



SEATTLE CITY COUNCIL

Planning, Land Use, and Zoning Committee

Agenda

Friday, September 9, 2016

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Rob Johnson, Chair
Mike O'Brien, Vice Chair
Lisa Herbold, Member
M. Lorena González, Alternate

Chair Info: 206-684-8808; rob.johnson@seattle.gov

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September 9, 2016 - 9:30 AM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<http://www.seattle.gov/council/committees/planning-land-use-and-zoning>

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.

Please Note: Times listed are estimated

A. Call To Order

B. Chair's Report

(5 minutes)

C. Public Comment

(20 minutes)

D. Items of Business

1. [Appt 00504](#) **Appointment of Sarah Saviskas as member, Design Review Board, for a term to August 31, 2017.**

Attachments: [Appointment Packet](#)

Discussion and Possible Vote (5 minutes)

Presenter: Lisa Rutzick, Seattle Department of Construction and Inspections (SDCI)

2. [CF 314324](#) **Application of Brooklyn 50 LLC to rezone approximately 5,008 square feet of land located at 5001 Brooklyn Ave North from Lowrise 3 multifamily residential (LR3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65) for construction of a seven story building containing 60 residential units and 1,500 square feet of retail space at ground level (Project No. 3019997, Type IV).**

Attachments: [Rezone Application](#)
[Hearing Examiner Recommendation](#)

Supporting Documents: [Proposed Findings Conclusions and Decision](#)
[Central Staff Memo \(09/09/16\)](#)
[Presentation \(09/09/16\)](#)

Briefing, Discussion, and Possible Vote (15 minutes for items 2 and 3)

Presenter: Aly Pennucci, Council Central Staff

3. [CB 118784](#) **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 60 of the Official Land Use Map to rezone property located at 5001 Brooklyn Ave NE from Lowrise 3 (LR3) to Neighborhood Commercial 3-65 (NC3-65), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Brooklyn 50 LLC, C.F. 314324, SDCI Project 3019997)**

Attachments: [Exhibit A - Rezone Map](#)
[Exhibit B - Property Use and Development Agreement](#)

Supporting Documents: [Summary and Fiscal Note](#)

Briefing, Discussion, and Possible Vote

Presenter: Aly Pennucci, Council Central Staff

4. [CF 314312](#) **Application of Jodi Patterson-O'Hare to rezone land at 2220 E. Union St. from Neighborhood Commercial 2 with a 40 foot height limit (NC2-40') to Neighborhood Commercial 2 with a 65 foot height limit (NC2-65'), for future construction of a 144 unit apartment with ground floor retail and below grade parking (Project No. 3019001; Type IV).**

Attachments: [Rezone Application](#)
[Hearing Examiner Recommendation](#)

Supporting Documents: [Proposed Findings Conclusions and Decision](#)
[Central Staff Memo \(09/09/16\)](#)
[Presentation \(09/09/16\)](#)

Briefing, Discussion, and Possible Vote (15 minutes for items 4 and 5)

Presenter: Ketil Freeman, Council Central Staff

5. [CB 118785](#) **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 112 of the Official Land Use Map to rezone property located at 2220 East Union Street from Neighborhood Commercial 2-40 (NC2-40) to Neighborhood Commercial 2-65 (NC2-65) and from Neighborhood Commercial 2-40 with a pedestrian designation (NC2P-40) to Neighborhood Commercial 2-65 with a pedestrian designation (NC2P-65); and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by East Union 22, LLC, C.F. 314312, SDCI Project 3019001)**

Attachments: [Ex A - Rezone Map](#)
[Ex B - Property Use and Development Agreement](#)

Supporting Documents: [Summary and Fiscal Note](#)

Briefing, Discussion, and Possible Vote

Presenter: Ketil Freeman, Council Central Staff

6. [CB 118783](#) **AN ORDINANCE relating to land use and zoning; adding a new Chapter 23.58D to the Seattle Municipal Code (SMC); amending SMC Sections 23.40.060, 23.41.004, 23.41.012, 23.42.056, 23.45.510, 23.45.516, 23.48.021, 23.48.221, 23.48.230, 23.49.011, 23.49.023, 23.49.180, 23.50.033, 23.66.140, 23.84A.014, 23.88.010, and 23.90.018; and repealing SMC Sections 23.45.526 and 23.49.020; to revise the Living Building Pilot Program and reorganize, consolidate, and update standards when meeting the green building standard is a condition of a permit.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Director's Report](#)

[Report Att 1 - Draft Director's Rule v2](#)

[Report Att 2 - Regulatory Pathways to Net Zero Water](#)

[Presentation \(09/09/16\)](#)

[SDCI Memo \(09/09/16\)](#)

[Central Staff Memo \(09/09/16\)](#)

Briefing and Discussion (15 minutes)

Presenter: Ryan Moore, SDCI; Aly Pennucci, Council Central Staff

7. [CB 118683](#) **AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes responding to Resolution 31577 to increase the Plan's emphasis on race and social equity and improve its readability; modifying or adding new goals and policies in several elements of the Plan that describe the City's objectives for distributing housing and employment growth; and amending Sections 5.72.020, 23.34.008, 23.45.516, 23.47A.012, 23.47A.013, 23.49.056, 23.49.058, 23.51A.004, 23.58A.040, 23.69.030, 23.75.002, and 23.84A.040 of the Seattle Municipal Code to revise references to the updated Comprehensive Plan.**

Attachments: [Full Text: CB 118683 V1](#)
[Att 1 - Seattle 2035 Comprehensive Plan](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Growth and Equity Analysis](#)
[Central Staff Memo \(09/09/16\)](#)
[Memo 9/9/16 Att 1 to 14 - Council's Amendments to Seattle 2035](#)
[Memo 9/9/16 Att 15 - Community Involvement Element](#)
[Memo 9/9/16 Att 16 - Inadvertent Admissions](#)
[Memo 9/9/16 Att 17 - Commercial Affordability](#)
[Memo 9/9/16 Att 18 - Historic Preservation](#)
[Memo 9/9/16 Att 19 - Comparison of Industrial Land Goals and Policies](#)

Briefing and Discussion (20 minutes)

Presenters: Tom Hauger, Office of Planning and Community Development (OPCD); Lish Whitson and Eric McConaghy, Council Central Staff

8. **Briefing on the U District Planning Process: Community Engagement**

Supporting Documents: [Presentation \(09/09/16\)](#)

Briefing and Discussion (20 minutes)

Presenters: Elizabeth McCoury, The U District Partnership; Kristine Cunningham, ROOTS Young Adult Shelter; Sally Clark, University of Washington; Theresa Barreras, Office of Economic Development; Dave LaClergue, OPCD; Aly Pennucci, Council Central Staff

E. Adjournment