

Other Land Use Action for publication in the Seattle Services Portal (LUIB) & DJC on October 7, 2021

NOTICE OF 2021 AMENDMENTS TO FIRST HILL LANDMARK PRESERVATION REGULATIONS AND DETERMINATION OF NON-SIGNIFICANCE

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle Office of Planning and Community Development (OPCD) proposes a non-project action to update provisions of the Land Use Code addressing height limits and floor area limits in certain Neighborhood Commercial zones, per code sections 23.47A.012 and 23.47A.013. The proposal allows for a building exceeding zoned height limits and floor area density limits in NC3-200 and NC3P-200 zones located in a portion of the First Hill/Capitol Hill Urban Center.

- A development site could obtain transfer of development rights (TDR) from a non-residential building lot or transfer of development potential (TDP) from a residential building lot within the same block.
- The only kinds of TDR or TDP that could be used are Landmark TDR or TDP.
- The maximum amount of floor area that could be obtained is 110,526 square feet.
- This additional floor area would relate to floors higher than the zoned height limit of 200 feet, up to a maximum of 350 feet in height.

The NC3-200 and NC3P-200 zones in the First Hill/Capitol Hill Urban Center are located in the half-blocks along Madison Street between Interstate 5 and Broadway Avenue. However, the only location where the proposed provisions could affect future development is the half-block located north of Madison Street between 9th Avenue and Terry Avenue, given the presence of the landmarked Sorrento Hotel.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance (DNS) 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 October 21, 2021. Comments may be sent to:

City of Seattle, SDCI
Attn: Gordon Clowers
P.O. Box 94788
Seattle, WA 98124-7088
gordon.clowers@seattle.gov

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. October 28, 2021. 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

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**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/opcd/ongoing-initiatives/first-hill-parks-and-public-space#projectdocuments>. (The SDCI Public Resource Center is currently closed due to public health emergency.)

Questions about the proposed amendments can be directed to Jim Holmes at jim.holmes@seattle.gov, and questions about the environmental determination can be directed to Gordon Clowers, SDCI Senior Planner, at gordon.clowers@seattle.gov.