

**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

Councilmember Tom Rasmussen is sponsoring legislation that carries out the second part of a two-part process that began in 2008 to protect the unique character of the Pike/Pine neighborhood. Last July, City Council completed the first part of the project by adopting legislation that expanded the Pike/Pine Conservation Overlay District and strengthened its requirements. The proposed legislation builds on that effort and would:

1. Make additions to the existing Pike/Pine Neighborhood Design Guidelines to better address developments that incorporate “character structures” (defined as buildings that are at least 75 years old). A new section B about height, bulk, and scale would be added to the current guidelines, as would a new section D-8 about signs.
2. Update illustrations and examples in the Guidelines.
3. As part of the design review process, when a character structure is located on a lot, require that the developer evaluate the key architectural elements of a character structure and provide at least one alternative design that would maintain those elements and the integrity of the character structure.
4. Change the decision-maker from the Department of Planning and Development (DPD) Director to the local Design Review Board when a developer requests a departure from the prescribed method for incorporating a character structure into a new building.
5. Allow an exception from the prohibition against internally-illuminated cabinet signs in the Pike/Pine Conservation Overlay District for signs that are no larger than three square feet.

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 August 16, 2010. Comments must be sent to:

**City of Seattle, Department of Planning and Development
Attn: Andy McKim
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. August 23, 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 at its September 8 meeting between 9:30 and noon. 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 are available at www.seattle.gov/council/city_hall_parking.pdf.

Questions concerning the public hearing may be directed to David Yeaworth in Councilmember Clark's office, by calling (206) 684-5328 or via e-mail at: david.yeaworth@seattle.gov.

Print and communications access is provided on prior request. Please contact David Yeaworth at 684-5328 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. September 7, 2010. Please send comments to David Yeaworth 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 proposed legislation 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 to Dennis Meier at (206) 684-8270 or via email at dennis.meier@seattle.gov.

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

<http://www.seattle.gov/dpd/Planning/PikePineConservationOverlayDistrict/Overview/>

http://www.seattle.gov/council/rasmussen/pike_pine.htm.