



**City of Seattle**  
**Seattle Planning Commission**

Leslie Miller, Chair  
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION**  
**MAY 24, 2012**  
**APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Chair Leslie Miller, Vice-Chair David Cutler, Catherine Benotto, Luis F. Borrero\*, Josh Brower, Colie Hough-Beck, Mark Johnson, Bradley Khouri, Kay Knapton, Jeanne Krikawa, Chris Persons, Matt Roewe, Sarah Snider

**COMMISSIONERS ABSENT**

Kadie Bell, Amalia Leighton, Kevin McDonald, Morgan Shook,

**COMMISSION STAFF**

Diana Canzoneri-Senior Analyst, Katie Sheehy-Planning Analyst, Robin Magonegil-Administrative Staff Assistant

**GUESTS**

Tom Hauger, DPD; Ketil Freeman, Council Central Staff

**IN ATTENDANCE**

Jessica Clawson, McCullough Hill Leary

\* This Commissioner is not yet confirmed.

*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 Leslie Miller called the meeting to attention at 7:32 am.

- **Approve: May 10, 2012 Meeting Minutes**

**ACTION:** Commissioner Kay Knapton moved to approve the May 10, 2012 minutes. Commissioner Matt Roewe seconded the motion. The minutes were approved. Commissioners Leslie Miller and David Cutler abstained.

▪ **Chair's Report**

- Chair Leslie Miller

Chair Miller reviewed the upcoming meetings for the Commission. She welcomed new commissioner Luis Borrero and asked him to give the Commission a brief summary of his background. She noted that Luis has not been confirmed but should be very soon.

Chair Miller gave a quick update on the regulatory reform discussion at the PLUS committee noting that it did not go well and that Commissioner Brower was booed down. She added that they punted on SEPA and said no to commercial. She stated that it was very disappointing and the Mayor is taking heat regarding regulatory reform.

▪ **Annual Comprehensive Plan amendments: docket setting**

- Tom Hauger, DPD Planning & Ketil Freeman, Council Central Staff

Chair Miller called for any disclosures & recusals.

Disclosures:

- Commissioner Bradley Khouri disclosed that his firm, b9 Architects, designs projects in the city of Seattle that could be affected by proposed changes in the Comp Plan.
- Commissioner Mark Johnson disclosed that his firm, ESA, has the Port of Seattle and Sound Transit as clients.
- Commissioner Sarah Snider disclosed that her firm, LMN, does urban design and various types of architectural projects in the Seattle metropolitan area that could be affected by these amendments and is currently completing work for the Ballard Blocks LLC.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi family developers throughout the city of Seattle. In addition, Commissioner Brower recused himself from the discussion regarding the proposed Comp Plan amendment submitted by the NSIA and left the meeting.
- Commissioner David Cutler disclosed that his firm, GGLO, designs projects and advises clients that may be impacted by amendments to the Comprehensive Plan.
- Commissioner Jeanne Krikawa disclosed that her firm, The Underhill Company, is on a consultant for team for a Sound Transit project.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city and that the Port of Seattle is a client.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, designs projects and advises clients on development projects throughout the City that could be affected by proposed Comp Plan changes.
- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing, develops affordable housing throughout the City and could be affected by the proposed changes in the Comp Plan.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private development that could be affected by the proposed changes in the Comp Plan.
- Commissioner Luis Borrero disclosed that his firm, DRiVE, advises clients and projects that could be affected by the proposed changes in the Comp Plan.

Chair Miller welcomes Ketil Freeman and Tom Hauger.

Mr. Freeman gives a brief overview of the process and points out that the deadline for City Council to submit a proposed amendment to the comp plan is May 30, 2012 so there is the potential for more. Mr. Freeman added that Peter Harris would be the staff person from Council Central staff that will be working on the

proposed amendments. He noted that there are two parts to the process, docket setting and the ordinance. He then reviewed the threshold decision criteria.

Mr. Freeman stated that there are 14 proposed comp plan amendments thus far. He reviewed them for the Commission noting the applicant and giving a brief description of the proposed amendment.

