

**SEATTLE PLANNING COMMISSION**

**Thursday, March 13, 2014**

**3:00 – 5:30 PM**

**City Hall, Room L280**

**DRAFT AGENDA**

<b>Chair's Report and Minutes Approval</b>	<b>3:00 – 3:10 PM</b>
<b>Update: Planning Director</b> Marshall Foster	<b>3:10 - 3:30 PM</b>
<b>Update: Low Rise</b>	<b>3:30 - 4:00 PM</b>
<b>Incentive Zoning background and current review process</b> Brennon Staley, DPD	<b>4:00 – 4:00 PM</b>
<b>Update: Ballard Urban Design Framework</b> David Goldberg and Aditi Kambuj, DPD	<b>4:40 - 5:25 PM</b>
<b>Public Comment</b>	<b>5:25 – 5:30 PM</b>
<b>ADJOURN</b>	<b>5:30 PM</b>

# Update: Lowrise – Large Lot

- Low Rise Large Lot
  - Confirm that land use goals should be established in the Comprehensive Plan
    - Zoning changes should come out of these goals not development by development
  - Do not recommend Design Review for L1 & L2
    - Unreasonable expectations for Design Review program
    - Limited number of large lots throughout the City
    - Low intensity development
    - Commission is supportive of more multifamily development and more density in these zones

# Update: Lowrise Micro

- Micro housing
  - Supportive of Micro housing and of the current legislation
  - Single sink issue
  - Streamlined Design Review needs further examination to align with other MF development

# Update: Lowrise MF code corrections

## **Preliminary staff recommendations:**

- Continue to explore improvements to managing how infill development fits in neighborhoods Eliminate partially below grade story allowance (height and FAR)
- Establish maximum street-facing façade height of 44' above the elevation at the sidewalk
- Limit clerestories and similar features to 30% of the total roof plane
- Count unenclosed exterior stairs, hallways and breezeways in chargeable FAR

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