



## City of Seattle

Seattle Planning Commission

Grace Kim, Chair

Valerie Kinast, Interim Executive Director

### SEATTLE PLANNING COMMISSION

Thursday, March 09, 2017

Approved Meeting Minutes

---

Commissioners Present:	Michael Austin, Keiko Budech, Eileen Canola, Lauren Craig, David Goldberg, Grace Kim, Tim Parham, Julio Sanchez, Jamie Stroble, David Shelton, Lauren Squires, Patti Wilma
Commissioners Absent:	Sandra Fried, Kara Martin, Jake McKinstry, Marj Press
Commission Staff:	Valerie Kinast, Interim Executive Director; Katy Haima, Planning Analyst; John Hoey, Senior Policy Analyst
Guests:	Jim Holmes and Jackie Kirn, Office of Planning and Community Development; Robert Nellams and Julia Leavitt, Seattle Center; 19 students from the Urban Studies program at Simon Fraser University

*Seattle Planning Commission meeting minutes are not an exact transcript, and represent key points and the basis of discussion.*

---

Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

#### **Chair's Report**

Chair Grace Kim called the meeting to order at 3:05 pm. She provided an overview of the meeting agenda and upcoming Commission meetings.

#### **Minutes Approval**

Chair Kim asked for a motion to approve the draft minutes from the February 23<sup>rd</sup> meeting.

***Commissioner Eileen Canola moved to adopt the February 23, 2017 minutes. Commissioner David Goldberg seconded the motion. The motion to approve the minutes passed.***

#### **Announcements and 2017 Work Plan Approval**

Valerie Kinast, Seattle Planning Commission Interim Executive Director reviewed the final 2017 work plan. She stated that the Commissioners up for re-appointment this year have received verbal approval from the Mayor's Office and City Councilmember Rob Johnson. The re-appointments will be presented for confirmation at the March 21<sup>st</sup> Planning, Land Use, and Zoning Committee meeting and at the full City Council for final approval the following week.

#### **Public Comment: Pedestrian Master Plan and Housing Levy A&F Plan letters**

There was no public comment on either the Pedestrian Master Plan letter or the Housing Levy A&F Plan letter.

#### **Action: Pedestrian Master Plan letter**

John Hoey, Seattle Planning Commission staff, provided an overview of the final Pedestrian Master Plan letter. He highlighted components of the Plan that the Commission supports and reviewed some additional recommendations that

were added to the letter based on Commission comments at the February 23<sup>rd</sup> meeting. After Mr. Hoey completed his overview, the Commissioners suggested a few additional revisions to the letter.

**Chair Kim asked the Commissioners to identify any disclosures related to the Pedestrian Master Plan. There were no disclosures. Chair Kim asked for a motion to approve the revised Pedestrian Master Plan letter. Commissioner Lauren Squires moved to adopt the letter. Commissioner Lauren Craig seconded the motion. The motion to approve the final letter passed.**

If you would like to view the Pedestrian Master Plan letter, it is included in the supporting documents found in the minutes' section of our website.

### **Briefing: Uptown Urban Center Rezone**

*Jim Holmes, Office of Planning and Community Development*

If you would like to view the presentation on the Uptown Urban Center Rezone project, it is included in the supporting documents found in the minutes' section of our website.

Mr. Holmes provided an overview of the Uptown Urban Center Rezone project. This project was initiated in 2012 with an Uptown Triangle charrette. An Urban Design Framework for the Urban Center was completed in 2016. The Office of Planning and Community Development (OPCD) is currently conducting an environmental review of three potential rezone scenarios in the Uptown Urban Center. These rezone alternatives were identified as part of the Urban Design Framework process. OPCD is studying the potential impacts of potential height increases through an Environmental Impact Statement (EIS). Mr. Holmes reviewed the EIS alternatives, discussed the community engagement process, and shared some of the concerns identified by community residents and stakeholders. The preliminary recommendation and Final EIS are scheduled to be released in March. A Community Open House and public comment period will follow in March and April. The final recommendations are anticipated to be sent to the City Council in June.

