



**SEATTLE CITY COUNCIL  
COMMITTEE on the BUILT ENVIRONMENT  
Tuesday, November 30, 2010  
9:00 a.m.**

**\*\*\*SPECIAL MEETING\*\*\***

**\*\*\*PLEASE NOTE DATE and TIME\*\*\***

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>

Video Archive: <http://www.seattlechannel.org/videos/watchVideos.asp?program=be>

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. C.F. [308944](#) **3210 California Avenue Southwest General Rezone**—Petition of Josh Stepherson to rezone 152,755 sq.ft. of land at 3210 California Ave. Southwest from NC1-30 to NC2-40 (Project No.3007538, Type IV).  
ORAL ARGUMENTS, DISCUSSION AND POSSIBLE VOTE (40 minutes)

*Presenter: Michael Jenkins, Council Central Staff*

*Supporting Document:*

- [3210 California Avenue Southwest – C.F. 308944 Briefing Memo V4](#)
- [Clerk File 308944](#)

**(OVER)**



4. C.F. [310179](#) **500 12th Avenue Contract Rezone**—Application of Capitol Hill Housing for approval of a contract rezone of 9,799 square feet of land at 500 12th Avenue from Neighborhood Commercial 2 with a 40 foot height limit and pedestrian zone designation (NC2P 40) to Neighborhood Commercial 2 with a 65 foot height limit and pedestrian zone designation (NC2P 65) for future construction of a 6 story structure containing 40 affordable housing units, approximately 6,000 square feet of ground floor commercial space, and parking for 17 vehicles (Project No. 3009796, Type IV).  
BRIEFING, DISCUSSION AND POSSIBLE VOTE (30 minutes)

*Presenter: Michael Jenkins, Council Central Staff*

*Supporting Document:*

- [500 12th Ave Contract Rezone](#)

5. C.B. [117014](#) **Lowrise Multifamily Code Update**—Related to land use and zoning, amending various chapters of Title 23 of the Seattle Municipal Code (SMC); adding new sections to Chapter 23.45 and recodifying other sections in that chapter; repealing Sections 23.34.016, 23.34.022, 23.45.002, 23.45.004, 23.45.006, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.015, 23.45.016, 23.45.017, 23.45.018, 23.45.064, 23.45.066, 23.47A.029, 23.48.031, 23.86.020, and all the exhibits in these Sections; adding Section 23.54.040; amending provisions in SMC Title 25 regarding environmental policies, critical areas, and tree protection; establishing new classifications and standards for lowrise multifamily development; revising lowrise zoning designations and locational criteria for multifamily zones; amending the Official Land Use Map to rezone all property currently in a Lowrise or Lowrise Duplex/Triplex zone to one of three new Lowrise zones; providing for the effect of expiration of any prior decision rezoning property from a Lowrise zone; providing for the extension of contract rezone conditions for property previous zoned to a Lowrise zone; eliminating multifamily parking requirements in urban villages with frequent transit service; changing the mechanism for permitting parking off-site; changing methods for measuring structure height in most zones; establishing standards for solid waste storage areas in most zones; and establishing a new streamlined design review process, all in order to allow a greater variety of housing types in Lowrise multifamily zones, to improve development regulations in multifamily and other zones, to encourage design excellence, to implement Comprehensive Plan policies, and to protect and promote the health, safety, and welfare of the general public.  
BRIEFING, DISCUSSION AND POSSIBLE VOTE.(50 minutes)

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

*Supporting Documents:*

- [Attachment A-Consent Items for Multifamily Code Update](#)
- [Multifamily Code Update Memo.](#)
- [Multifamily Exhibit Re Curb Cuts](#)