarding this DNS or potential environmental impacts may be submitted through November 18, 2021. Comments may be sent to:

**City of Seattle, SDCI**  
**Attn: Gordon Clowers**  
**P.O. Box 94788**  
**Seattle, WA 98124-7088**  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

## **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., November 25, 2021. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 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**

## **INFORMATION AVAILABLE**

Copies of the DNS and the proposal may be obtained online at [Changes to Code - SDCI | seattle.gov](https://www.seattle.gov/changes-to-code-sdci). (The SDCI Public Resource Center is currently closed due to public health emergency.)

Questions about the proposed amendments and the environmental determination can be directed to Gordon Clowers, SDCI Senior Planner, at [gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov).