

**NOTICE OF LAND USE CODE TEXT AMENDMENT AND
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The Department of Planning and Development (DPD) is proposing to amend the Land Use Code (Title 23) and the Official Land Use Map to consider adding or expanding a Pedestrian zone designation in 57 business districts and to modify the development standards that apply in Pedestrian zones to meet the changing needs of these business districts.

The proposal includes the following:

- Rezoning to add or expand Pedestrian zone designations;
- Modifying Design Review departures available in Pedestrian zones for ceiling height, transparency requirements and residential uses at street level (SMC 23.41.012);
- Allow a departure to Minimum Floor Area Ratio requirements (SMC 23.41.012);
- Expanding the list of allowed active street-level uses (SMC 23.47A.005);
- Clarifying the transparency requirements to specify that transparent areas must allow views into and out of the structure at eye level and that the width of a driveway at street level is not included when calculating the transparency requirement (SMC 23.47A.005);
- Adding a standard to require overhead weather protection along 60-100% of the building façade for new development along a Principal Pedestrian Street (SMC 23.47A.005);
- Eliminating waivers to minimum parking standards specific to Pedestrian zones and remove or modify any references to Pedestrian zone parking waivers (SMC , 23.41.012, 23.54.015, 23.54.016 and 23.54.020);
- Adding standards for live-work units (SMC 23.47A.008);
- Limiting businesses with drive-in lanes on the periphery of Pedestrian zones (23.47A.028); and
- Adding sidewalk width and design standards specific to areas in a Pedestrian zone (23.53.006).

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, DPD has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance 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 October 2, 2014. Comments may be sent to:

Other Land Use Action for publication in the LUIB & DJC on September 18, 2014

**City of Seattle, DPD
Attn: Bruce Philip Rips
PO Box 34019
Seattle WA 98124-4019**

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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. October 9, 2014. 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 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 4:00 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. The DNS and proposal will be available on the City's website no later than Friday, September 19, 2014, at <http://www.seattle.gov/dpd/cityplanning/completenesslist/mainstreetmapping/whatwhy/default.htm>. Questions regarding the proposed amendments may be directed to Aly Pennucci at (206) 386-9132 or via email at aly.pennucci@seattle.gov. Questions regarding the SEPA determination may be directed to Bruce Philip Rips at (206) 615-1392 or via email at bruce.rips@seattle.gov.