



**City of Seattle
Seattle Planning Commission**

David Cutler, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
MARCH 14, 2013
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair David Cutler, Kadie Bell, Catherine Benotto, Josh Brower, Colie Hough-Beck, Mark Johnson, Bradley Khouri, Jeanne Krikawa, Kevin McDonald, Chris Persons, Matt Roewe, Morgan Shook

COMMISSIONERS ABSENT

Luis Borrero, Amalia Leighton, Sarah Snider

COMMISSION STAFF

Barbara Wilson-Executive Director, Diana Canzoneri-Senior Analyst, Robin Magonegil-Administrative Staff Assistant

GUESTS

Marshall Foster, Gary Johnson, Tom Hauger, Geoff Wentlandt, Department of Planning & Development; Rachel Smith & Kate Lichtenstein, Sound Transit

IN ATTENDANCE

Rebecca Herzfeld, Martha Lester, Council Central Staff; Nathan Torgelson, Parks & Recreation Department; Genna Nashem, Department of Neighborhoods, Michael James, Seattle Department of Transportation; Jaime Young

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

- **Approve: Approve February 14, 2013 Meeting Minutes**

Commissioner Kevin McDonald moved to approve the February 14, 2013 minutes. Commissioner Josh Brower seconded the motion. The minutes were approved with Commissioners Catherine Benotto and Mark Johnson abstaining.

- **Chair's Report**

- Chair David Cutler

Chair Cutler announced that Commissioner Leslie Miller has resigned due to health concerns.

Chair Cutler reviewed the upcoming Commission meetings noting that Nora Liu would join the next Executive Committee meeting and the next LUT meeting will include a briefing from Sound Transit.

Chair Cutler stated that there have been several questions from City Council about incentive zoning. He added that the Commission could help by providing insights regarding development economics.

Chair Cutler noted that at the last Full Commission meeting, the Commission received a briefing from DPD on the U District Draft Urban Design Framework. He added that Commissioner Roewe participated in a workshop on the U District and the Draft UDF. Chair Cutler stated that Commissioner Roewe has drafted some language summarizing the input that the Commission provided for the U District Urban Design Working Group.

- **Briefing: Planning Director Update**

- Marshall Foster, DPD

Marshall Foster updated the Commission on several projects that DPD is currently working on including the: Comp Plan Update, Industrial Lands, Stadium Overlay District, Downtown Schools, Ballard to Interbay, public engagement for the newest neighborhood plan, TOD implementation, University District, Waterfront and Mount Baker.

Ms. Wilson noted that the Commission has started getting requests from City Councilmembers to look at aspects of micro housing. She added that there is an inconsistency in the way developers are counting the number of units in proposals for the same development depending on whether they are putting in a proposal for the multifamily tax exemption with the Office of Housing or going through the permitting process with DPD.

Commissioner Benotto asked if the Urban Design Framework for lower Queen Anne/Uptown was in the works. Mr. Foster replied that DPD would need to get South Lake Union wrapped up first, as there are no staff resources until SLU is completed.

Commissioner Persons remarked that it has been a long process to get to the development agreement with Sound Transit and this makes it hard to plan proactively for the area around the station. Mr. Foster responded that he is meeting with them on some final issues and noted that the RFQ might be delayed.

Mr. Foster noted that DPD is asking for an update to the Neighborhood Design Guidelines for South Lake Union. He added that there would likely be some projects that will go through before these are established.

Chair Cutler thanked Mr. Foster for his time.

- **Briefing: Stadium Overlay District / Industrial Areas Studies**

- Gary Johnson, Tom Hauger & Geoff Wentlandt, DPD

Chair Cutler called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city that might be affected.
- Commissioner David Cutler disclosed that his firm, GGLO, works on projects that could be affected by the studies for the Stadium Transitional Overlay Zone and the Industrial Areas.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multifamily developers throughout the city and industrial businesses in the Ballard area.
- Commissioner Morgan Shook disclosed that his firm, Berk, designs projects and advises clients throughout the city of Seattle that could be affected.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal/agency planning and private development projects throughout Seattle that could be affected.

The DPD staff gave a briefing on the Stadium Overlay District and the Industrial Lands Study. Their power point presentations can be accessed via the links below.

