



SEATTLE CITY COUNCIL
PLANNING, LAND USE, AND SUSTAINABILITY COMMITTEE*
Monday, December 3, 2012
3:00 p.m. (after Full Council)

SPECIAL MEETING

PLEASE NOTE DATE and TIME

Members: Richard Conlin, Chair
Tim Burgess, Vice-Chair
Mike O'Brien, Member
Sally J. Clark, Alternate

Staff: Sara Nelson, Legislative Assistant
Elaine Ko, Legislative Assistant
Phyllis Shulman, Legislative Assistant

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Location: Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Committee Chair Telephone: 206-684-8805
Council Meeting Listen Line: 206-684-8566
Homepage: <http://www.seattle.gov/council/conlin>

*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

A. Call to Order

B. Public Comment

C. Items of Business

1. [C.F. 312609](#) **Appointment of Phillip Sit as member, Seattle Chinatown International District Public Development Authority Council, for a term of confirmation to December 31, 2016.**
[\(PDF Version\)](#)

DISCUSSION AND POSSIBLE VOTE (5 minutes)

Presenter: Kenny Pittman, Office of Intergovernmental Relations

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



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.



2. [C.B. 117601](#) **Relating to land use and zoning, amending Sections 23.49.011, 23.49.013, 23.49.014, and 23.49.181 of the current Seattle Land Use Code (SMC, Title 23) of the Seattle Municipal Code, to correct omissions from previous amendments and facilitate the use of incentive provisions within the Downtown Harborfront 2 (DH2) zone and the Pioneer Square Mixed (PSM) 85-120 zone.**

DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenters: Rick Hooper, Office of Housing; Dennis Meier, Department of Planning and Development; Rebecca Herzfeld, Council Central Staff

Supporting Documents:

- a. [Central Staff Memo](#)
- b. [Substitute Council Bill 117601](#)

3. [C.B. 117585](#) **Relating to the Seattle Shoreline Master Program; amending the Seattle Comprehensive Plan provisions in the Shoreline District; repealing Chapter 23.60 of the Seattle Municipal Code (SMC), the Shoreline Master Program; adopting an new Chapter 23.60A of the SMC, the Shoreline Master Program Regulations; incorporating and amending Chapter 25.09 of the SMC, environmentally critical areas regulations located in the Shoreline District into Chapter 23.60A of the SMC; amending subsection 23.80.004.C of the SMC, essential public facilities for light rail transit in the Shoreline District; adding certain shoreline violations to the citation process in Chapter 23.91 of the SMC; amending Chapter 23.32 of the SMC at pages 1, 10, 33, 49, 52, 53, 65, 74, 75, 80, 81, 82, 83, 84, 97, 99, 114, 125, 208, 210, 214, 215, and 217 of the Official Land Use Map to revise the locations of shoreline environments; adopting a Restoration and Enhancement Plan; repealing subsections 25.09.020.D.6 and 25.09.200.B of the environmentally critical areas regulations, creating and regulating shoreline habitat as a critical area; and amending Sections 22.170.110, 22.805.020, 22.807.020, 23.28.030, 23.34.007, 23.41.004, 23.41.012, 23.42.038, 23.42.040, 23.42.100, 23.44.006, 23.44.008, 23.44.010, 23.44.014, 23.44.052, 23.45.536, 23.45.545, 23.50.002, 23.50.014, 23.50.018, 23.50.026, 23.55.015, 23.57.002, 23.72.006, 23.72.008, 23.76.006, 23.76.066, 23.88.020, 23.90.006, 23.91.002, 25.09.015, 25.09.020, 25.09.045, Section 25.09.200, 25.09.240, 25.09.260, 25.09.320, 25.09.330, 25.09.520 of the SMC.**

DISCUSSION (40 minutes)

Presenters: John Skelton and Margaret Glowacki, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Document:

- a. [Council Central Staff Memo](#) (added, 12/03, 9:25 a.m.)
- b. [Second Substitute Council Bill 117585](#)

4. [C.B. 117603](#) **Related to land use and zoning, modifying function and locational criteria for the Seattle Mixed zone; 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 rights; amending Sections 23.34.128, 23.41.012, 23.45.510, 23.45.516, 23.45.574, 23.47A.035, 23.48.002, 23.48.004, 23.48.010, 23.48.011, 23.48.012, 23.48.014, 23.48.017, 23.48.020, 23.48.024, 23.48.026, 23.48.028, 23.48.030, 23.48.032, 23.48.034, 23.48.035, 23.48.036, 23.48.038, 23.49.008, 23.49.010, 23.49.011, 23.49.023, 23.50.026, 23.50.027, 23.50.028, 23.50.053, 23.57.005, 23.57.008, 23.57.012, 23.58A.002, 23.58A.004, 23.58A.012, 23.58A.014, 23.58A.022, 23.58A.024, 23.58A.026, 23.66.032, 23.84A.030, 23.84A.032, 23.84A.038, 23.86.006; repealing Sections 23.48.006, 23.48.008, 23.48.016, 23.48.018, 23.48.019, 23.50.051, 23.50.052, 23.58A.013, 23.58A.016, 23.58A.018, 23.58A.023; adding new sections 23.48.008, 23.48.009, 23.48.013, 23.48.022, 23.48.025, 23.58A.003, 23.58A.040, 23.58A.042, and 23.58A.044; and amending the Official Land Use Map, Chapter 23.32, at pages 101 and 102 to rezone areas within the South Lake Union Urban Center.**

BRIEFING AND DISCUSSION (45 minutes)

Presenters: Jerry Dinndorf, South Lake Union Community Council; Matt Roewe, VIA Architecture; Marshall Foster and Jim Holmes, Department of Planning and Development; Ketil Freeman, Council Central Staff

Supporting Documents:

- a. [SLU Community Council Letter](#)
- b. [Central Staff Memo, Council Bill 117603](#) (added 12/3, 1:45 p.m.)

5. [C.F. 309092](#) **Application of Seattle University to prepare a new major institution master plan for the Seattle University Campus, located at 901 12th Avenue (Project No. 3008328, Type IV).**

DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenter: Michael Jenkins, Council Central Staff

Supporting Documents:

- a. [Seattle University \(SU\) Divided Report – 12th Avenue Major Institution Overlay \(MIO\) Expansion](#)
- b. [SU Draft Findings, Conclusion, and Decision – Reject MIO Expansion](#)
- c. [SU Draft Findings, Conclusion, and Decision – Support MIO Expansion](#)

D. Adjournment