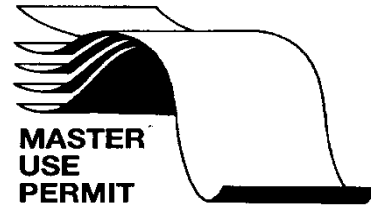


Seattle Department of Planning and Development

D. M. Sugimura, Director

April 24, 2014



NOTICE OF APPLICATION

Seattle's Department Planning and Development is currently reviewing the Master Use Permit applications described below.

Area: Downtown/Central **Address:** 1250 DENNY WAY
Project: 3014772 **Zone:** ZONING SPECIAL ST. WITHIN 100 FT., SEATTLE MIXED 240' INCENTIVE, ARTERIAL WITHIN 100 FT., CITY OWNED PROPERTY, URBAN VILLAGE OVERLAY

Contact: GREG STAMATIOU - (206)684-3232 x
Planner: Colin Vasquez - (206) 684-5639

Date of Application: 04/21/2014

Date Application Deemed Complete: 04/21/2014

Council Land Use Action to establish a city facility (Denny Substation). Project includes installation of a screening wall, control building, maintenance building, transformer units and mechanical equipment. Vehicle access point to facility to be located at John Street. Project also includes street vacation for Pontius Ave N. Draft Environmental Impact Statement (dated March 27, 2014) has been prepared by Seattle City Light.

Comments may be submitted through: 05/07/2014

The following approvals are required:

Council Action to allow a structure in the required setback in a SM zone.

Council Action to allow a waiver or modification to the facade transparency requirements in a SM zone.

Council Action to allow a waiver or modification to the blank facade requirements in a SM zone.

Council Action to allow a waiver or modification to blank facade limits in a SM zone.

Council Action to allow a waiver or modification to green factor requirements in a SM zone.

Council Action to allow a waiver or modification to the minimum facade height in a SM zone.

SEPA to approve, condition or deny pursuant to 25.05.660.

Other permits that may be needed which are not included in this application:

Building Permit

Your written comments are encouraged and may be submitted to:

Department Planning and Development
ATTN: Public Resource Center or Assigned Planner
700 5th Av Ste 2000
PO Box 34019
Seattle WA 98124-4019
FAX 206-233-7901
PRC@seattle.gov

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. The comment period may be extended an additional 14-days. A written request to extend the comment period must be received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to review yet to be conducted. The project file, environmental documentation and other additional information related to the project can be found at the Public Resource Center, 700 Fifth Avenue, Suite 2000 (206) 684-8467. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions about the projects listed in this bulletin can also be directed to the Public Resource Center via e-mail. **The e-mail address is PRC@seattle.gov. For future updates include your US postal address.**

To the extent known by the Department, in addition to the project permits included in each of the land use applications described below, other government approvals or permits that may be necessary, that are not included in the applications, will also be listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

The City Council amended the City's SEPA (State Environmental Policy Act) Ordinance effective on November 1, 1998. The amendments included the Early Review Determination of Nonsignificance (DNS) Process, which DPD is now using for **all** applications for projects requiring a threshold determination when DPD has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Projects subject to the Early Review DNS process may include mitigation measures under applicable codes and ordinances, and after comment and review occurs they may incorporate or require additional mitigation measures regardless of whether or not an Environment Impact Statement is required.

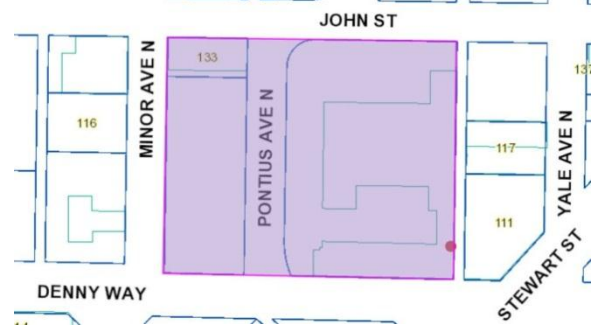
A copy of the application and the environmental checklist prepared by the applicant will be sent to agencies with jurisdiction, the Department of Ecology, affected tribes and local agencies whose public services would be changed as a result of the proposal. After the close of the comment period, DPD will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/scoping notice. Copies of the subsequent threshold determination for the proposal may be obtained upon request.

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized. An interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$1,500.00 fee payable to the City of Seattle. (This fee covers the first six hours of review. Additional hours will be billed at \$250.00.) Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be asked by phone by calling (206) 684-8467. Requests for interpretation may be submitted to the Department of Planning and Development, Code Interpretation and Implementation Group, 700 5th Av, Ste 2000, PO Box 34019, Seattle, WA 98124-4019.

Note: The vicinity map feature added to the public notice of application is provided as an illustrative reference. It is not intended to replace the legal description and site plan included in the project file. In the event of omissions, errors or differences, the documents in DPD's files will control.



(Top of image is north.)
Map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in DPD's files will control.