



**SEATTLE CITY COUNCIL
COMMITTEE on the BUILT ENVIRONMENT
Wednesday, March 9, 2011
9:30 a.m.**

*****PUBLIC HEARING*****

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

Email: sally.clark@seattle.gov

Committee Chair Telephone: 206-684-8802

Council Meeting Listen Line: 206-684-8566

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

PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED

Call to Order

1. **Chair's Report**
(5 minutes)
2. **Public Comment**
(10 minutes)
3. C.F. [311364](#) **Reappointment of Ryan Hester** as member, Pioneer Square Preservation Board, for a term of confirmation to March 1, 2013.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE
Presenter: Karen Gordon, Department of Neighborhoods
4. C.F. [311365](#) **Appointment of Miriam Hinden** as member, Pioneer Square Preservation Board, for a term of confirmation to March 1, 2013.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE
Presenter: Karen Gordon, Department of Neighborhoods
5. C.F. [311366](#) **Appointment of Tija Petrovich** as member, Pioneer Square Preservation Board, for a term of confirmation to March 1, 2013.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE (15 minutes)
Presenter: Karen Gordon, Department of Neighborhoods

(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.



6. C.F. [311285](#) **Reappointment of James P. Savitt** as member, Pike Place Market Preservation and Development Authority Council, for a term of confirmation to June 30, 2014.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE (5 minutes)
Presenter: Ben Franz-Knight, Pike Place Market Preservation Development Authority
7. C.F. [311239](#) **Reappointment of Mary McCumber** as member, Historic Seattle Preservation and Development Authority Council, for a term of confirmation to November 1, 2014.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE (5 minutes)
Presenter: Kathleen Brooker, Historic Seattle
[This presentation is for agenda items 8 & 9](#)
8. C.B. [116987](#) **Laurelhurst Community Center**—Relating to historic preservation, imposing controls upon the Laurelhurst Community Center, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE (10 minutes)
Presenters: Kathleen Connor, Seattle Parks Department; Karen Gordon, Department of Neighborhoods
9. C.B. [117115](#) **Harborview Medical Center**—Relating to historic preservation, imposing controls upon the Harborview Medical Center (Center Wing of the East Hospital), a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.
BRIEFING AND DISCUSSION, AND POSSIBLE VOTE (10 minutes)
Presenters: Leslie Harper-Miles, King County, and Christine Kiefer, Harborview Medical Center; Karen Gordon, Department of Neighborhoods

(CONTINUE ON NEXT PAGE)

10. C.B. [117104](#) **Multifamily Code Update Corrections and Clarifications**—Related to land use and zoning, amending Sections 11.16.240, 15.16.040, 22.206.160, 23.41.018, 23.44.012, 23.45.510, 23.47A.012, 23.47A.013, 23.57.012, 23.84A.024, 23.84A.032, and 23.86.006 of the Seattle Municipal Code to make clarifications, and correct cross-references, formatting, errors, and omissions from Ordinance 123495.

C.B. [117117](#) **Multifamily Code Update Corrections and Clarifications**—Related to land use and zoning, amending Sections 11.16.240, 15.16.040, 22.206.160, 23.41.018, 23.44.012, 23.45.510, 23.47A.012, 23.47A.013, 23.57.012, 23.84A.024, 23.84A.032, 23.86.006, and 23.86.007 of the Seattle Municipal Code to make clarifications, and correct cross-references, formatting, errors, and omissions from Ordinance 123495.

PUBLIC HEARING, BRIEFING, DISCUSSION, AND POSSIBLE VOTE
(10 minutes)

*Presenters: Mike Podowski, Department of Planning and Development;
Rebecca Herzfeld, Council Central Staff*

Supporting Documents:

- [Multifamily – 117117](#)
- [Multifamily – COBE Memo](#)

(OVER)

11. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing**—Committee discussion and possible vote on amendments to increase maximum allowable height in portions of Pioneer Square and to expand the area where upper-level setbacks are required to achieve higher heights. Discussion of possible increase in development capacity for area south of S. Charles Street.

Relating to land use and zoning, modifying locational criteria for various downtown zones and industrial zones; creating new zone classifications; modifying use provisions and development standards; enacting and amending affordable housing incentive programs; enacting and amending provisions for height and density bonuses and transfer of development capacity; amending Seattle Municipal Code Sections 23.34.108, 23.34.110, 23.34.114, 23.34.116, 23.41.004, 23.47A.005, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.015, 23.49.019, 23.49.020, 23.49.022, 23.49.044, 23.49.045, 23.49.046, 23.49.056, 23.49.058, 23.49.146, 23.49.148, 23.49.156, 23.49.158, 23.49.162, 23.49.164, 23.49.166, 23.49.178, 23.49.181, 23.49.198, 23.49.200, 23.49.208, 23.49.223, 23.49.226, 23.49.236, 23.49.242, 23.50.012, 23.50.016, 23.50.020, 23.50.026, 23.50.027, 23.50.028, 23.50.038, 23.50.051, 23.50.053, 23.53.006, 23.53.020, 23.58A.002, 23.58A.004, 23.58A.008, 23.58A.012, 23.58A.016, 23.58A.018, 23.66.018, 23.66.100, 23.66.150, 23.66.160, 23.66.302, 23.66.306, 23.66.308, 23.66.310, 23.66.318, 23.66.322, 23.66.324, 23.66.326, 23.66.328, 23.66.332, 23.66.334, 23.66.336, 23.66.338, 23.66.342, 23.74.010, 23.84A.002, 23.84A.006, 23.84A.036, 23.84A.038, 23.90.018, 23.90.020; enacting new Sections 22.900G.015, 23.49.023, 23.49.031, 23.49.059, 23.49.060, 23.49.143, 23.49.163, 23.49.165, 23.49.210, 23.49.212, 23.49.220, 23.49.250, 23.50.033, 23.50.039, 23.50.055, 23.58A.020, 23.58A.022, 23.58A.023, 23.58A.024, 23.66.032; repealing maps for Chapter 23.49 and enacting new maps to replace them; repealing sections 23.49.244, 23.49.246, 23.49.248 and 23.66.330; and amending the Official Land Use Map, Chapter 23.32, at pages 115, 116, and 117 to rezone areas within the South Downtown planning area and to expand the International Special Review District.

