



SEATTLE CITY COUNCIL
COMMITTEE on the BUILT ENVIRONMENT
Wednesday, January 12, 2011
9:00 a.m.

SPECIAL MEETING

*** PLEASE NOTE SPECIAL START 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

Email: sally.clark@seattle.gov

Committee Chair Telephone: 206-684-8802

Council Meeting Listen Line: 206-684-8566

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. **Director's Report**—Department of Planning and Development
BRIEFING AND DISCUSSION (15 minutes)
Presenter: Diane Sugimura, Department of Planning and Development
Supporting Document:
 - [Department of Planning and Development Report – Year in Review](#)
4. C.F. [310914](#) **Eitel Building Controls and Incentives**—Appeal of 1507 Group, L.L.C. of a recommendation by the Hearing Examiner on landmark controls and incentives for the Eitel Building, 1501 Second Avenue (Quasi-judicial).
BRIEFING, DISCUSSION AND POSSIBLE VOTE (25 minutes)
Presenter: Ketil Freeman, Council Central Staff

(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.F. [310900](#) **West Point Treatment Plant**—Council Conditional Use application of King County to construct a one-story 4,087 square foot office accessory to the West Point Treatment Plant in an environmentally critical area, located at 4215 36th Avenue West (Project No. 3011263, Type IV). BRIEFING, DISCUSSION AND POSSIBLE VOTE (30 minutes)

Presenter: Michael Jenkins, Council Central Staff

Supporting Document:

- [West Point Treatment Plant](#)

6. C.F. [310852](#) **9125 Yukon Avenue South Rezone**—Application of Tony Case for approval of a contract rezone of approximately 73,000 square feet of land from Single Family 5000 (SF 5000) to Lowrise 1 (L1) multifamily residential, at 9125 Yukon Avenue S (Project No. 3006392, Type IV). BRIEFING AND DISCUSSION (25 minutes)

Presenter: Sara Belz, Council Central Staff

Supporting Documents:

- [Yukon Avenue South](#)
- [Yukon Avenue – Department of Planning Development Recommendation](#)
- [Yukon Avenue – Hearing Examiner Recommendation](#)

(CONTINUE ON NEXT PAGE)

7. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing—** Opportunity for Councilmember discussion and direction on possible amendments to proposed legislation.

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 (40 minutes)

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

Supporting Documents:

- [Proposed Zoning East of I-5](#)
- [South Downtown Zoning Proposal](#)