### *Commission Discussion*

- The rezone opens up opportunities for residents of all income levels, especially with the implementation of Mandatory Housing Affordability (MHA) in the rezone.
- A wide variety of community groups have been involved in the process. Small immigrant business owners and food banks in the neighborhood should be informed and provided an opportunity to engage.
- There is a need for affordable housing in the Urban Center, especially for Seattle Center employees.
- The rezone should incorporate increased opportunities for pedestrian access, including in areas around the future Sound Transit stations, as well as connections to Interbay and the waterfront.
- As vehicular traffic increases with the rezone, take measures to increase the quality of the public realm.
- The rezone will affect legacy businesses in Uptown, such as Dick's Drive In. Consider how this legacy can be incorporated into the fabric of the neighborhood as plans evolve.

### **Briefing: Seattle Center**

*Jackie Kirn, Office of Planning and Community Development; Robert Nellams and Julia Leavitt, Seattle Center*

Ms. Kirn provided an overview of the ongoing master planning processes for Seattle Center and shared some highlights of recent development projects in the vicinity. The Mercer Arena will be redeveloped for use by the Seattle Opera. Teatro Zinzani will be leaving their site on Mercer Street to make room for a multi-family development project. KCTS has eight years left on their lease at the corner of Mercer and 5<sup>th</sup> Avenue N. There may be redevelopment potential at that site. Memorial Stadium and the adjacent parking lot are owned by Seattle Public Schools. The stadium is still used for high school football, events, and Seattle Reign soccer. There have been various plans to redevelop the stadium site since

the 1970's, including most recently in the 2008 Seattle Center Century 21 Master Plan. Seattle Public Schools is now planning for the redevelopment of the site as a new high school. The City is working in partnership with Schools to explore collaborative planning efforts for that area of Seattle Center.

Robert Nellams, the Director of Seattle Center, provided an overview of the history of Seattle Center and shared some statistics on use of the Center. He recognized the changing nature of Seattle Center over time, and stated that all development projects on the Seattle Center property are subject to a series of planning and design principles. He described the City's recent process for requesting proposals for redevelopment of the Key Arena. Two separate design concepts may be included in each of the proposals to consider the possibility that Key Arena will be determined to be eligible for landmark protection status. Proposals are due on April 12. An Executive Committee and five subject-specific teams will review the proposals and make a recommendation to the Mayor in June.

Julia Leavitt provided a brief overview of the results of the recent Uptown and Seattle Center Strategic Parking Study.

If you would like to view the presentation on the Uptown and Seattle Center Strategic Parking Study, it is included in the supporting documents found in the minutes' section of our website.

#### *Commission Discussion*

- Both the Uptown Urban Center Rezone and future activity at Seattle Center, especially the potential redevelopment of Key Arena, will require significant concurrent transportation investments.
- In the short-term, the monorail can be a connector between downtown and Uptown/Seattle Center, but until the Sound Transit 3 light rail stations reach Uptown and Seattle Center, there is a need for additional transportation solutions to connect to the Center.
- Plan for clear pedestrian links from the Seattle Center campus to the new light rail station.

#### **Discussion: Housing Levy Administrative and Financial Plan draft letter**

Vice-Chair Tim Parham provided an overview of the Planning Commission's letter on the Office of Housing's Housing Levy Administrative and Financial (A&F) Plan. This Plan guides distribution of the Housing Levy funds and other housing funds, including those to be collected through the Mandatory Housing Affordability (MHA) regulations. The A&F Plan is revised every two years and adopted by the City Council. The recommendations and comments in the Planning Commission's letter align with the Commission's MHA recommendations, which have been discussed at length at the Housing and Neighborhoods Committee. Vice-Chair Parham expressed the urgency for approving this letter because the comment period has passed and the Plan will be going to City Council for review in the next few weeks.

***Chair Kim asked for a motion to approve the Housing Levy Administrative and Financial Plan letter. Commissioner Jamie Stroble moved to adopt the letter. Commissioner Patti Wilma seconded the motion. The motion to approve the letter passed.***

If you would like to view the Housing Levy Administrative and Financial Plan letter, it is included in the supporting documents found in the minutes' section of our website.

#### **Public Comment**

There was no public comment.

**The meeting was adjourned at 5:30 pm.**