



City of Seattle Seattle Planning Commission

Josh Brower, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION FEBRUARY 11, 2010 MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Josh Brower, Chair; Leslie Miller, Vice Chair; Catherine Benotto, David Cutler; Chris Fiori; Mark Johnson; Martin Kaplan; Kevin McDonald; Christopher Persons; Matt Roewe;

COMMISSION STAFF

Barbara Wilson, Director; Katie Sheehy, Planning Analyst; Robin Magonegil, Administrative Specialist; Diana Canzoneri, Demographer; Michael Xenakis, Intern

COMMISSIONERS ABSENT

Linda Amato; Jerry Finrow; Colie Hough-Beck; Kay Knapton; Amalia Leighton; Amanda Sparr

GUESTS

Councilmember Sally Clark

IN ATTENDANCE

Dan Nolte, Councilmember Clark's Legislative Aide

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 3:07 pm.

COMMISSION BUSINESS

Minutes approval

ACTION: Commissioner Kevin McDonald moved to approve the January 28, 2010 minutes; Commissioner Leslie Miller seconded the motion. The minutes were approved with Commissioners Catherine Benotto and Leslie Miller abstaining.

Chair's Report

Chair Brower indicated that the Commission's policy letter regarding long-term parking around light rail stations was submitted to the Mayor and City Council last week. He asked for volunteers to serve on an ad hoc committee that would meet with DPD staff to finalize their recommendations to Council.

Chair Brower thanked Commissioner Persons for helping draft a letter submitted to the Mayor last week that outlined the Commission's recommendations related to choosing a new director for the Office of Housing (OH). Commissioner Persons indicated that a meeting with the Mayor would take place on

February 18 and stakeholders in the affordable housing industry to further discuss hiring a new director for OH.

Chair Brower said that all of the applications for new commissioners have been reviewed and noted that interviews would be scheduled in the near future. He indicated that there was a very strong pool of applicants and that it was challenging to narrow the list of applicants. Chair Brower said that hopefully the new members will be approved sometime in March or April. Chair Brower informed the Commission that Commissioner Linda Amato has had to resign in order to pursue her work on high speed rail projects, which has long been one of her goals.

Chair Brower introduced Michael Xenakis, the Commission's new intern, who would assist Ms. Canzoneri complete the Affordable Trends Report. Mr. Xenakis said that he has lived in Seattle for 12 years and was a high tech consultant prior to pursuing concurrent master's degrees in Urban Planning and Public Administration at the University of Washington. He indicated that his thesis project would focus on the demand forecasts of large scale infrastructure projects.

Chair Brower asked for three volunteers to work on the Light Rail Review Panel for the Rainier Station on the Eastlink route. Commissioners McDonald, Kaplan, Roewe and Cutler volunteered.

Chair Brower then noted the upcoming meetings: the next Executive Committee meeting will be on Wednesday, February 17; the next LUT Committee meeting will be on Thursday, February 18; the next Full Commission meeting will be on Thursday, February 25; and the next HNUC Committee meeting will be on Tuesday, April 9.

Ms. Wilson noted that the staff is very happy to have Mr. Xenakis as an intern. She spoke briefly about the staff retreat that took place on the previous Friday that focused on how staff could serve the Commission more effectively. She also informed the Commission about the 2010 Census complete count open house being organized by Ms. Canzoneri that will provide an opportunity for people to learn more about the 2010 Census data.

BRIEFING

BRIEFING: Committee On the Built Environment (COBE) Update

- Councilmember Sally Clark

Councilmember Clark began by expressing her sadness at the announcement that Dwight Dively has tendered his resignation; she noted that he was very well respected and will be missed throughout the City.

