

**NOTICE OF LAND USE CODE TEXT AMENDMENTS
FOR LOWRISE MULTI-FAMILY ZONING CODE ADJUSTMENTS
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 with a set of adjustments to Lowrise multi-family zoning standards. The Land Use Code changes are intended to bring development outcomes more in line with the expected development outcomes at the time of the 2010 major update to the city's Lowrise multi-family zoning code.

Specific proposed development standard changes are:

- Eliminate a height allowance of up to an additional four feet above the base height limit for apartment housing type developments that include a partially below grade story.
- Eliminate a floor area exemption from the floor area ratio (FAR) calculation for the portion of buildings in a partially below grade story for apartment type developments.
- Add a new height control to limit the maximum street-facing façade height for development on sloping sites to 44 feet in a 40 foot maximum height Lowrise zone, and 34 feet in a 30 foot maximum height Lowrise zone.
- Place a 30 percent coverage limit on how much of a rooftop may be covered by clerestory architectural features.
- Require the area of unenclosed exterior stairs, hallways and breezeways to be included as chargeable floor area in FAR calculations.
- Include the floor area of loft spaces that are less than full ceiling heights in the FAR calculation.
- Add a side setback requirement for rowhouse developments that are next to other types of housing.
- Change the rounding up threshold for the density limits in Lowrise zones from 0.5 to 0.85.
- Add a density limits of one dwelling unit per 1,600 square feet of lot area for rowhouse development on small lots in the Lowrise 1 zone.

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:

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

City of Seattle, DPD
Attn: Geoffrey Wentlandt
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Seattle WA 98124-4019
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Attn: Bill Mills
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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 a \$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 DNS and proposal will be available on the City's website no later than May 29, 2014 at <http://www.seattle.gov/dpd/codesrules/changestocode/lowrise/lowrisecorrections/whatwhy/default.htm>

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. Questions regarding the proposed amendments may be directed to Geoffrey Wentlandt at (206) 684-3586 or geoffrey.wentlandt@seattle.gov.