

Notice of Public Hearing

The Department of Planning and Development is proposing to amend Chapters 23.48, 23.49, 23.50, 23.76, 23.84A and 23.90 of the Land Use Code. The proposed amendments would allow development up to one hundred and sixty feet in height, with a floor area ratio of seven, on two blocks zoned Industrial Commercial in the South Lake Union Urban Center if the following requirements are met:

- Use housing and childcare bonuses or Transfer Development Rights for two FAR;
- Build a LEED™ Silver building;
- Develop a Transportation Management Plan that will result in no more than 40% of employees in the building driving alone to work;
- Meet the Seattle Green Factor;
- Develop an energy management plan that will reduce impacts on the electrical system; and
- Meet development standards from the Seattle Mixed Zone.

In addition, the proposed amendments would change how floor area is counted in all areas zoned Industrial Commercial in the South Lake Union Urban Center, exempting uses, such as retail and restaurants, at ground level and counting parking in stories that are completely above grade.

PUBLIC HEARING

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposal on Monday, December 10, 2007 at 5:30 p.m. in the City 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.

Questions concerning the public hearing may be directed to Neil Powers in the offices of Councilmember Peter Steinbrueck at 684-8804 or via e-mail at neil.powers@seattle.gov. The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact Neil Powers at 684-8804 as soon as possible to request accommodations for a disability.

Written Comments

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to peter.steinbrueck@seattle.gov

Written comments should be received by Monday December 10, 2007 by noon.

INFORMATION AVAILABLE

The proposed amendments may be viewed or downloaded on DPD's website, at http://www.seattle.gov/dpd/Planning/South_Lake_Union/Overview. The proposal is identified as: "Industrial Commercial zone height amendment." Computer access to DPD's website is available at Seattle Public Library branches and Neighborhood Service Centers.

Questions regarding the proposal may be directed to Nathan Torgelson at (206) 684-0343 or via email at nathan.torgelson@seattle.gov.