



SEATTLE CITY COUNCIL
Committee on the Built Environment
Wednesday, June 9, 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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Homepage: <http://www.seattle.gov/council/clark>

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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

1. **Chair's Report**
(5 minutes)
2. **Public Comment**
(10 minutes)
3. **Director's Report—Department of Planning and Development**
BRIEFING AND DISCUSSION (15 MINUTES)

Presenter: Diane Sugimura, Director, Department of Planning and Development

Supporting Documents:

- [DPD Monthly Report](#)

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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.



4. C.F. [309869](#) **Application of Bill Fuller for approval of a contract rezone of approximately 107,575 square feet of land from Neighborhood Commercial 2 with a 40 foot height limit (NC 2 40) to Neighborhood Commercial 3 with a 40 foot height limit' (NC3 40), and 10,366 square feet of land from Lowrise 3 (L3) to Neighborhood Commercial 3 with a 40 foot height limit (NC3 40), at 2622 California Avenue SW (Project No. 3009367, Type IV).**
BRIEFING, DISCUSSION & POSSIBLE VOTE (15 MINUTES)

Presenter: Michael Jenkins, Council Central Staff

Support Documents:

- [Rezone Presentation – Powerpoint](#)
- [Public Comment](#)
- [2622 California Ave SW Briefing Memo](#)
- [DPD Recommendation](#)
- [HE Recommendation](#)
- [Admiral Safeway Hearing Examiner Package](#)

*****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 .*****

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5. C.B. [116534](#) **Multifamily Code Update—Further consideration of updates to the Lowrise multifamily zones with specific attention to design standards, streamlined administrative design review, and revisions to the green factor landscaping requirements.**

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:

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

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6. **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing — An overview of proposed changes to zoning and development rules in the Little Saigon and Dearborn/Rainier neighborhoods.**

BRIEFING & DISCUSSION (30 MINUTES)

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

Supporting Documents:

- [Area East of I-5 Powerpoint](#)
- [Little Saigon from Sketch Up- Powerpoint](#)

7. **Comprehensive Plan Amendments—An introduction to an overview of the recent proposed amendments to the City's Comprehensive Plan.**

BRIEFING & DISCUSSION (10 MINUTES)

Presenter: Ketil Freeman, Council Central Staff

Supporting Documents:

- [Comp Plan Threshold Decision – Central Staff Memo](#)