



**SEATTLE CITY COUNCIL  
COMMITTEE on the BUILT ENVIRONMENT  
Wednesday, March 23, 2011  
9:00 a.m.**

**\*\*\*SPECIAL MEETING\*\*\***

**\*\*\*PLEASE NOTE EARLIER START TIME\*\*\***

Members: Sally J. Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Tom Rasmussen, Alternate

Staff: David Yeaworth, Legislative Aide  
LaTonya Brown, Legislative Aide  
Dan Nolte, Legislative Aide

Email: [sally.clark@seattle.gov](mailto:sally.clark@seattle.gov)

Committee Chair Telephone: 206-684-8802  
Council Meeting Listen Line: 206-684-8566

Homepage: <http://www.seattle.gov/council/clark>

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

Unless otherwise noted, all meetings are held in Council Chambers on the 2nd floor of the City Hall, 600 Fourth Avenue, Seattle, Washington  
**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

**Call to Order**

1. **Chair's Report**  
(5 minutes)
2. **Public Comment**  
(10 minutes)
3. **Director's Report—Department of Planning and Development**  
A review of the department's work plan for 2011.  
BRIEFING AND DISCUSSION (30 minutes)

*Presenters: Diane Sugimura and Marshall Foster, Department of Planning and Development*

*Supporting Documents*

- [DPD – 2011-2012 City Planning Division Work Plan](#)
- [DPD – 2011- 2012 SLI](#)
- [DPD Grant and MOA Sources Summary Table](#)
- [DPD Council Memo Response to SLI 42-1-A-1](#)

**(OVER)**



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.



4. C.F. [311301](#) **Admiral Safeway Property Use Development Agreement – Application of Fuller Sears Architects to amend the Property Use and Development Agreement accepted by Ordinance 123320 for 2622 California Ave Southwest** – Application of Fuller Sears Architects to amend the Property Use and Development Agreement accepted by Ordinance 123320 for property located at 2622 California Avenue Southwest to increase the number of residential units from 35 to 79 and reduce the amount of office space by 20,000 square feet (Project No. 3011952).

C.B. [117130](#) **Admiral Safeway Property Use Development Agreement – Application of Fuller Sears Architects to amend the Property Use and Development Agreement accepted by Ordinance 123320 for 2622 California Ave Southwest** – Approving an amendment of the Property Use and Development Agreement approved by Ordinance 123320 for property located at 2622 California Ave SW.  
BRIEFING, DISCUSSION, AND POSSIBLE VOTE (15 minutes)

*Presenter: Michael Jenkins, Council Central Staff*

*Supporting Document:*

- [Central Staff Report for Admiral Safeway](#)
- [Admiral Safeway Presentation](#)

5. C.F. [311080](#) **Jefferson Park Playfield – Council Concept Approval to allow field improvements at Jefferson Park Playfield, including approval of nine new light poles up to 80 feet in height (4300 – 16<sup>th</sup> Avenue S.) –** Council Concept Approval to allow 20,050 cu. yds. of grading to replace an existing grass field with a synthetic surface, conversion of an existing gravel running track to a rubberized surface, installation of nine light poles (not to exceed 80' in height), and the provision of 57 additional back-in angle parking spaces adjacent to 16th Avenue South - Jefferson Playfield (Project No. 3011547/Type V).  
PUBLIC HEARING, BRIEFING, DISCUSSION, AND POSSIBLE VOTE (15 minutes)

*Presenters: Andy Sheffer, Seattle Department of Parks and Recreation; Shelley Bolser, Department of Planning and Development; and Eric Gold, D.A. Hogan and Associates; Michael Jenkins, Council Central Staff*

*Supporting Document:*

- [Jefferson Playfield](#)
- [Jefferson Park Playfield Council Project Summary](#)

**(CONTINUE ON NEXT PAGE)**

6. C.B. [117114](#) **Comprehensive Plan Update** – Amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2010-2011 Comprehensive Plan annual amendment process.  
BRIEFING, DISCUSSION, AND POSSIBLE VOTE (30 minutes)

*Presenters: Tom Hauger, Department of Planning and Development; Barb Wilson, Josh Brower and Amalia Leighton, Seattle Planning Commission; Ketil Freeman, Council Central Staff*

*Supporting Documents:*

- [Substitute Appendix A for Port Element Background Report](#)
- [Amendments to Remove the Container Port Element](#)
- [Central Staff Memo - Comprehensive Plan Amendments](#)
- [DPD Directors Report](#)
- [Planning Commission Recommendations](#)
- [Port Element Background Report](#)

**(OVER)**

7. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing**—Committee discussion and possible vote on amendments to reduce the height at 16<sup>th</sup> Avenue S. and S. Lane Street, and to revise façade requirements in the area south of S. Charles Street; review of companion work program resolution.

Relating to land use and zoning, modifying locational criteria for various downtown zones and industrial zones; creating new zone classifications; 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 capacity; amending Seattle Municipal Code Sections 23.34.108, 23.34.110, 23.34.114, 23.34.116, 23.41.004, 23.47A.005, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.015, 23.49.019, 23.49.020, 23.49.022, 23.49.044, 23.49.045, 23.49.046, 23.49.056, 23.49.058, 23.49.146, 23.49.148, 23.49.156, 23.49.158, 23.49.162, 23.49.164, 23.49.166, 23.49.178, 23.49.181, 23.49.198, 23.49.200, 23.49.208, 23.49.223, 23.49.226, 23.49.236, 23.49.242, 23.50.012, 23.50.016, 23.50.020, 23.50.026, 23.50.027, 23.50.028, 23.50.038, 23.50.051, 23.50.053, 23.53.006, 23.53.020, 23.58A.002, 23.58A.004, 23.58A.008, 23.58A.012, 23.58A.016, 23.58A.018, 23.66.018, 23.66.100, 23.66.150, 23.66.160, 23.66.302, 23.66.306, 23.66.308, 23.66.310, 23.66.318, 23.66.322, 23.66.324, 23.66.326, 23.66.328, 23.66.332, 23.66.334, 23.66.336, 23.66.338, 23.66.342, 23.74.010, 23.84A.002, 23.84A.006, 23.84A.036, 23.84A.038, 23.90.018, 23.90.020; enacting new Sections 22.900G.015, 23.49.023, 23.49.031, 23.49.059, 23.49.060, 23.49.143, 23.49.163, 23.49.165, 23.49.210, 23.49.212, 23.49.220, 23.49.250, 23.50.033, 23.50.039, 23.50.055, 23.58A.020, 23.58A.022, 23.58A.023, 23.58A.024, 23.66.032; repealing maps for Chapter 23.49 and enacting new maps to replace them; repealing sections 23.49.244, 23.49.246, 23.49.248 and 23.66.330; and amending the Official Land Use Map, Chapter 23.32, at pages 115, 116, and 117 to rezone areas within the South Downtown planning area and to expand the International Special Review District.

**BRIEFING, DISCUSSION, AND POSSIBLE VOTE**  
(30 minutes)

*Presenters: Susan McLain and Dennis Meier, Department of Planning and Development; Martha Lester and Rebecca Herzfeld, Council Central Staff*

*Supporting Documents:*

- [South Downtown RESO v15](#)
- [South Downtown – Central Staff Memo](#)
- [South Downtown Presentation](#)

**Adjournment**