<http://www.seattle.gov/planningcommission/docs/spc20130314.pptx>

<http://www.seattle.gov/planningcommission/minutes/mar142013update.pdf>

Commissioner Brower indicated that so far he has been to two MIC meetings. He noted that one of the issues that he has heard the most about is freight mobility and one idea that has come out is making Holgate a firm boundary.

Commissioner Johnson mentioned that he did not see the airport in the map for the Industrial lands study. Mr. Hauger replied that access to the airport has not been identified as an issue that needs work.

Commissioner Johnson remarked that the Planning Commission has long supported the importance of industrial lands and policies to retain industrial uses.

Commissioner Krikawa asked how much of the Duwamish area is owned by the City. Mr. Hauger replied that 40% of the Duwamish area is in public ownership.

Commissioner Krikawa shared her concern that, allowing commercial and housing further south could negatively affect the International District and the adjoining neighborhood. Mr. Johnson noted that representatives of both neighborhoods are on the advisory committee.

Commissioner Roewe asked if the developers are considering something like the L.A. Live (Entertainment District in Los Angeles) as a model. Mr. Hauger answered that was not the case and shared his understanding from Chris Hansen is that they are envisioning retail entertainment, but not something like L.A. Live.

Commissioner Brower remarked that it is difficult to separate out the issues being dealt with by the two studies when in reality they are so interdependent. Mr. Johnson noted that staff will be collaborating throughout and, if possible, would like to synthesize recommendations into a single report.

Commissioner Bell inquired about whether major changes in land uses are being contemplated. Mr. Hauger responded no.

Commissioner Hough Beck suggested investigating the potential for green infrastructure as part of these studies. Mr. Johnson agreed that there is tremendous opportunity and that staff who are working on these projects would like to hold a charette on sustainability. Commissioner Khouri asked what the green stormwater requirements are for the area. Mr. Johnson replied that staff could get back to the Commission on that.

- **Briefing: Sound Transit Update, TOD Policy & ST3 Planning**
 - Rachel Smith & Kate Lichtenstein, Sound Transit

Chair Cutler called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner Kevin McDonald disclosed that his employer, the City of Bellevue, is in negotiation with Sound Transit regarding the light rail alignment and station locations in the city.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal/agency planning and private development projects throughout Seattle and is currently working with Sound Transit.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city that might be affected and they have two contracts with Sound Transit.
- Commissioner Jeanne Krikawa disclosed that her firm, Underhill Company, is currently working on projects for Sound Transit.
- Commissioner David Cutler disclosed that his firm, GGLO, works on projects that could be affected by Sound Transit's TOD Policy & ST3 Planning.
- Commissioner Josh Brower disclosed that his firm has, in the past, provided land use counsel to Sound Transit regarding TOD at the Capitol Hill Station and that he and his firm represent single- and multi-family housing developers in the City.
- Commissioner Morgan Shook disclosed that his firm, Berk, has worked with Sound Transit and the city of Seattle on TOD policy projects.
- Commissioner Johnson's firm, Environmental Science Associates, provides environmental planning and permits support services to Sound Transit that include support for Link stations and could include TOD projects in the future.
- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing (CHH) develops affordable housing around the City that include TOD and has been very involved in the discussions around the development of the CH TOD.

http://www.seattle.gov/planningcommission/docs/STTODupdate_PlanningCommission031413.pptx

Rachel Smith from Sound Transit provided an update on the implementation of the ST2 plan, then described how they are beginning to plan for ST3. Kate Lichtenstein from Sound Transit described how Sound Transit has recently updated and expanded their approach to Transit Oriented Development (TOD) and has adopted a new TOD policy to serve as the framework by which the agency will pursue TOD in partnership with other entities.

Commissioner Roewe asked about property acquisition. Ms. Smith responded that as Sound Transit (ST) matures as an agency it is also evolving the way it does acquisition.

Commissioner Bell asked about how ST and local jurisdictions work together on planning and how ST takes local upzones into account in its planning. Ms. Lichtenstein reiterated that they are bound by what the voters approved. She provided an example of how the City of Shoreline was been very engaged with Sound Transit around TOD amended their Comprehensive Plan to upzone around stations.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Cutler adjourned the meeting at 9:02 am.