- 1 DPD proposes DPD proposes specific amendments to the Broadview - Bitter Lake - Haller Lake and Rainier Beach neighborhood plans and placeholders for future policies related to climate action, urban design and healthy food.
- 2 Seattle Planning Commission proposes a placeholder for policies to guide implementation of the transit communities framework.
- 3 The Port of Seattle proposes the addition of a discussion section to the Container Port Element.
- 4 The Lake Union Association proposes several amendments to the Economic Development Element to support the recreational boating industry.
- 5 The North Seattle Industrial Association proposes to change the name of all Manufacturing / Industrial Centers to “Maritime / Industrial Centers.”
- 6 The International Longshore and Warehouse Union proposes an amendment and several regulatory changes to prohibit new stadiums in industrial zones that would interfere with adjacent industrial uses.
- 7 Port 106 LLC proposes to amend the FLUM for property addressed as 1600 W. Armory Way in Interbay to remove the area from the Ballard North End MIC and to change the FLUM designation for the area from Industrial to Commercial / Mixed Use.
- 8 MoxBay LLC proposes to amend the FLUM to remove an area northwest of the intersection of 15th Avenue West and W. Bertona Street in Interbay from the Ballard North End MIC and to change the FLUM designation for the area from Industrial to Commercial / Mixed Use.
- 9 Block at Ballard II LLC proposes to amend the FLUM for an area east of 15th Avenue West between NW 51st Street and NW 48th Street to remove the area from the Ballard North End MIC and to change the FLUM designation for the area from Industrial to Commercial / Mixed Use.
- 10 Mr. Knoke proposes to add a Pinehurst Urban Village, and he proposes to amend the boundaries of the Northgate Urban Center and Broadview / Bitter Lake / Haller Lake urban village to capitalize on the potential for a light rail station at NE 130th Street.
- 11 The Eastlake Community Council proposes to amend the Urban Trails System Figure to include a proposed I-5 connector between SR 520 and the Mercer off-ramps in the Eastlake neighborhood.
- 12 Mr. Leman proposes that the Comprehensive Plan include an open and participatory government element or appendix.
- 13 Mr. Leman proposes to amend a policy in the neighborhood planning elements as follows: N-3 Either community organizations or the City may initiate neighborhood plans with City support, to the extent provided in the City’s annual budget. For those neighborhoods that wish to, the City is receptive to continuing the model of the 1990s under which it funds neighborhood organizations to the neighborhood planning process under City contract and according to City guidelines and oversight.
- 14 Mr. Leman proposes to establish policy DT-TP8, which “[d]iscourage[s] pedestrian grade separations, whether by skybridge, aerial tram, or tunnel, to maintain an active pedestrian environment at street level,” as applicable to all other urban centers.

Mr. Freeman asked the Commission if they had any questions.

Commissioner Brower asked if there were any changes on 12, 13 and 14 from last year. Mr. Freeman replied that he has not yet read them closely but typically, Mr. Leman does change them a bit. Commissioner Brower noted that last year the Commission recommended eliminating them. Mr. Freeman responded that City Council declined the invitation to eliminate the urban trails map.

Mr. Freeman stated that it would be worth taking a harder line to meet criteria with regards to the 7-year update and that some amendments may be worth deferring until after the 7-year update. Chair Miller noted that the Commission tried to do that last year. Mr. Hauger noted that it is part of phased approach and that if a policy were proposed that the Commission knows that DPD is going to deal with next year it could be deferred.

Commissioner Brower asked if there were more info about the schedule regarding the 15<sup>th</sup> Avenue corridor. Mr. Hauger answered that DPD and SDOT are still working out the schedule. Commissioner Roewe asked if right-of-way acquisition is being considered. Mr. Hauger replied that it is not.

Commissioner Brower mentioned that manufacturing is a term of art. Mr. Freeman stated that multicounty policies designate manufacturing and industrial centers. Mr. Hauger stated that both Vision 20/40 and the MCPP explain how the term is really used and there may be ways for the city to recognize marine character of our industrial areas. Commissioner Brower wondered if there was some way to recognize Seattle's uniqueness.

Chair Miller asked about recreational boating in #4. Mr. Freeman responded that most people are aware of boating around Lake Union and that it does not seem contradictory.

Commissioner Roewe noted that the shoreline management plan addresses a lot of this and asked about the process. Mr. Hauger noted that legislation is going to council next month and includes a study to look at demand. He added that his recommendation makes some sense but they need to make sure that it is part of OED's. Commissioner Roewe stated shared his concern about boating requiring surface parking lots, prohibits things from changing and issues about water quality.

Commissioner Hough Beck wondered if, in reference to #6, this is an appropriate place, especially with regards to public outreach. Mr. Hauger replied that it could be an appropriate place but they will need to see how the elected line up concerning it.

Chair Miller stated that #5 might not meet the threshold criteria. She wondered if there were others that they might have flagged for this same reason. Mr. Hauger stated that some of the ones that were submitted in previous years. Mr. Freeman noted that there is no fee for submitting these, you do not have to own a business and you do not even have to live in Seattle. He added that other jurisdictions have a higher bar and they do not amend their Comp Plan as often.