Councilmember Clark indicated that review of neighborhood planning has moved to the Seattle Public Utilities and Neighborhoods committee. She indicated that the SEPA determinations of non-significance for the three neighborhood plan updates have been appealed and that Council Central Staff is working with the neighborhood planning team to keep the community involved as the updates move forward. She made a few brief remarks about the proposed Comprehensive Plan amendments currently under review. She noted that a planned action EIS for Yesler Terrace could prove to be a very efficient process toward approval of a new plan for redevelopment. Vice Chair Miller suggested that it would be very helpful to keep people who participated in the past year's planning process informed about the delay. Councilmember Clark replied that keeping people engaged and excited about long-range planning processes is very important but that she has yet to see a stewardship plan from the Executive.

Councilmember Clark outlined some of the major projects that will be reviewed by the Committee on the Built Environment during 2010:

- Children's Hospital proposed Major Institution Master Plan
- Livable South Downtown: review process has yet to be determined; might be by neighborhood.
- Northgate: the Urban Design Framework legislation was not submitted to Council by the Nickels administration; Council will need to decide how to move forward with the project.
- Multifamily Code: continuing work from last year on Lowrise zones; will also review unit lot subdivision regulations.
- Long-term parking in light rail station areas: likely to be resolved in the next couple months; hope to minimize unintended consequences.

Councilmember Clark briefly touched on other projects that she would be working on as a member of other committees including the Central Waterfront, strategies for affordable housing and incentives for historic preservation.

Commissioner Roewe asked about Northgate. Councilmember Clark explained that while a lot of work had been done to identify an urban design plan to break up the superblocks and make the neighborhood more pedestrian friendly, it is not clear that incentive zoning could create enough financial incentives for developers to actually implement the plans. She indicated that the project is still under review and hopes that options for moving forward will be identified.

Commissioner McDonald asked about the proposed Comprehensive Plan amendment to change the Future Land Use Map (FLUM) at Yesler Terrace from Multifamily to Commercial, specifically whether or not a recommendation to defer the amendment would in any way delay the project. He indicated that while he is very supportive of the overall redevelopment concept, he is less supportive of changing the FLUM while the plans are still being developed. Councilmember Clark replied that, to the best of her knowledge, the Seattle Housing Authority has already pulled back from their request to change the FLUM. She noted that a planned action EIS would allow the FLUM to be changed outside of the annual amendment cycle.

Chair Brower asked about the Office of Economic Development (OED) and pointed out that he recently learned that Seattle spends far, far less on economic development than many other cities such as Tulsa and Atlanta. Councilmember Clark indicated that she and other Councilmembers have been pushing for a clearer focus at OED but that the Executive has not indicated what they will do with the department. She noted that Nancy Yamamoto and Roque Deherrea have been very valuable staff members within OED.

Councilmember Clark thanked the Commission for their time and for their priceless work as independent and objective advisors to City Council.

APPROVE: Annual Comprehensive Plan Amendments

Recusals & Disclosures

Amendment C which pertains to the Neighborhood Plan Update for North Rainier Neighborhood Plan Update

- Commissioner David Cutler disclosed that his firm, GGLO LLC, worked on the North Rainier Neighborhood Plan.

Amendment D pertaining to the Neighborhood Plan Update for MLK at Holly (Othello)

- Commissioner Leslie Miller disclosed that she is a member of the Southeast District Council and OSCAT (Othello Station Community Advisory Team).

Amendment H pertaining to the Northgate Neighborhood Plan Amendment

- Commissioner Mark Johnson disclosed that his firm, ESA Adolfson, is preparing the EIS for the Northgate rezone.

Amendment I pertaining to the Interbay BINMIC FLUM

- Commissioner Josh Brower also disclosed that his firm, Tupper Mack Brower, represents clients who own and operate industrial businesses.

Amendment L which pertains to the Yesler Terrace FLUM to redesignate the Yesler Terrace site from Multifamily Residential to Commercial/Mixed Use

- Commissioner Amalia Leighton disclosed that her firm, SvR, is working on the Yesler Terrace project.
- Commissioner Josh Brower disclosed that he is on the board of directors for Eldercare NW.
- Commissioner Fiori recused himself from the discussion and vote on this matter.
- Commissioner Persons recused himself from the discussion and vote on this matter.

