



Seattle

Office of Planning &
Community Development

Bruce Harrell, Mayor | Rico Quirindongo, Director

For publication in the LUIB and DJC on October 14, 2025

**NOTICE OF PROPOSED
HOUSING OPPORTUNITIES ZONING AMENDMENTS
AND Revised DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The Office of Planning and Community Development (OPCD) proposes to adopt zoning map changes and Land Use Code text amendments (Seattle Municipal Code Title 23) to expand near-term housing opportunities in Seattle.

OPCD issued a SEPA Determination of Non-Significance (DNS) on September 22, 2025 (SEPA Record # 202503921). OPCD is now issuing a Revised DNS to address two adjustments to the previously published proposed legislation:

- Land Use Code text amendment to SMC section 23.47A.009 to provide a height limit increase and exempt residential floor area from FAR limits, for new development on very large sites in NC-55 zones in Lake City for development that includes dedicated space for grocery store and/or pharmacy uses and housing including moderate-income housing.
- Extension of the eligible area for height limit increase for residential development in the Belltown neighborhood to the DMC-75 zone and adding two infill housing focus areas.

ENVIRONMENTAL DETERMINATION

OPCD has determined that the zoning map and land use code text changes will not have a probable significant adverse environmental impact and has issued a Revised Determination of Non-Significance (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding this Revised DNS or potential environmental impacts may be submitted through October 28, 2025. Comments may be e-mailed to:

City of Seattle Office of Planning and Community Development
Attn: Geoffrey Wentlandt
Geoffrey.Wentlandt@Seattle.gov

NO APPEAL OPPORTUNITY

The proposal is a nonproject action by the City that increases housing capacity, housing affordability, and mitigates displacement and is not subject to administrative or judicial appeal pursuant to RCW 43.21C.495 (and 36.70A.070).

INFORMATION AVAILABLE

Copies of the Revised DNS, SEPA checklist, proposed legislation, and Director's Report are available in two places.

- OPCD's DailyPlanIt blog at <https://dailyplanit.seattle.gov>
- The Seattle Services Portal at <https://services.gov/Portal/Customization/SEATTLE/welcome.aspx> by choosing the Public Notices category and entering the 10/14/2025 publish date of this public notice.

If you are unable to access the materials or have questions regarding the proposal please contact Geoffrey Wentlandt at Geoffrey.Wentlandt@Seattle.gov .