



**SEATTLE CITY COUNCIL**  
**Committee on the Built Environment**  
**Wednesday, May 26, 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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Unless otherwise noted, all meetings are held in Council Chambers on the 2<sup>nd</sup> floor of the City Hall, 600 Fourth Avenue, Seattle, Washington

**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

1. **Chair's Report**  
(5 minutes)
2. **Public Comment**  
(10 minutes)
3. C.F. [309451](#) **Petition of Ezra Teshome to rezone 15,360 sq.ft. of land at 1222 E. Pine St. from Neighborhood Commercial 3 with a 40 foot height limit (NC3 40) to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65) (Project No. 3007044/Type IV).**  
BRIEFING, DISCUSSION & POSSIBLE VOTE

**\*\*\*No public comment may be taken on this item because it is a quasi-judicial action and the Council's decision can be based only on the official record, following Council rules on quasi-judicial actions .\*\*\***

*Presenter: Michael Jenkins - Council Central Staff*

*Supporting Documents:*

- [Council Central Staff Report](#)
- [Finding Conclusions and Decision](#)
- [Hearing Examiner Recommendation](#)

**(OVER)**



4. C.B. [116870](#) **Relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 111 of the Official Land Use Map to rezone property located at 1222 East Pine Street from Neighborhood Commercial 3 Pedestrian with a 40 foot height limit (NC3P-40) to Neighborhood Commercial 3 Pedestrian with a 65 foot height limit (NC3P- 65), and accepting a Property Use and Development Agreement in connection therewith. (Petition by Ezra Teshome, C.F. 309451, DPD Project 3007044).**  
BRIEFING, DISCUSSION & POSSIBLE VOTE (10 MINUTES)

**\*\*\*No public comment may be taken on this item because it is a quasi-judicial action and the Council's decision can be based only on the official record, following Council rules on quasi-judicial actions .\*\*\***

*Presenter: Michael Jenkins - Council Central Staff*

*Supporting Documents:*

- [1222 E Pine Street Rezone](#)

5. 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, DISCUSSION & POSSIBLE VOTE (35 MINUTES)

*Presenters: Karen White - Department of Planning and Development; Denise Movius - Department of Executive Administration; Michael Jenkins - Council Central Staff*

*Supporting Documents:*

- [RHI Councilmember Licata and Councilmember Clark Amendments](#)
- [RHI Draft Resolution Warrants](#)
- [RHI May 24, Staff Report](#)

6. **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.**  
BRIEFING & DISCUSSION (40 MINUTES)

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

*Supporting Documents:*

- [COBE South Downtown Presentation](#)
- [South Downtown Pioneer Square Heights](#)

**(CONTINUE NEXT PAGE)**

7. 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.**

**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.**

Briefing & Discussion (20 minutes)

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

*Supporting Documents:*

- [MFC COBE Memo](#)
- [MFC COBE Graphics Memo](#)