



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
MAY 27, 2010
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Catherine Benotto, Chris Fiori, Colie Hough-Beck, Mark Johnson, Martin Kaplan, Kay Knapton, Amalia Leighton, Christopher Persons, Amanda Sparr

COMMISSION STAFF

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

COMMISSIONERS ABSENT

Vice Chair – Leslie Miller, David Cutler, Kevin McDonald, Radhika Nair, Matt Roewe

GUESTS

Ketil Freeman, Martha Lester, Council Central Staff; Susan McLain, Dennis Meier, Gordon Clowers, 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

Commission Chair Josh Brower called the meeting to order at 7:37 a.m.

COMMISSION BUSINESS

- Minutes approval

ACTION: Commissioner Kay Knapton moved to approve the April 22, 2010 minutes; Commissioner Mark Johnson seconded the motion. The minutes were approved with Commissioners Catherine Benotto and Martin Kaplan abstaining.

- **Chair's Report**

Chair Brower provided a brief update about two meetings that took place on Monday, May 24: the [Backyard Cottage Design Challenge awards](#) and a special meeting of the Committee on the Built Environment “Healthy Neighborhoods, Healthy Schools” [links to the presentations are available at [Councilmember Clark's website](#)]. Commissioner Hough-Beck said that comments at the COBE meeting reiterated the need for greater emphasis in the Comprehensive Plan addressing the city's schools. Commissioner Benotto added that coordinating the geographic boundaries of schools and using them as community centers would benefit neighborhoods. Commissioner Knapton noted that the meeting was poorly attended by the public despite it being held in the community.

Chair Josh Brower reminded the Commissioners that upcoming meetings can be found at the back of the agenda. He indicated that Councilmember Sally Clark would submit a request to the Commission about how to add an education element to the Comprehensive Plan. Chair Brower thanked Commissioners Leighton and Kaplan for testifying at the public hearing on the proposed changes to the multifamily code.

- **BRIEFING: Annual Comprehensive Plan Amendments**

- Ketil Freeman, Council Central Staff

Disclosures and Recusals:

- Chair Josh Brower disclosed that his firm, Tupper Mack Brower, represents developers of projects throughout the city and that he lives on Beacon Hill.
- Commissioner Marty Kaplan disclosed that he is a member of the Queen Anne Community Council.
- Commissioner Chris Persons disclosed that he is the Executive Director of Capitol Hill Housing, which develops affordable housing throughout the city.

Chair Brower welcomed Ketil Freeman. Mr. Freeman outlined the Comprehensive Plan amendment process, which involves two steps.

- (1) Docket setting: DPD and SPC make recommendations to Council about which proposed amendments should be considered; Full Council establishes the docket of amendments.
- (2) Consideration of merits: DPD reviews the docket of amendments, conducts environmental review as needed and makes recommendations to Council; SPC reviews DPD's recommendations and provides comments to Council; the proposed amendments, recommendations and public comments are considered by COBE then Full Council votes on the final amendments.

The guidelines for establishing the docket of amendments can be found [here](#). Mr. Freeman briefly described the proposed amendments, which can be found [here](#).

Commissioner Johnson suggested that the amendments proposed by the Seattle Displacement Coalition “aimed at ensuring compliance with ‘concurrency requirements’” might be adequately addressed by state law.

Commissioner Kaplan asked if the proposed amendments submitted by the Roosevelt Development Group are similar to what was submitted last year. Mr. Freeman indicated that the current proposal has a more limited scope and includes amendments to goals and policies in addition to the FLUM change.

Commissioner Kaplan asked about the proposed amendment that would affect the Duwamish Manufacturing Industrial Center. Mr. Freeman explained Council approved maximum size of use limits within Industrial zones in 2007. He noted that current regulations do allow for research and development uses in Industrial zones and that maximum size of use limits apply to principal uses not accessory uses.

Commissioner Kaplan asked if the amendment proposed by Irene Wall would result in more public input about the city's growth targets. Mr. Freeman said that the proposed amendment is intended to lay the groundwork for more public outreach and involvement related to the approval of growth targets.

Commissioner Sparr asked if the amendments must be approved as written or could be revised. Mr. Freeman indicated that Council can revise the proposed amendments and that the Commission could also suggest revisions. He noted that revisions are not made in setting the docket; it is a matter of determining whether or not the proposed amendments are appropriate for the Comprehensive Plan.

Ms. Wilson reminded the Commissioners that their recommendations are due by June 20 and that the proposed amendments would be discussed in detail at upcoming meetings.

▪ **BRIEFING: Livable South Downtown**

- Susan McLain, Dennis Meier, Gordon Clowers, DPD; Martha Lester, Council Central Staff

Disclosures and Recusals:

- Commissioner Amalia Leighton disclosed that she was formerly the co-chair of NPAC and that her firm, SvR is working on the redevelopment of Yesler Terrace and does work for the Port of Seattle.
- Commissioner Colie Hough-Beck disclosed that her firm, HBB, is working on the Goodwill site project, SR519, the Viaduct replacement, and that the Port of Seattle is one of her clients.

Chair Brower welcomed Ms. McLain, Mr. Meier, Mr. Clowers and Ms. Lester.

Ms. McLain reviewed the information in [this presentation](#). Ms. Lester briefly outlined COBE's schedule for reviewing the proposed legislation and noted that a public hearing will be held on June 2; more information can be found [here](#).

Commissioner Johnson asked how public open space would be incorporated and whether the area could be more accommodating to families with children. Ms. McLain replied that the proposed changes would encourage the development of more open space as new buildings are constructed. She noted that Little Saigon might have the biggest deficit in open space and that connections to Yesler Terrace could have a positive impact on the neighborhood.

Commissioner Kaplan said that he was puzzled by the planning culture in Seattle that allows flexibility in mixing residential and other uses in some areas, but draws a hard edge around industrial areas. He noted that neighborhoods like the Pearl District in Portland have residential uses adjacent to industrial uses. He suggested that the city is missing a tremendous opportunity to allow the marketplace to determine uses rather than DPD. Commissioner Kaplan expressed frustration that residential uses are not allowed at the WOSCA site while they are allowed nearby. Mr. Meier suggested that many areas outside of the Duwamish Manufacturing Industrial Center allow residential uses and noted that market pressures can also limit the development of housing as in Belltown prior to the 1990s when zoning was changed to encourage residential uses. Chair Brower said that it seems DPD staff have put a lot of thought into the transition areas in South Downtown. Mr. Meier replied that a variety of competing viewpoints have been expressed and noted that the Port of Seattle voiced strong concerns about potential conflicts that would likely arise if homes were built adjacent to Pier 46.

Commissioner Hough-Beck suggested that if the parks and open spaces are not designated in the plans, they will not likely be funded. She also expressed support for the Commission's recommendations that were identified in the [Future of Seattle's Industrial Lands](#) report.

Commissioner Benotto noted that the South Lake Union neighborhood fell short of LEED ND standards for parks, which identifies approximately one small open space per block as a measure of livability.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Josh Brower adjourned the meeting at 9:03 a.m.