



City of Seattle Seattle Planning Commission

Josh Brower, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION MAY 12, 2011 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Vice Chair – Leslie Miller, Kadie Bell, Catherine Benotto, Mark Johnson, Martin Kaplan, Bradley Khouri, Kay Knapton, Amalia Leighton, Kevin McDonald, Christopher Persons, Matt Roewe

COMMISSIONERS ABSENT

David Cutler, Colie Hough-Beck, Jeanne Krikawa

COMMISSION STAFF

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

GUESTS

Marshall Foster, Nora Liu, David Goldberg DPD;

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

Chair Josh Brower called the meeting to order at 3:02 pm.

COMMISSION BUSINESS

- **Approve: April 28, 2011 Minutes**

ACTION: Commissioner Kay Knapton moved to approve the April 28, 2011 minutes. Commissioner Kevin McDonald seconded the motion. The minutes were approved with Commissioners Kaplan, Benotto, Brower and Johnson abstaining.

- **City Planning Director's Update**
 - Marshall Foster, DPD

Marshall Foster announced that former Commissioner, Radhika Nair has started in her new position with City Planning.

Mr. Foster reported on the PSRC regional planning grant and noted that they are now fully staffed to administer the grant. He added that DPD will participate in a regional consortium and that they are moving forward with the Memorandum of Agreement (MOA). Mr. Foster stated that Sara Nikolic, formerly of Futurewise, is on the team and he suggested that she come and brief the Commission on the MOA and how Seattle might help lead the effort.

Mr. Foster noted that Street Food Legislation is currently in front of the City Council and that there is a lot of concern from neighborhood restaurants. Commissioner Persons added that one of the issues is the distance between street food vendors and bricks and mortar restaurants. Mr. Foster responded that they are trying to make it consistent with sidewalk cafes and that they are also looking at setbacks from schools and parks. Commissioner Persons continued that, another concern that smaller businesses and restaurants in the Pike/Pine area has, is competition from mobile vendors who are not paying rent or property taxes. Mr. Foster answered that they are definitely looking at that issue. He added that they are working in parallel with King County Public Health to improve the permitting process for restaurants.

Commissioner Kaplan stated that one of the concerns he heard at the hearing was the idea that a food truck could park all day in front of a restaurant. He wondered if that was true. Mr. Foster answered that they are not currently allowed to operate in a right-of-way. Chair Brower added that when your on street parking time expires you are required to move a complete block face to comply with parking regulations. Mr. Foster continued that they are proposing that certain areas would be designated as vending zones at certain times of day and that the health department needs to know this so that they can inspect the trucks. Chair Brower suggested that the Commission get a presentation just about street food.

Mr. Foster noted that they are wrapping up the urban design framework on Broadway. He added that there has been good collaboration with the community.

Mr. Foster mentioned that the planning work in West Seattle is going very well. Commissioner Roewe wondered how much building height is being considered at in West Seattle. Mr. Foster responded that they are looking at 85' and maybe 125' in some target areas.

Mr. Foster noted that the Comprehensive Plan update is moving forward and that the Seattle Strategy needs a bit more time to gestate. He added that in the short term, they are going back to doing the best possible Comp Plan update process and start the public engagement while the Seattle Strategy discussion move forward. He noted that they have been meeting with Barbara Wilson and Commissioners Brower and Miller. Mr. Foster suggested that DPD should come back to the Full Commission in the next few weeks to talk more about this.

Commissioner Miller asked what the five areas were for the Comp plan update. Mr. Foster replied that they were: how we allocate growth targets, infrastructure, overall usability of the document, climate & carbon neutrality, and affordability & open space.

Chair Brower thanked Mr. Foster for his time.

▪ **Chair’s Report**

- Commission Chair Josh Brower

Chair Brower gave a brief update regarding upcoming meetings noting Diane Sugimura’s reappointment and stating that approximately 15 members of the public were there for the street food hearing.

Chair Brower noted that Commissioner Cutler spoke at the backyard cottage brownbag. Executive Director Barbara Wilson noted that it was a status report and it addresses how many backyard cottages have been permitted. She added that there have been over 51 permit applications approved in a little less than two years and that 35 have been completed and occupied.

Chair Brower reported that he attended Policing Place which was hosted by Councilmember Burgess and that it was fantastic. He noted that it discussed issues of crime and how it can be addressed in a more positive way.

BRIEFINGS AND DISCUSSIONS

▪ **Update: Housing Measures of Progress**

- Barb Wilson, Commissioners Johnson & Leighton

Disclosures:

- Commissioner Chris Person disclosed that he is the executive director of Capitol Hill Housing which develops affordable multifamily projects throughout the City.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture provides design services for multifamily projects in Seattle and that he serves as a board member of Capitol Hill Housing.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design works with SHA and other low income housing developers.
- Commissioner Josh Brower disclosed that his firm, Brower Law represents developers of single and multifamily housing and he is on the board of Elderhealth NW.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, works on multifamily projects and are members of the Housing Development Consortium.
- Commissioner David Cutler disclosed that his firm, GGLO designs mixed use affordable and market rate multifamily buildings throughout the city.
- Commissioner Martin Kaplan disclosed that his firm, Martin Henry Kaplan, Architects AIA, designs projects throughout the city.

