



# City of Seattle Seattle Planning Commission

Josh Brower, Chair  
Barbara Wilson, Executive Director

## SEATTLE PLANNING COMMISSION APRIL 22, 2010 APPROVED MEETING MINUTES

### **COMMISSIONERS IN ATTENDANCE**

Chair – Josh Brower, Vice Chair – Leslie Miller, Chris Fiori, Colie Hough-Beck, Mark Johnson, Kay Knapton, Amalia Leighton, Kevin McDonald, Radhika Nair, Christopher Persons, Matt Roewe, Amanda Sparr

### **COMMISSION STAFF**

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

### **COMMISSIONERS ABSENT**

Catherine Benotto, David Cutler, Martin Kaplan

### **GUESTS**

Tom Hauger, Gary Johnson, DPD; Ryan Moore, Brian Sullivan, Seattle Housing Authority

### **IN ATTENDANCE**

Martha Lester

*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 7:34 a.m.

### **COMMISSION BUSINESS**

- Minutes approval

**ACTION: Commissioner Kay Knapton moved to approve the April 8, 2010 minutes; Commissioner Leslie Miller seconded the motion. The minutes were approved with Commissioner Kevin McDonald abstaining.**

## ▪ Chair's Report

Chair Brower welcomed Radhika Nair, the newest Commissioner and asked her to introduce herself. He also indicated that Vice Chair Leslie Miller and Commissioner Chris Persons were reappointed. Chair Brower noted that Commissioner Amalia Leighton is awaiting reappointment and that there are still two vacancies that need to be filled.

Chair Brower updated the Commission about numerous activities:

- The *Sustainable Backyard Design Challenge* – a design competition hosted by Method Homes and Infiniti RED to promote awareness of backyard cottages in Seattle. Commissioner David Cutler will be one of the judges; winners will be announced on May 24.
- The *West Seattle Triangle Advisory Group* – an effort led by DPD to update land use regulations and establish a framework for public realm improvements. Commissioner Catherine Benotto has been asked to represent the Commission on the advisory group, which has already had a couple of meetings and will continue to meet with DPD and SDOT staff.
- *Findings and Recommendations on Future Neighborhood Plan Updates* – the Commission's recommendations were released earlier in the month and have been positively received. Chair Brower and Executive Director Barb Wilson will brief the Committee on the Built Environment (COBE) on the Commission's findings next month.
- *Multifamily Code Update* – proposed changes to the lowrise zones continue to be reviewed by COBE; the Commission continues to review and work with DPD and Council Central staff. There is a public hearing May 25.
- *Healthy Neighborhoods, Healthy Schools* – COBE and the Seattle School Board will hold a joint meeting on May 24 that will look at how the school district and the City can improve collaboration and plan for anticipated growth.
- *Conference and Award Submissions* – staff recently submitted proposals for two conference sessions for the APA-Washington annual conference that will take place in Kennewick this October. The first session will focus on the Commission's Transit Communities Report; the second would address the Commission's Status Check work from last summer. Commissioner Amanda Sparr helped complete an application for the APA-WA/PAW joint award program; that application also focuses on the Commission's Status Check outreach.
- *7-year Comprehensive Plan Update* – the deadline has been extended by the State until 2014. DPD plans to move forward with the update process later this year with the goal of having Council approve the update in early 2013.
- *Holding Patterns: A Seattle Design Commission Competition* – the Design Commission has put out a call for ideas about what interim uses could activate stalled project sites throughout the city. Submissions are due May 24.
- *Streets for All Seattle* – the Commission has been asked to meet with representatives of this new campaign to discuss potential collaboration opportunities related to the Commission's Transit Communities Report. Staff will schedule a meeting in the coming weeks.

Chair Brower quickly noted the Commission's upcoming meetings including the May 4 Executive Committee meeting, May 11 LUT committee meeting and the Commission's annual retreat on May 13.

▪ **BRIEFING & DISCUSSION: Yesler Terrace**

- Gary Johnson, Tom Hauger, DPD
- Brian Sullivan, Ryan Moore, SHA

**Disclosures and Recusals:**

- Commissioner Josh Brower disclosed that he is the immediate past president of ElderHealth Northwest and that his firm, Tupper Mack Brower, represents clients who develop projects throughout Seattle.
- Commissioner Chris Fiori disclosed that his firm, Heartland, is working with Yesler Terrace on the redevelopment project.
- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing, has had discussions with SHA about the potential for redevelopment at Yesler Terrace.

Chair Brower provided a brief overview of the Commission's review process for the Yesler Terrace redevelopment project including a briefing last year and recommendations about the proposed FLUM change earlier this year.

Tom Hauger described the planned action mechanism, which is allowed by the State Environmental Policy Act, and might be used at Yesler Terrace. He noted that this would be the first time for the tool to be used in Seattle and that City staff is working closely with SHA to identify the appropriate mechanisms for the planned action review; it would provide clarity for the community, SHA and the City and would include a detailed environmental analysis.

Commissioner Roewe asked if design review would be included as part of the planned action process. Mr. Hauger indicated that details such as how to address design review at Yesler Terrace are still being discussed.

Gary Johnson began by acknowledging that Yesler Terrace presents a singular opportunity to create a sustainable, mixed-income community with incredible access to many of the city's jobs and that will be served by the new First Hill streetcar. He noted that the City put together an interdepartmental team that has been working with SHA to maximize this tremendous opportunity and explore innovative solutions such as district thermal energy that could be used at this site. Mr. Johnson indicated that rich engagement with residents at Yesler Terrace and other stakeholders has been, and will continue to be, an important part of the process.

Commissioner Johnson asked if SHA is considering pursuing LEED ND status. Mr. Johnson replied that the team has reviewed LEED requirements, but they are looking to go further in terms of energy, water, waste and recycling.

Commissioner Hough-Beck asked if the Parks Department has been part of the interdepartmental team. Mr. Johnson said that Parks is on the team and that SHA is interested in incorporating significant open space in the redevelopment of Yesler Terrace.

Brian Sullivan and Ryan Moore presented the attached [powerpoint](#).

Commissioner Hough-Beck noted that she really likes the amount of open space proposed at the site and asked if maintenance plans have been identified. Mr. Sullivan replied that SHA has used a

few different and successful models in other communities but that the specific maintenance plans for the open space at Yesler Terrace have yet to be determined.

Commissioner Johnson asked about plans to preserve existing mature trees at the site and how larger families would be accommodated in the new development. Mr. Sullivan replied that SHA is considering what housing needs might be 50-100 years from now and that they are planning for a mixed of household sizes. Mr. Moore noted that two tree surveys have been completed and that the final site plan will take mature trees into consideration.

Commissioner Roewe reiterated the tremendous opportunity of Yesler Terrace and asked about providing more retail and office space. Mr. Sullivan replied that they're focusing on a modest minimum of retail and commercial space that could be expanded based on demand.

Vice Chair Miller noted that in-home daycare seems to be an important use and asked if other types of in-home businesses would be accommodated. Mr. Sullivan and Mr. Moore both spoke to the flexibility of the plans thus far and the intention to accommodate a variety of business incubators at Yesler Terrace.

Commissioner McDonald asked whether or not a market analysis has been completed to determine the demand for commercial space at Yesler Terrace and noted that improving connectivity over I-5 would be very expensive. Mr. Moore replied that a robust market analysis could be completed as part of the EIS.

Chair Brower thanked the team for their time and encouraged them to continue exploring district heating at the site.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

Chair Josh Brower adjourned the meeting at 8:57 a.m.