

**NOTICE OF LAND USE CODE TEXT AMENDMENT RELATED TO
VOLUNTARY SEPARATIONS FROM EXISTING DOWNTOWN RESIDENTIAL
TOWERS IN THE DOC2 ZONE
AND DETERMINATION OF NON-SIGNIFICANCE**
Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle is proposing to amend the Land Use Code (Title 23 Seattle Municipal Code) to authorize the SDCI Director to grant, as a non-discretionary decision that is not appealable to the City Hearing Examiner, additional height and density beyond zone maximums for new development in the Downtown Office Core 2 (DOC2) zone the provides voluntary setbacks from existing residential towers.

The proposal is intended to provide a regulatory incentive for developers of new towers, which are proposed for blocks in the DOC2 zone where there is an existing residential tower, to provide a voluntary separation from existing towers. The voluntary separation could increase penetration of light and air to existing residential towers and reduce conflicts between uses in adjacent towers. Proposed separation distances exceed separations that might otherwise be require to comply with Seattle Building Code fire separation standards.

The proposed voluntary separation distances would require that a developer relocate floor area that could otherwise be developed. The proposed additional height or commercial density would allow a developer to achieve the same floor area that might otherwise be available without the voluntary setback plus a small floor area incentive to encourage developers to provide the separation.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Office of Planning and Community Development (OPCD) 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 15, 2017. Comments may be sent to:

Office of Planning and Community Development

Attn: Brennon Staley

P.O. Box 94788

Seattle, WA 98124-7088

brennon.staley@seattle.gov

and

Seattle City Council Central Staff

Attn: Ketil Freeman

P.O Box 34025

Seattle, WA 98124-4025

ketil.freeman@seattle.gov

Other Land Use Action for publication in the LUIB & DJC on June 1, 2017

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 22, 2017. 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 online at <http://www.seattle.gov/council/committees/planning-land-use-and-zoning> or at the City Clerk's walk-up counter, Seattle City Hall, 600 4th Avenue, Third Floor, Seattle, WA 98104.

The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday through Friday.

Questions regarding the proposed amendments can be directed to Ketil Freeman, City Council Central Staff, at (206) 684-8178 or ketil.freeman@seattle.gov.