Amendment E pertaining to the Roosevelt Future Land Use Map (FLUM) and Neighborhood Plan Amendment

- Commissioner Chris Fiori disclosed that his firm, Heartland LLC, is working on projects within the Roosevelt Urban Village.

Amendment M pertaining to the Affordable Housing Action Agenda: Add policies that promote housing affordability

- Commissioner Persons disclosed that his firm, Capitol Hill Housing, manages and develops affordable housing projects.

Amendment O pertaining to the Greenwood FLUM and Neighborhood Plan

- Commissioner Cutler disclosed that his firm, GGLO, is working on a project adjacent to the proposed FLUM in the Greenwood/Phinney Ridge Urban Village.

Amendment P which pertains to the FLUM change to Industrial Land in Ballard Hub Urban Village

- Commissioner Brower recused himself from the discussion and vote on this matter

General disclosures

- Commissioner Josh Brower disclosed that his firm, Tupper Mack Brower, represents clients who own and/or develop commercial property in Seattle.
- Commissioner Martin Kaplan disclosed that his firm, Martin Henry Kaplan Architects, works on projects in commercial and multifamily zones.

Ms. Wilson reviewed the Commission's work on the proposed Comprehensive Plan amendments, which began last summer with the threshold review and recommendations. The Director's Report was submitted to Council and the Commission in December and DPD staff presented the recommendations at that time; since then Commissioners have discussed the proposed amendments at multiple meetings. The HNUC committee submitted the current draft recommendations for full Commission review today. Ms. Wilson indicated that the Commission's recommendations are due by February 16.

Commissioner David Cutler moved that the draft letter be approved; Commissioner Chris Fiori seconded the motion.

Commissioners reviewed the draft letter and made changes listed below.

- B. North Beacon Hill Neighborhood Plan Update*
- C. North Rainier Neighborhood Plan Update*
- D. MLK at Holly (Othello) Neighborhood Plan Update*

Commissioner Kaplan suggested that the Commission recommend approval rather than deferral of these proposed amendments. Chair Brower and other Commissioners agreed. Commissioners further refined the recommendation to encourage continued outreach during the SEPA appeal process in order to avoid losing the momentum that was generated during the extensive public outreach over the past year.

- I. Interbay BINMIC Amendment: Amend the FLUM to remove land located north of Dravus in the Interbay area from the Ballard Interbay Manufacturing/Industrial Center (BINMIC).*

Commissioners revised the draft letter to keep the recommendation limited to just the main point - that neither a boundary change to the MIC nor a FLUM change is required for the applicant to pursue a request to rezone the area from IG2 to IC.

- J. Reduction in Vehicle Miles Traveled (VMT): Add a numeric goal for reducing VMT in and through the city, consistent with adopted statewide goals; and a policy favoring highway projects that produce little or no such increase.*

Commissioners revised the draft to simplify the recommendation and more clearly express support for the goal of reducing greenhouse gas emissions.

- L. Yesler Terrace FLUM Amendment: Amend the FLUM to redesignate the Yesler Terrace site from Multifamily Residential to Commercial/Mixed Use.*

Commissioners revised the draft to more strongly express support for the redevelopment of Yesler Terrace as a 'complete community' and explicitly indicate that the Commission will support further analysis toward a change to the FLUM.

- P. Industrial Land in Ballard Hub Urban Village: Consider FLUM amendments related to industrial land in the Ballard Hub Urban Village, in anticipation of the findings of the Department of Planning and Development's Industrial Jobs Initiative, as called for in Resolution 31026.*

Commissioners changed the draft recommendation to approve with five Commissioners voting in favor, two opposed, one voting to not make a recommendation, one abstention and one recusal.

Commissioner Mark Johnson called the motion to approve the recommendations as amended to question. The motion approved unanimously.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Vice Chair Leslie Miller adjourned the meeting at 5:32 pm.