BRIEFING AND DISCUSSION, AND POSSIBLE VOTE ON AMENDMENTS
(30 minutes)

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

Supporting Documents:

- [South Downtown Presentation](#)
- [South Downtown Central Staff Memo](#)

(CONTINUE ON NEXT PAGE)

12. C.B. [117046](#) **Interim Uses for Underused Lots**—Relating to land use and zoning, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code, and adding new Sections 23.40.050 and 23.42.038 to establish a pilot program to revitalize vacant and underused lots in zones including Downtown, Seattle Mixed, Highrise, Industrial, and Commercial Zones, except landmark and special review districts; and providing for waiver of development standards.
BRIEFING, DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenters: Mike Podowski, and Bill Mills, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Documents:

- [Amendment to 117046 - Housekeeping Amendments](#)
- [Amendment to 117046 - 3-year Extendable Permit Terms](#)
- [Amendment to 117046 - 3-year Permit Term with 1 Extension](#)
- [Central Staff Memo](#)

13. C.B. [117047](#) **Station Area Interim Parking**—Relating to land use and zoning, allowing principal use parking as an interim use on eligible lots in all zones within the Station Area Overlay District in Southeast Seattle, except within the boundaries of the North Beacon Hill station area, and on lots occupied or owned by institutions within one quarter mile of a light rail station, where principal use parking is not otherwise permitted, providing for waiver of development standards, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code.
BRIEFING, DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenters: Mike Podowski, and Bill Mills, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Documents:

- [Amendment to CB 117047 - Reporting and Evaluation](#)
- [Amendment to CB 117047 - Additional Parking for Institutions](#)
- [Amendment to CB 117047 - Housekeeping Amendments](#)
- [Central Staff Memo](#)

Adjournment

**ATTACHED BELOW IS THE PUBLIC HEARING ON AMENDMENTS TO THE
LAND USE CODE TO CORRECT ERRORS AND OMISSIONS FROM
ORDINANCE 123495**



SEATTLE CITY COUNCIL
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On **Wednesday, March 9, 2011**, 9:30 a.m., the Seattle City Council's Committee on the Built Environment will hold a continuance of the Public Hearing on [Council Bill 117104](#) that was originally scheduled for February 23, 2011.

The Seattle City Council is proposing to amend the City's Land Use Code to correct errors and omissions from Ordinance 123495, which revised the regulations for Lowrise Multifamily zones and was passed on December 14, 2010. On January 24, 2011 a public review draft of proposed Council Bill 117104 was made available. Additional amendments are proposed and are included in a new Council Bill 117117 including the following:

- Correct cross references and formatting;
- Clarify the definition of rowhouse development;
- Clarify exemptions from floor area ratio (FAR) limits related to underground or partially below ground stories;
- Clarify what parking "below grade" means for the purpose of determining whether a rowhouse or townhouse qualifies for a higher FAR limit;
- Clarify how to measure the amount of gross floor area that extends no more than 4 feet above grade, and which is exempt from FAR calculations;
- Delete a sloped lot height exception in Single Family and Commercial zones that is no longer needed because the method for measuring height was changed by Ordinance 123495;
- Clarify the method for measuring height in Section 23.86.006 and in the definition of "existing lot grade".

(OVER)



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Based upon public comments and Council deliberations, the amendment or amendments ultimately adopted, if any, may be different than the amendments summarized above. The amendments adopted will be combined in a new Council Bill.

WRITTEN COMMENTS

Written comments may be submitted at any time until the final Council vote on the legislation. Please send comments to sally.clark@seattle.gov.

**Committee Chair Sally Clark
Seattle City Council
Committee on the Built Environment
P.O. Box 34025
Seattle, WA 98124-4025**

INFORMATION AVAILABLE

Questions regarding the proposed amendments may be directed to Rebecca Herzfeld of the Legislative Department at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov or Mike Podowski of DPD at (206) 386-1988 or via email at mike.podowski@seattle.gov.

Copies of Council Bill 117104 and Council Bill 117117 are available from the City Clerk's Office. The Clerk's Office is located at 600 4th Avenue, Floor 3 and is open from 8 a.m. to 5 p.m. Monday through Friday. Electronic copies may also be accessed at <http://clerk.seattle.gov/public/>. More information can be found at: http://www.seattle.gov/DPD/Planning/Multifamily_Code_Update/Overview/



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