



**SEATTLE CITY COUNCIL
COMMITTEE ON THE BUILT ENVIRONMENT
Wednesday, May 12, 2010
9:30 a.m.**

Members: Sally J. Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Tom Rasmussen, Alternate

Staff: David Yeaworth, Legislative Aide
LaTonya Brown, Legislative Aide
Dan Nolte, Legislative Aide

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Council Meeting Listen Line: 206-684-8566

Unless otherwise noted, all meetings are held in Council Chambers on the
2nd floor of City Hall, 600 Fourth Avenue, Seattle, Washington

1. Chair's Report
(5 minutes)
2. Public Comment
(10 minutes)
3. C.F. [309754](#) Application of Michael Vanderhoff for a contract rezone of 19,872 square feet of land at 7700 Rainier Avenue South, from Single Family 5000 (SF 5000) to Neighborhood Commercial 2 with a 40 foot height limit (NC2 40) (Project No. 3009571/Type IV).
Presenter: Sara Belz, Council Central Staff

Supporting Documents:
 - [7700 Rainier Avenue South – Memo](#)
 - [Draft FC&D for C.F. 309754](#)
4. C.B. [116861](#) Relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 175 of the Official Land Use Map to rezone property located at 7700 Rainier Avenue South from Single Family 5000 (SF 5000) to Neighborhood Commercial 2 with a 40 foot height limit (NC2-40), and accepting a Property Use and Development Agreement in connection therewith.
(Petition by Kevin Sutton, C.F. 309754, DPD Project 3009571)

*****No public comment will be taken on this item because it is quasi-judicial and the Council's decision can be based only on the official record .*****

Presenter: Sara Belz, Council Central Staff
(10 minutes)

BRIEFING ,
DISCUSSION
AND POSSIBLE
VOTE

BRIEFING ,
DISCUSSION
AND POSSIBLE
VOTE

(OVER)



The Council's Chambers and offices are physically accessible;
translation services provided on request. Call
206-684-8888 (TDD: 206-233-0025) for further information.



5. C.B. [116534](#) Multifamily Code Update — Further consideration of updates to the Lowrise multifamily zones with specific attention to design standards and administrative design review.

BRIEFING
AND DISCUSSION

Related to land use and zoning, amending Seattle Municipal Code (SMC) Title 23 Sections 23.02.020, 23.22.062, 23.24.045, 23.34.013, 23.34.014, 23.34.016, 23.34.018, 23.34.020, 23.34.024, 23.34.026, 23.34.028, 23.34.070, 23.41.012, 23.42.042, 23.42.108, 23.42.114, 23.42.122, 23.42.124, 23.42.130, 23.43.008, 23.43.010, 23.43.012, 23.43.040, 23.44.006, 23.44.017, 23.44.036, 23.45.002, 23.45.004, 23.45.006, 23.45.008, 23.45.009, 23.45.010, 23.45.014, 23.45.015, 23.45.016, 23.45.017, 23.45.018, 23.45.068, 23.45.090, 23.45.106, 23.45.110, 23.45.116, 23.45.144, 23.45.148, 23.45.152, 23.47A.006, 23.49.025, 23.54.015, 23.54.020, 23.54.030, 23.72.008, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.012, 23.84A.014, 23.84A.025, 23.84A.028, 23.84A.030, 23.84A.032, 23.84A.038, 23.86.006, 23.86.007, 23.86.012, 23.86.014, 23.86.016, 23.86.020, 23.90.018, 23.90.020, 23.91.002, and 25.05.675 in Title 25; creating a new multifamily chapter in Sections 23.45.502 through 23.45.554; consolidating the regulations for public facilities and public schools in new chapters of the Code, 23.51A and 23.51B; adding a new section 23.54.040; and repealing Sections 23.34.022, 23.45.005, 23.45.007, 23.45.011, 23.45.012, 23.45.047, 23.45.048, 23.45.050, 23.45.052, 23.45.054, 23.45.056, 23.45.057, 23.45.058, 23.45.059, 23.45.060, 23.45.064, 23.45.066, 23.45.070, 23.45.072, 23.45.073, 23.45.074, 23.45.075, 23.45.076, 23.45.080, 23.45.082, 23.45.088, 23.45.092, 23.45.094, 23.45.096, 23.45.098, 23.45.100, 23.45.102, 23.45.108, 23.45.112, 23.45.122, 23.45.124, 23.45.126, 23.45.140, 23.45.142, 23.45.146, 23.45.150, 23.45.154, 23.45.160, 23.45.162, 23.45.164, 23.45.166, and 23.47A.029 all in order to support multifamily housing, implement Comprehensive Plan and Neighborhood Plan policies for multifamily areas, and to promote the general health, safety and welfare.

*Presenters: Dennis Meier, Mike Podowski, Geoffrey Wentlandt, and Roberta Baker, Department of Planning and Development; Michael Jenkins and Rebecca Herzfeld, Council Central Staff
(40 minutes)*

Supporting Documents:

- [Lowrise – Memo](#)
- [Lowrise – Graphics](#)

6. C.B. [116857](#) Rental Housing Inspections—Relating to residential rental property registration and inspections, adding a new Chapter 6.440 to the Seattle Municipal Code and providing for an effective date of October 1, 2011.

BRIEFING
AND DISCUSSION

*Presenters: Karen White, Department of Planning and Development; Denise Movius, Department of Executive Administration; Michael Jenkins, Council Central Staff
(20 minutes)*

Supporting Documents:

- [Rental Housing Inspections](#)

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7.

South Downtown Neighborhoods—Changes in buildings heights, open space, streets and housing — An overview of how buildings' height, bulk and scale are shaped by the Land Use Code.

Presenters: Susan McLain, Gordon Clowers, and Dennis Meier, Department of Planning and Development; Martha Lester, Rebecca Herzfeld, Council Central Staff

(35 minutes)

Supporting Documents:

- [South Downtown Development Standards](#)

BRIEFING
AND DISCUSSION