



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
APRIL 28, 2011
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Kadie Bell, Colie Hough-Beck, Mark Johnson, Bradley Khouri, Kay Knapton, Amalia Leighton, Kevin McDonald, Christopher Persons

COMMISSIONERS ABSENT

Chair – Josh Brower, Vice Chair – Leslie Miller, Catherine Benotto, David Cutler, Martin Kaplan, Jeanne Krikawa, Radhika Nair, Matt Roewe

COMMISSION STAFF

Barbara Wilson-Director, Katie Sheehy-Planning Analyst, Robin Magonegil-Administrative Staff Assistant, Diana Canzoneri-Demographer

GUESTS

Tom Eanes, SHA; Alan Grainger, GGLO; Dave LaClergue, John Skelton, DPD;

IN ATTENDANCE

Rebecca Herzfeld, Council Central Staff; Jeff Foster, GGLO;

Please Note: Seattle Planning Commission meeting minutes are not an exact transcript but instead represent key points and the basis of the discussion.

CALL TO ORDER

Acting-Chair Amalia Leighton called the meeting to order at 7:33 am.

COMMISSION BUSINESS

- **Approve: March 24, 2011 Minutes**

ACTION: Commissioner Kevin McDonald moved to approve the March 24, 2011 minutes. Commissioner Amalia Leighton seconded the motion. Commissioners Leighton and McDonald made some minor edits. The minutes were approved.

▪ Chair's Report

Acting-Chair Leighton noted the upcoming committee meetings. Executive Director Wilson noted that the CIP 101 is on the agenda for the next Executive Committee meeting. Ms. Wilson also called attention to the event regarding evidence based public policy and explained the connection between public health and land use that has developed over the past decade and is now moving toward public safety and land use integration.

▪ Commission Update

- Staff and Commissioners

South Downtown Zoning Update: Ms. Wilson stated that the South Downtown rezone had recently passed City Council. She added that the Commission's involvement goes back to 2004. Ms. Wilson noted that the area south of Charles Street – the east stadium, is owned by Greg Smith who wants it to be a car dealership for Nissan Leaf and that they can do it under the current zoning. She added that they got a significant increase in height up to 160' and that they came in at the end of the discussion and wanted to rezone the area to 7 FAR. Ms. Wilson continued that Council asked DPD to look at changing that area and Council also wants to make sure that the Commission is really involved in a review of that. She ended with thanking the Commission for the tremendous amount of work they did to make sure that the proposal was the best that they could get.

Shoreline Update: Commissioner Mark Johnson noted that he has been tracking the Shoreline Master Plan (SMP) and is involved in the Citizen Advisory Committee. He stated that the draft code came out two months ago and that there was lots of general policy direction discussion in 2009 and early 2010. Commissioner Johnson added that it is driven by the State requirement to update the SMP. Commissioner Johnson stated that the Shoreline Management Act affects major bodies of water in Seattle, including Lake Washington, Puget Sound, the Ship Canal, the Duwamish River, etc. He added that the state has prioritized three things: (1) ecological functions protected (2) public access (3) adequate land for water dependent uses.

Disclosures:

- Commissioner Colie Hough Beck disclosed that her firm, HBB, is working with SPU on the Genesee & Henderson CSO Reduction Projects as well as the Windermere CSO project.
- Commissioner Mark Johnson disclosed that his firm, ESA, assists clients in obtaining shoreline permits in Seattle. Our clients include City of Seattle (Parks, SDOT, and SPU), WSDOT (Ferries), King County (Wastewater), Sound Transit, the Port of Seattle, and others.

BRIEFING

▪ Briefing: Yesler Terrace

- Tom Eanes, SHA; Alan Grainger, GGLO: Dave LaClergue & John Skelton, DPD;

Acting-Chair Leighton welcomed Tom, Alan, Dave and John and called for any disclosures or recusals.

Disclosures:

- Commissioner David Cutler has recused himself from all matters related to Yesler Terrace.
- Commissioner Chris Persons disclosed that he is the director of Capitol Hill Housing and they have development interests in and around Yesler Terrace.
- Commissioner Amalia Leighton works for SvR Design Company who is a sub consultant on teams contracted with Seattle Housing Authority for Yesler Terrace.
- Commissioner Bradley Khouri disclosed that his firm, b9 architects, designs multifamily housing projects in neighborhoods surrounding Yesler Terrace.

Dave LaClergue stated that there are three main pieces to the Yesler Terrace project: (1) rezone language, final / draft to Council sometime this summer (2) planned action ordinance – key piece is mitigation document (3) street vacation package should be approved by the Design Commission sometime in June.

Tom Eanes and Alan Grainger gave a powerpoint presentation which is linked here:

<http://www.seattle.gov/planningcommission/docs/2011Apr28-YTPlannComm-print.pdf>

The guiding principles for Yesler Terrace can be found at:

http://www.seattlehousing.org/redevelopment/pdf/YT_Guiding_Principles_English.pdf

Commissioner Johnson noted that it seems like perhaps the most well thought out neighborhood that Seattle has ever had. He added that it is really a remarkable thing.

Commissioner Kadie Bell asked about subsidized versus market housing. Mr. Eanes replied that the subsidized housing will be dispersed around the site. He added that the sizes of projects they typically build are in the 80-90 unit range and that subsidized housing would be in at least 5 of the 7 blocks. Mr. Eanes continued that the last areas developed would likely not include any subsidized housing because everyone will hopefully already be relocated.

Ms. Wilson asked when they would get word regarding the Choice Neighborhoods Grant. Mr. Eanes stated that it would be in September and that whether or not they get it will impact the project in a huge way. He added that the grant would enable them to build the first new housing east of Boren and would allow them to start the land sales. Mr. Eanes stated that he thinks they have a very strong chance but the competition is tough. He noted that if they do not get it they would have to find other resources to start building the replacement housing.

Mr. LaClergue reported that SHA & GGLO have been very thoughtful in developing residential frontages, usable stoops and small front yards, which will be important for family sized units situated at grade.

Mr. Eanes noted that they are committed to replacing all 19 in-home daycares and that this is not a Belltown-type development, there are setbacks and usable open space at grade. He added that they would like to increase the number of p-patches.

Commissioner Hough Beck asked about infrastructure sustainability and if they are planning on reusing gray water. Mr. Eanes answered that they will take it as far as they can, that there is green storm water infrastructure on every street and that it would be handled in bioswales. Commissioner Leighton added that it is a combined system. Alan Grainger noted that within large open spaces they are looking at storm water

treatment with the retention to be expressed. Mr. LaClergue added that the new code does push for a lot of rain water harvesting. Mr. Eanes notes that financial feasibility is an issue because SHA does not have financing and would need to partner with someone. He added that there are issues around storm water discharge in that once it enters the SPU pipe they are contractually obligated to deliver it to King County for treatment. Mr. Eanes stated that in regards to District Energy, that combined heat and power does not look like a feasible alternative.

Acting-Chair Leighton thanked Alan, Dave and Tom for their time.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Acting-Chair Leighton adjourned the meeting at 9:00 am.