

**NOTICE OF PROPOSED LAND USE CODE TEXT AMENDMENT,
CITY COUNCIL PUBLIC HEARING AND
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197.11.340

The proposal is to amend the Land Use Code (Title 23), Seattle's policies pursuant to the Environmental Policy Act (SEPA) and Tree Regulations (Title 25) to update lowrise zoning and other provisions as summarized by the following:

1. Consolidate five lowrise zones (LDT, L1, L2, L3 and L4) into three (LR1, LR2 and LR3);
2. Allow a height limit of 30' for most housing types and 40' for apartments in certain designated growth areas (such as urban centers, urban villages, and light rail station areas), with varying allowances for additional height for pitched roofs and, in some situations, a partially below grade floor;
3. Apply updated development standards based on housing types (such as townhouses and rowhouses) including:
 - a. flexible standards -- setbacks, floor area ratio (FAR) and width and depth limits;
 - b. density limits -- based on housing type, design features and location in or out of growth areas;
 - c. transitions -- restrictions on additions to height limits for lowrise zoned lots abutting single family zoned lots;
4. Improve the appearance and function of new development with new design standards;
5. Eliminate parking requirements for multifamily uses in urban villages for lots within walking distance of transit stops with frequent service, and eliminate the City's authority to require more parking in these areas and certain urban centers through environmental review;
6. Apply the Green Factor landscaping requirement and residential amenity requirements; and
7. Clarify and organize regulations.

Recommendations to change lowrise zoning provisions apply only to land that is currently zoned for lowrise multifamily development. No single-family zoned areas are proposed to be rezoned. While lowrise zones are proposed to be consolidated and renamed, no further remapping is proposed.

Other amendments are proposed, such as changing the method for measuring height, and space requirements for storage of garbage and recycling containers, that apply to more than just lowrise multifamily zones.

ENVIRONMENTAL DETERMINATION

DPD has determined that the amendments described above will not have a significant adverse environmental impact, and has issued a Determination of Non-Significance (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding potential environmental impacts may be submitted through May 6, 2010. Comments must be sent to:

**City of Seattle, DPD
Attn: John Shaw
PO Box 34019
Seattle WA 98124-4019**

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. May 13, 2010. Appeals should be addressed to the Hearing Examiner and must be accompanied by a \$50.00 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**

PUBLIC HEARING

The City Council's Committee on the Built Environment will hold a public hearing to take comments on the proposal on May 25, which starts at 5:30 p.m. The hearing will be held in:

**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. Directions to City Hall, including information about reduced rate parking for evening events, is available at www.seattle.gov/council/city_hall_parking.pdf.

Questions concerning the public hearing may be directed to Dan Nolte in Councilmember Clark's office, by calling (206) 684-8802 or via e-mail at: dan.nolte@seattle.gov.

Print and communications access is provided on prior request. Please contact Dan Nolte at 684-8802 as soon as possible to request accommodations for a disability.

WRITTEN COMMENTS

For those unable to attend the public hearing, comments will be accepted through 5:00 p.m. May 24. Please send comments to Dan Nolte or to:

Councilmember Sally Clark
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025
sally.clark@seattle.gov

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 Public Resource Center is open 7:30 a.m. to 5:30 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday. Questions regarding the proposed amendments may be directed to Rebecca Herzfeld at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov or Michael Jenkins at (206) 615-1674 or via email at michael.jenkins@seattle.gov.

Documents are also available at the DPD Multifamily Code Update, and the City Council websites at these links:

[http://www.seattle.gov/DPD/Planning/Multifamily Code Update/Overview/](http://www.seattle.gov/DPD/Planning/Multifamily_Code_Update/Overview/)

<http://seattle.gov/council/clark/2009townhomes-mcuvideos.htm>.