



SEATTLE CITY COUNCIL

Planning, Land Use, and Zoning Committee

Agenda - Revised

Tuesday, July 18, 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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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. [CF 314349](#) **Application of Capitol Hill Housing to rezone property located at 2320 East Union Street from Neighborhood Commercial 2 with a 40 foot height limit (NC2 40) and Neighborhood Commercial 2 with a 40 foot height limit and Pedestrian designation (NC2P 40) to Neighborhood Commercial 2 with a 65 foot height limit and Pedestrian designation (NC2P 65) (Project No. 3018178, Type IV).**

Attachments: [Notice of Early Design Guidance](#)

Supporting

Documents: [Presentation \(7/18/17\)](#)

[Central Staff Memo \(7/18/17\)](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenter: Eric McConaghy, Council Central Staff

2. [CB 118985](#) **AN ORDINANCE relating to land use and zoning; amending Sections 23.76.004, 23.76.022, and 23.88.020 of the Seattle Municipal Code to provide that interpretations by the Director of the Seattle Department of Construction and Inspections are not administrative remedies that must be exhausted prior to seeking judicial review.**

Supporting

Documents: [Summary and Fiscal Note](#)

[Central Staff Memo \(06/20/17\)](#)

Briefing and Public Hearing (20 minutes)

Presenter: Ketil Freeman, Council Central Staff

3. [CB 119004](#) **AN ORDINANCE** relating to land use and zoning, amending Map A for Section 23.58B.050 of the Seattle Municipal Code (SMC); and amending the Official Land Use Map (Chapter 23.32 of the SMC) to make typographical corrections related to Exhibit A to Ordinance 125291 that rezoned certain land in Downtown, South Lake Union, and adjacent IC zones.

Attachments: [Full Text: CB 119004](#)
[Ex A - Typographical Corrections to the Official Land Use Map](#)

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

Discussion and Possible Vote (15 minutes)

Presenter: Aly Pennucci, Council Central Staff

4. [CB 118980](#) **AN ORDINANCE** relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code to update the list of approved neighborhood design guidelines; approving and adopting the new Mount Baker Town Center Design Guidelines; and approving and adopting augmented Pike/Pine Design Guidelines.

Attachments: [Att 1 - Mount Baker Town Center Design Guidelines 2017](#)
[Att 2 - Pike Pine Design Guidelines 2017](#)

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

[Director's Report](#)
[Presentation \(06/20/17\)](#)
[Central Staff Memo \(07/18/17\)](#)

Discussion and Possible Vote (15 minutes)

Presenter: Aly Pennucci, Council Central Staff

5. [CB 118981](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 112 and 113 of the Official Land Use Map to rezone land in the 23rd and Cherry node of the 23rd & Union-Jackson Residential Urban Village; and amending Sections 23.45.510, 23.45.512, 23.45.514, and 23.45.517 of the Seattle Municipal Code to implement Mandatory Housing Affordability (MHA).

Attachments: [Ex A – 23rd and Cherry Rezone Map](#)

Supporting

Documents: [Summary and Fiscal Note](#)

[Mayor's Letter](#)

[Director's Report](#)

[Presentation \(06/20/17\)](#)

[Central Staff Memo \(07/18/17\)](#)

For Items 5-7

Briefing, Discussion, and Possible Vote (20 minutes)

Presenters: Aly Pennucci and Eric McConaghey, Council Central Staff

6. [CB 118982](#) **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 112 and 113 of the Official Land Use Map to rezone land in the 23rd and Union node of the 23rd & Union-Jackson Residential Urban Village; amending Section 23.47A.009 of the Seattle Municipal Code to adopt development standards for certain properties in the 23rd & Union-Jackson Residential Urban Village; and amending Sections 23.58C.040 and 23.58C.050 of the Seattle Municipal Code to implement Mandatory Housing Affordability(MHA).**

Attachments: [Full Text: CB 118982](#)
[Ex A – 23rd and Union Rezone Map](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Presentation \(06/20/17\)](#)
[Central Staff Memo \(07/18/17\)](#)

Discussion and Possible Vote (30 minutes)

7. [CB 118983](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at pages 118 and 119 of the Official Land Use Map to rezone land in the 23rd and Jackson node of the 23rd & Union-Jackson Residential Urban Village to support community vision and implement Mandatory Housing Affordability (MHA); and amending Section 23.47A.009 of the Seattle Municipal Code to adopt development standards for certain properties in the 23rd & Union-Jackson Residential Urban Village.

Attachments: [Full Text: CB 118983](#)
[Ex A – 23rd and Jackson Rezone Map](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Presentation \(06/20/17\)](#)
[Central Staff Memo \(07/18/17\)](#)

Discussion and Possible Vote

8. [Res 31752](#) **A RESOLUTION recognizing the extensive efforts of the Central Area community to create the 23rd Avenue Action Plan (Union-Cherry-Jackson) and Urban Design Framework (UDF), and the commitment and efforts of the 23rd Avenue Action Community Team (23rd Avenue ACT), for taking the lead to implement Central Area community vision and priorities as reflected by these plans.**

Attachments: [Ex A - 23rd Avenue Action Plan \(Union-Cherry-Jackson\)](#)
[Ex B - 23rd Avenue \(Union-Cherry-Jackson\) Urban Design Framework](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Presentation \(06/20/17\)](#)
[Central Staff Memo \(07/18/17\)](#)

Discussion and Possible Vote (30 minutes)

Presenters: Aly Pennucci and Eric McConaghey, Council Central Staff

E. Adjournment