

**NOTICE OF PROPOSED LAND USE CODE CHANGES
FOR INTERIM DESIGN REVIEW EXEMPTION
AND SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The Seattle Department of Construction and Inspections (SDCI) is proposing a non-project action that would amend the Land Use Code on an interim basis. For an interim period of three years following adoption, development proposals that primarily include residential uses, hotels, or research and development (R&D) laboratory uses within the Downtown, Uptown, South Lake Union Urban Centers and the First Hill portion of the First Hill/Capitol Hill Urban Center, would be exempt from the Design Review process. The action is intended to expedite approvals of new residential, hotel, and R&D laboratory uses as a strategy to increase downtown activation as a component of Mayor Harrell's Downtown Activation Plan.

Mixed-use development in which at least 50% of the gross floor area is in residential use or hotel use, or which includes R&D laboratory uses, would qualify for the temporary exemption from Design Review. Exempted development proposals would still be reviewed according to other Land Use Code requirements (and other applicable codes) and be subject to Master Use Permits (MUPs) and/or building permits. Development proposals that consist solely of non-residential uses other than R&D laboratory and hotel uses would not be eligible for this exemption, and would remain subject to the City's Design Review program. Proposals exempt from design review would be eligible for waivers and modifications of development standards, comparable to the range of development departures possible through the current Design Review process.

ENVIRONMENTAL DETERMINATION

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

HOW TO COMMENT

Comments regarding this DNS or potential environmental impacts may be submitted through May 2, 2024. Comments may be emailed to:

**City of Seattle Office of Planning and Community Development
Attn: Geoffrey Wentlandt
Geoffrey.Wentlandt@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. May 9, 2024. 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 are available at the City's Land Use Information Bulletin accessible at: [Public Notices - Seattle Services Portal | Seattle.gov](#). Click on Public Notices and enter the March 25, 2024 publishing date of this public notice. These materials may also be found through a Design Review Exemptions link on the SDCI Changes to Code webpage at: [Changes to Code – SDCI | seattle.gov](#).

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