



SEATTLE CITY COUNCIL

Planning, Land Use, and Zoning Committee

Agenda

Tuesday, April 5, 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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April 5, 2016 - 9:30 AM

Meeting Location:

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

Committee Website:

<http://www.seattle.gov/council/committees/LandUse/>

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

(15 minutes)

Items 3 - 6 are Quasi-Judicial and the City Council Rules prohibit public comment on proposals subject to quasi-judicial proceedings.

D. Items of Business

1. **Briefing on Bitter Lake Rezones and Land Use Code Amendments**

Supporting Documents: [Presentation \(04/05/16\)](#)
[OPCD Report](#)

Briefing and Discussion (40 minutes)

Presenter: David W. Goldberg, Office of Planning and Community Development (OPCD)

2. **Briefing on Design Review Program Improvement Recommendations**

Attachments: [Presentation \(04/05/16\)](#)
[SDCI Report](#)

Briefing and Discussion (30 minutes)

Presenters: Geoff Wentlandt, OPCD; Roberta Baker, Seattle Department of Construction and Inspections (SDCI); Aly Pennucci, Council Central Staff

3. [CF 314127](#) **Application of 2203 Eastlake Ave East LLC to rezone land at 2203 Eastlake Ave East from Neighborhood Commercial 1P-30 (NC 1P-30) and Low Rise 2 Residential Commercial (LR2 RC) to Neighborhood Commercial 2 Pedestrian 40 (NC2P-40) for demolition of an existing structure and construction of a new five story structure containing 45 residential units with below grade parking for 39 vehicles, and 3,006 square feet of commercial space at ground level, including 7,800 cubic yards of grading (Project 3016024, Type IV).**

Attachments: [Application 3016024 for Rezone of 2203 Eastlake Ave E](#)
[Department of Planning and Development \(DPD\) Director's Recommendation](#)
[Public Comment letters submitted to DPD](#)
[Corrected Hearing Examiner Findings and Recommendation](#)
[Table of Contents for Records relating to the Hearing](#)
[Examiner's Findings](#)
[Public Comments submitted to Hearing Examiner Office](#)
[Appeal by Mid Eastlake Neighbors of Hearing Examiners Recommendation](#)
[Applicants Response to Appeal](#)
[Appellants Reply to Response to Appeal](#)

Supporting Documents: [Selected Exhibits](#)
[Central Staff Memo \(04/05/16\)](#)
[Draft Findings, Conclusions and Decision](#)

Discussion and Possible Vote (10 minutes for items 3 and 4)

Presenter for items 3 and 4: Lish Whitson, Council Central Staff

4. [CB 118654](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 91 of the Official Land Use Map to rezone property located at 2203 and 2209 Eastlake Avenue E from Neighborhood Commercial 1 Pedestrian-30 (NC1P-30) and Lowrise 2 Residential Commercial (LR2 RC) to Neighborhood Commercial 2 Pedestrian-40 (NC2P-40), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Maria Barrientos, C.F. 314127, DPD Project 3016024)

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

Supporting Documents: [Summary and Fiscal Note](#)
[Central Staff Memo \(04/05/16\)](#)

Discussion and Possible Vote

5. [CF 311936](#) **Application of Swedish Health Services to prepare a new Major Institution Master Plan for the Swedish Hospital Cherry Hill Campus, located at 500 17th Avenue (DPD Project No. 3012953, Type IV).**

Attachments: [Proposed Cherry Hill MIMP - Exhibit 1](#)
[Citizens Advisory Committee Reports 5/28/2015 - Exhibit 6](#)
[Swedish MIMP Public Written Comment - Exhibit 8](#)
[DPD Director's Recommendation 3/19/2015 - Exhibit 26](#)
[Hearing Examiner Recommendation 9/10/2015](#)
[Hearing Examiner Exhibit List](#)
[Appeal of Nicholas Richter](#)
[Appeal of the 19th Ave Blockwatch](#)
[Appeal of Dean Paton](#)
[Appeal of the Squire Park Community Council](#)
[Appeal of the Swedish MIMP Citizens Advisory Committee](#)
[Appeal of the Cherry Hill Community Council](#)
[Appeal of WashingtonCAN](#)
[Withdrawal of Appeal - WashingtonCAN 2/8/2016](#)
[Response by the Sabey Corporation](#)
[Response Brief of Swedish Medical Center Cherry Hill](#)
[Reply of the Squire Park Community Council](#)
[Reply of Dean Paton](#)
[Reply of the Cherry Hill Community Council](#)
[Reply of the 19th Ave Blockwatch](#)
[19th Av Blockwatch Motion to Supplement - 1](#)
[19th Av Blockwatch Motion to Supplement - 2](#)
[Reply by Swedish - Motion to Supplement](#)
[Swedish Motion to Supplement](#)
[Response by 19th Av Blockwatch to Swedish Motion to Supplement](#)
[Response by Squire Park to Swedish Motion to Supplement](#)

Supporting

Documents:

[Central Staff Memo](#)

[Central Staff Memo \(03/15/16\)](#)

[Central Staff Memo \(04/05/16\)](#)

[Draft Findings, Conclusions and Decision](#)

Discussion and Possible Vote (20 minutes for items 5 and 6)

Presenter for items 5 and 6: Ketil Freeman, Council Central Staff

6. [CB 118655](#) **AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for the Swedish Medical Center at Cherry Hill; and amending Chapter 23.32 of the Seattle Municipal Code at Page 112 of the Official Land Use Map, to modify height limits and rezone property within the Major Institution Overlay (Project Number 3012593, Clerk File 311936).**

Attachments:

[Att A - Rezone Map](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

Discussion and Possible Vote

E. Adjournment