Ms. Wilson reported that Diana Canzoneri, Planning Commission demographer, has been working on this report for quite a while and has been working very actively with the HNUC committee for the last six months. She added that the report is defining measures based on the Comp Plan and other policies and that she hopes to have a complete draft very soon.

Ms. Wilson then walked the Commissioners through the sections of the report and noted that the next step is to provide recommendations.

Commissioner Leighton reported on the measures and noted that they are taking the Comp Plan policies and measuring to see how they are doing. Commissioner Johnson added that they are looking at the measures

related to location of affordable housing units and noted that subsidized housing makes a significant difference in urban centers. Commissioner Johnson stated that affordability is better near frequent transit, in part because of zoning which has more multifamily around transit. He added that they are looking at what people are actually paying in rent as people tend to 'rent down' and this creates a misalignment and make it harder for households earning lower incomes to find affordable housing. Commissioner Johnson noted that this is one reason why there needs to be dedicated subsidized housing.

Diana Canzoneri reported on the information regarding the units that were built from 2005-2009. She noted that newer housing units are not affordable for very low income levels. She added that when you look at the units that were added, you see one side of the story, and then when you look at the net overall changes to see condo conversions, the affordability tanks.

Chair Brower thanked the Commissioners and the Commission staff that have been working on this. He then welcomed Nora Liu and David Goldberg.

▪ **Neighborhood Plans: Rainier Beach & Broadview**

- Nora Liu and David Goldberg, DPD

Disclosures:

- Commissioner Kadie Bell disclosed that she manages a grant for Communities Putting Prevention to Work that funds neighborhood planning. She also disclosed that she was also previously Public Health's representative on the Neighborhood Planning IDT.
- Commissioner Martin Kaplan disclosed that his firm, Martin Henry Kaplan, Architects AIA, designs projects throughout the city.
- Commissioner Josh Brower disclosed that he lives in Beacon Hill and that his firm, Brower Law, represents clients in single family and multi-family areas.
- Commissioner Leslie Miller disclosed that she is a voting member and committee chair of the Southeast District Council for the Rainier Othello Safety Association (ROSA); on the steering committees of Othello Station Community Advisory Team, Othello Park Now, and the Othello Park Alliance (OPA); represents ROSA on the South Precinct Advisory Council, a proponent for Othello 2011 funded Bridging the Gap Project, a MLK @ New Holly Neighborhood Advisory Committee Member. OPA has applied for a LMF grant in the 2011 cycle for Othello Park, in Southeast Seattle.
- Commissioner Amalia Leighton disclosed that her firm, SvR is working on the Piper's Creek Basin in the Broadview neighborhood.
- Commissioner Mark Johnson disclosed that his firm, Environmental Science Associates, consults on neighborhood planning, zoning, and mixed use development projects in Seattle, but does not have any existing or pending contracts in the subject areas.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, provides design services for multifamily projects in Seattle.
- Commissioner Chris Persons disclosed that he is the executive director of Capitol Hill Housing which develops affordable multifamily projects throughout the City.

Nora Liu and David Goldberg gave a powerpoint presentation that can be accessed here:

<http://www.seattle.gov/planningcommission/docs/PlanningCommissionMay12.pdf>

Commissioner Leighton asked about realigning the planning areas. Ms. Liu stated that there has been talk about the potential for shifting lines.

Chair Brower wondered about the station area overlay option. Mr. Goldberg responded that the urban village is sizeable and that the overlay issue would be that residents want to maintain the big box store convenience and use restrictions and pedestrian orientation doesn't quite fit with that. Ms. Liu added that they have thought about it and ULI is doing a study on both bus rapid transit and transit oriented development. Commissioner Kaplan stated that he felt that it was a bold idea to change the axis to Linden and away from Aurora and questioned why. Ms. Liu replied that there are two large buildings, over 800 units, on Linden and one has commercial. She added that they have been trying to change the character of Aurora for some time and it has been unsuccessful.

Commissioner Bell asked about any crime hot spots and if there were any land use strategies to address those or any partnerships with the police. Ms. Liu stated that they look like hot spots in part because of how they report the data. She added that they want to create a neighborhood plan that can actually be implemented. Ms. Liu added that residents don't just want to talk about public safety because it is a symptom of other unhealthy aspects of the communities.

Commissioner Miller asked if there had been any discussion with Metro regarding the bus layover on Henderson. Ms. Liu responded that SDOT is working with Metro to extend bus 7 which runs frequently and to provide east-west connections which would pull the layover east.

Ms. Wilson noted that there is a lot of movement afoot on the Roosevelt rezone and that people want to weigh in on this. She added that there was a general consensus that the Commission would want to see more around the station. She continued that we will draft up some more comments and hopefully get feedback.

Chair Brower thanked Nora and David.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Brower adjourned the meeting at 5:30 pm.