Commissioner Luis Borrero stated in reference to #10, according to the threshold criteria is impractical. Mr. Freeman replied that although that is true, it helps to preserve that option of potentially having a station whether it comes from this amendment or somewhere else. Mr. Hauger noted that there is not enough time to do the analysis related to this.

Commissioner Roewe stated that his sense is that 145<sup>th</sup> was designated as a station but that 130<sup>th</sup> might be better given the surrounding land use and that this might be worth investigating. Commissioner Krikawa agreed and noted that the 145<sup>th</sup> station would be in Shoreline and that they have adopted principles that include upzoning at 145<sup>th</sup> and 185<sup>th</sup>. She added that 130<sup>th</sup> could have potential. Mr. Hauger noted that if it is not built now it would be every expensive. Commissioner Brower asked about the final EIS. Mr. Freeman answered that the draft has not been published yet. Mr. Hauger added that the draft should be early next year. Commissioner Brower wondered if this might go away between the draft EIS and the final. Mr. Freeman answered yes. Commissioner Johnson stated that with the process for Sound Transit, the only time they eliminate an alternative is if there are technical flaws. He added that this would be a situation of whether land use policies support having a station there. Commissioner Johnson stated that it makes sense to begin looking at it even if it is not a comp plan amendment. Commissioner Borrero stated that he is trying to understand the system and wondered, if it is not within the timeframe, is it a good undertaking for the Commission.

Commissioner Snider asked them to talk more about the food policy. Mr. Hauger stated that the comp plan has some direction about community gardens but not much about other kinds of access to healthy food or policies about how that access could be added. He added that they would like to create a good balance in the comp plan.

Chair Miller thanked Tom and Ketil.

Chair Miller stated that there is concrete threshold criteria and that she would be asking the Commission to examine the proposed amendments and decide if they meet the criteria.

#1 - Commissioner Brower stated that it meets the criteria but do we want to defer until the major update of the Comp Plan. He added that politically he thinks it will go through but that amendment should be split up. Commissioner Roewe agreed and stated that the Commission should recommend that. Chair Miller asked if it should be split into 5 as this would make sense and the Commissioners agreed.

#2 - Chair Miller stated that this amendment, proposed by the Commission, does meet the criteria.

#3 - Chair Miller stated that she believed this meets the criteria. Commissioner Hough Beck recused herself from all discussion relating to this amendment, as the Port of Seattle is a client of her firm. There was no discussion.

#4 - Commissioner Brower suggested deferring this amendment due to the major update of the comp plan. Commissioner Roewe stated that he feels that this will mean a lot of surface parking garages and noted that the Shoreline Management Act (SMA) addresses uses along the lake and he would like to see what happens

with the SMA as it is directly correlated. Chair Miller objected to its lack of action and noted that the ambiguity of it was troubling. Commissioner Cutler agreed with Commissioner Roewe regarding boat yards and boat sale areas and noted that the building form on the edge of the water can contradict what they are saying. He added that it seems that the SMA has a more nuanced look at where these are appropriate. Commissioner Johnson clarified that it sounds like the Commission is saying that this is better managed through the SMA as part of the shoreline policies rather than as a stand alone amendment to the comp plan. Commissioner Hough Beck questioned the public outreach that should have been done. She noted that she lives in the neighborhood and had not heard anything about it. Commissioner Roewe stated that it is a good point and noted that the neighborhoods punt on the issue because the uses on the lake are protected.

Commissioner Borrero asked about the process. Chair Miller stated that, at this point, the Commission has to decide if the amendment meets the threshold criteria and the details of the amendments will be discussed later.

Chair Miller asked Jessica Clawson from McCullough Hill Leary if she would like to say anything about the proposed amendments that she submitted. Ms. Clawson briefly outlined amendments 7, 8 & 9 for the Commission stating that there is an owners group that wants to take a review zoning along the Rapid Ride route nothing that many uses are no longer industrial and it has become more of a commercial corridor. She added that the owners of the properties are helping to fund the corridor study. Commissioner Roewe noted that the property owners gave a presentation concerning amendment #9 and they stated that they have had difficulty leasing land and that their plan is for something like a vertical University Village. Ms. Clawson confirmed that is what the owners would like to do. Commissioner Johnson stated that it is a considerable amount of land and asked Ms. Clawson if she had a sense of the overall acreage. Ms. Clawson replied that it states the amount in the application and that it is larger than the amendments proposed last year.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

Chair Miller adjourned the meeting at 9:04 am.