

Other Land Use Action for publication in the LUIB & DJC on May 29, 2014

**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) to establish a permanent minimum floor area ratio (FAR) requirement for development in certain locations.

The amendments include following:

- Continue to apply a minimum FAR requirement to all lots with a pedestrian designation in Urban Villages, Urban Centers and the Station Area Overlay Districts and add a minimum FAR requirement to lots within the Northgate Overlay District (along designated Major Pedestrian Streets) and lots zoned Seattle Mixed in a Station Area Overlay District that abut a Class I or Class II pedestrian street.
- Identify the development threshold for the requirement; add flexibility for existing structures that do not conform to the minimum FAR requirement, to allow demolition to create a vacant lot and to exclude parks and open space.
- Continue to include provisions that specify portions of a lot that would not be included in calculating the minimum FAR requirement, such as wetlands or steep slopes.
- Allow exceptions for lots that contain a designated landmark or lots within a Landmark District and add flexibility for lots within the Pike/Pine Conversation Overlay District.

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 June 12, 2014. Comments may be sent to:

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

Bruce.Rips@seattle.gov

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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. June 19, 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 Tuesday, May 30, 2014, at <http://www.seattle.gov/dpd/codesrules/changestocode/minimumdensity/projectdocuments/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 burce.rips@seattle.gov.