

## **NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT: NORTHGATE URBAN CENTER REZONE**

The City of Seattle Department of Planning and Development has issued a Draft Environmental Impact Statement (DEIS) addressing a legislative rezone of an area within the Northgate neighborhood. The DEIS is a programmatic-level analysis of environmental impacts of two rezone alternatives and one "no action" alternative. The alternatives evaluate a range of possible land use and zoning actions for each portion of the study area. A Determination of Significance was previously published for this proposal in April 2007.

The DEIS, consistent with the requirements of the State Environmental Policy Act (SEPA), examines the potential impacts of rezoning property along Northgate Way generally from Meridian Ave to Roosevelt Way. If approved, the rezone would increase the permitted intensity and height of development on several parcels currently zoned L-3, L-4, MR-60, NC3-40 and NC3-85. No single-family zones will be considered for rezoning in this proposal. Alternatives examined in the EIS consider rezoning properties in this area to different heights (up to 125 feet) and intensities, with varying mixes of commercial and residential land uses. Incentives for developers to provide public benefits associated with the rezone alternatives may be included in the potential Land Use Code amendments related to this action.

The City will use the EIS, and its discussion of impacts, to help develop a zoning recommendation for this area; a preferred alternative has not been developed at this time. In general, the goal is to construct and examine alternatives that can increase development intensity within the carrying capacity of important environmental resources, the urban environment, and the transportation system. The EIS will identify mitigation measures for addressing significant environmental impacts.

The Northgate rezone is being proposed by the City of Seattle. Upon adoption by the Seattle City Council, the Proposed Action would amend the City's Land Use Map for properties within the study area, and relevant sections of Title 23, the Land Use Code.

The City Council is expected to consider action on this proposal in 2008, after completion of a Final EIS.

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**Issuance Date:** May 1, 2008

**Date comments are due:** June 2, 2008

**Date of Public Meeting:** The public meeting to accept verbal comments on the Draft

EIS will be held on May 28 in the Multipurpose Room at Northgate Community Center, from 7:00 to 8:30 p.m. The Community Center is located at 10510 Fifth Avenue N.E.

Driving directions and a link to Metro transit trip planner are available online at:  
<http://www.seattle.gov/parks/centers/Northgate/directions.htm>

**Copies of the Draft EIS:** Copies of the Draft EIS are available for public review at the Northgate Community Center and the Lake City, Northgate, North East and Central branches of the Seattle Public Library. The document is at the main Reference Desk at the Central branch.

The document is also available at DPD's Public Resources Center, 20<sup>th</sup> floor Seattle Municipal Tower, 700 Fifth Avenue. Interested parties may obtain hard copies of the Draft EIS free of charge while supplies last and request copies on CD. The Draft EIS also may be downloaded from the Mayor's Northgate page and from DPD's website.

( [www.seattle.gov/dpd](http://www.seattle.gov/dpd) )

A postage fee of \$4.60 must be paid if hard copy documents are to be mailed. Please send a check payable to the City of Seattle to:

City of Seattle DPD Public Resource Center  
PO Box 34019  
Seattle, WA 98124-4019  
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