



SEATTLE CITY COUNCIL

Planning, Land Use, and Zoning Committee

Agenda

Tuesday, August 15, 2017

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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August 15, 2017 - 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. [CB 118971](#) **AN ORDINANCE** relating to land use and zoning; amending Sections 22.206.200, 22.208.020, 23.40.006, and 23.91.002 of the Seattle Municipal Code; to modify maintenance and demolition standards related to vacant buildings.

Supporting

Documents:

[Summary and Fiscal Note](#)

[Mayor's Letter](#)

[Director's Report](#)

[Central Staff Memo \(08/15/17\)](#)

Discussion and Possible Vote (20 minutes)

Presenters: Ketil Freeman, Council Central Staff; Faith Lumsden, Seattle Department of Construction and Inspections (SDCI)

2. [CF 314310](#) **Application of Capitol Hill Development LLC for approval of a contract rezone of approximately 74,000 square feet of property located at 1203 E. Spruce Street from Neighborhood Commercial 3 with a 65 foot height limit and a pedestrian overlay (NC3P 65) and Lowrise 3 (LR3) multifamily residential to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65) (Project No. 3018576; Type IV).**

Attachments:

[Rezone Application](#)

Supporting

Documents:

[Presentation \(08/15/17\)](#)

[Central Staff Memo \(08/15/17\)](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 2 and 3)

Presenter: Ketil Freeman, Council Central Staff

3. [CB 119059](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 117 of the Official Land Use Map to rezone property located at 1203 East Spruce Street from Lowrise 3 to Neighborhood Commercial 3 with a 65-foot height limit, and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Capitol Hill Development, LLC, C.F. 314310, SDCI Project 3018576)

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

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

Briefing, Discussion, and Possible Vote

4. [CB 119027](#) **AN ORDINANCE** amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2016-2017 Comprehensive Plan annual amendment process.

Attachments: [Att 1 - Land Use Element](#)
[Att 2 - Neighborhood Planning Element - Chinatown ID](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Director's Report](#)
[Seattle Planning Commission Letter \(08/15/17\)](#)

Briefing and Public Hearing (20 minutes)

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

5. [CB 119057](#) **AN ORDINANCE relating to land use and zoning; modifying the Design Review program; repealing and replacing Section 23.41.004 of the Seattle Municipal Code (SMC); amending Sections 3.51.030, 23.41.002, 23.41.008, 23.41.010, 23.41.012, 23.41.014, 23.41.016, 23.41.020, 23.57.013, 23.66.020, 23.66.030, 23.66.035, 23.73.009, 23.73.010, 23.73.012, 23.73.014, 23.73.015, 23.73.024, 23.76.004, 23.76.006, 23.76.008, 23.76.011, 23.76.012, 23.76.026, 23.76.040, 25.11.070, 25.11.080, 25.12.320, 25.12.680, 25.12.690 and 25.12.730 of the SMC; adding new Sections 23.41.015 and 23.41.022 to the SMC; repealing Section 23.41.018 of the SMC; making technical corrections; and adding new Sections 23.66.050 and 25.12.735 to modify the duties of Special Review District Boards and Landmark Preservation Boards by authorizing these Board to make recommendations to SDCI on design review development standard departures.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Director's Report](#)

[Presentation \(08/15/17\)](#)

[Central Staff Memo \(08/15/17\)](#)

Briefing and Discussion (30 minutes)

Presenters: Aly Pennucci, Council Central Staff; Roberta Baker and Christina Ghan, SDCI; Sara Belz, Department of Neighborhoods

6. [CB 119055](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 99, 98, and 100 of the Official Land Use Map to rezone land in the Uptown area; amending Sections 23.30.010, 23.45.517, 23.48.002, 23.48.005, 23.48.020, 23.48.021, 23.48.040, 23.48.055, 23.48.085, 23.48.620, 23.58A.042, 23.58C.050, 23.84A.025, 23.84A.042, and 25.05.800 of the Seattle Municipal Code; and adding a new Subchapter VI to Chapter 23.48 of the Seattle Municipal Code, consisting of Sections 23.48.702, 23.48.705, 23.48.720, 23.48.721, 23.48.722, 23.48.723, 23.48.724, 23.48.730, 23.48.732, 23.48.735, 23.48.740, 23.48.745, 23.48.750, 23.48.755, 23.48.780, and 23.48.785, to rezone areas in the Uptown Urban Center.

Attachments: [Full Text: CB 119055 v1](#)
[Att 1 - Uptown Rezone Map](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Presentation \(08/15/17\)](#)
[Central Staff Memo \(08/15/17\)](#)

Briefing and Discussion (30 minutes)

Presenters: Lish Whitson, Council Central Staff; Sara Maxana, Jackie Kirn and Jim Holmes, OPCD; Emily Alvarado, Office of Housing; Matthew Richter, Office of Arts and Culture

E. Adjournment