

**NOTICE OF AVAILABILITY OF
ADDENDUM TO SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)
Pioneer Square Rooftop Features Cleanup**

An Addendum to the 2021 SEPA Determination of Non-Significance (DNS) addressing rooftop features in the City of Seattle Land Use Code is available for public review. This Addendum supplements analysis in the December 30, 2021 Determination of Non-Significance (DNS) on rooftop features, and incorporates it by reference.

Proposal: The proposal is a legislative action by the Seattle City Council to amend the Land Use Code to clarify, correct, and increase consistency of standards for permissible rooftop features and uses in the Pioneer Square Preservation District.

The proposal would:

- Increase maximum heights from 12 feet to 15 feet above rooftops for certain rooftop penthouses in Pioneer Square with residential, office, lodging, or eating and drinking establishments, including at historic-contributing buildings.
- Allow an eating and drinking establishment use within recreational spaces of buildings built since 2008 in Pioneer Square, and clarify related allowances for elevators, outdoor covered spaces, coverage limits (including a 5 percent increase in total roof coverage for this rooftop use), and setbacks. This would apply to approximately 11 properties in the Pioneer Square Preservation District.
- Clarify that lodging uses' rooftop penthouse additions may include accessory uses such as dining areas, and eating and drinking establishments.
- Correct Downtown height code in Section 23.49.008 to clarify the code's guidance about the coverage limits for certain rooftop features in Pioneer Square.

Future proposals using these provisions would be subject to site-specific review by the Pioneer Square Preservation District.

Addendum: The Addendum incorporates by reference the prior DNS analysis completed for Ordinance 126600, with additional evaluation of potential environmental impacts that might arise due to the proposal. Together, the prior DNS and this Addendum meet the proposal's SEPA responsibilities and will accompany the proposal to the decision-makers.

Timing of Implementation: The City Council will consider this code amendment proposal in Summer 2023. The City Council expects to take public comment during a future public hearing.

Project Proponent and Lead Agency:

City of Seattle Department of Construction and Inspections
700 Fifth Avenue, Floor 20
PO Box 34019
Seattle, WA 98124-4019

Responsible Official: Nathan Torgelson

Contact Person: Gordon Clowers
Phone: (206) 679-8030
Email: gordon.clowers@seattle.gov

Issuance Date of the DNS: December 30, 2021

Issuance Date of Addendum: May 18, 2023

Information Available: See updated information on proposed Pioneer Square related code changes, including the DNS, at: [Changes to Code - SDCI | seattle.gov](https://www.seattle.gov/SDCI/changes-to-code).

Comments: Written comments on the Addendum may be submitted through June 1, 2023. Send comments to:

City of Seattle Department of Construction and Inspections
PO Box 34019
Seattle, WA 98124-4019
Attn: Gordon Clowers

Or email: gordon.clowers@seattle.gov