



**City of Seattle  
Seattle Planning Commission**

David Cutler, Chair  
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION  
MAY 23, 2013  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Chair-David Cutler, Catherine Benotto, Luis Borrero, Josh Brower, Keely Brown, Colie Hough-Beck, Bradley Khouri, Grace Kim, Jeanne Krikawa, Kevin McDonald, Tim Parham, Marj Press, Morgan Shook, Maggie Wykowski

**COMMISSIONERS ABSENT**

Amalia Leighton, Matt Roewe

**COMMISSION STAFF**

Barbara Wilson-Executive Director, Diana Canzoneri-Senior Analyst, Robin Magonegil-Administrative Staff Assistant

**GUESTS**

Michael Hubner, Puget Sound Regional Council

**IN ATTENDANCE**

Ryan Moore, 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**

- **Approve: May 9, 2013 Meeting Minutes**

Commissioner Jeanne Krikawa moved to approve the May 9, 2013 minutes. Commissioner Brad Khouri seconded the motion. The minutes were approved.

- **Chair's Report & Updates**
  - Chair David Cutler

Chair Cutler introduced the new Commissioners and asked them to each tell the Commission something about themselves. He then had the current Commissioners introduce themselves.

Chair Cutler reviewed the upcoming meetings and events calling attention to the happy hour celebration to say goodbye and thanks to our outgoing Commissioners and staff.

Chair Cutler also noted the micro-housing tour on May 31.

Chair Cutler stated that Councilmember Sally Clark was due to join us today but there was a communication error. Ms. Wilson will work with Councilmember Clark's office to get her rescheduled at a future meeting.

- **Briefing & Discussion: Growing Transit Communities**
  - Michael Hubner, Puget Sound Regional Council

Chair Cutler called for any disclosures and/or recusals.

**DISCLOSURES & RECUSALS:**

- Commissioner Jeanne Krikawa disclosed that her firm, Underhill Company, is a consultant on multiple Sound Transit projects.
- Commissioner Grace Kim disclosed that her firm, Schemata Workshop, is working on the Sound Transit stations and Transit Oriented Development on Capitol Hill and other projects throughout the city of Seattle that could be impacted.
- Commissioner Tim Parham disclosed that his agency, Puget Sound Regional Council, provides staff support to the Growing Transit Communities Partnership.
- Commissioner David Cutler disclosed that his firm, GGLO, works on projects throughout the city of Seattle that could be impacted.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, works on projects throughout the city of Seattle that could be impacted.
- Commissioner Maggie Wykowski disclosed that her firm, Puget Sound Sage, serves on the Growing Transit Communities Oversight Committee and the Equity Network.
- Commissioner Morgan Shook disclosed that his firm, Berk, works on projects throughout the city of Seattle that could be impacted and is participating in the GTC process as a committee member.
- Commissioner Bradley Khouri disclosed that his firm, b9 Architects, works on projects throughout the city of Seattle that could be impacted.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on projects throughout the city of Seattle that could be impacted and Sound Transit, SDOT, KC Metro are clients.

The presentation that Mr. Hubner gave can be found via the link below.

<http://www.seattle.gov/planningcommission/docs/SeattlePlanningCommission052313.pdf>

Commissioner Krikawa inquired about the Bus Rapid Transit (BRT) corridors in the study area geography. She wondered why the E-line was selected instead of the C & D lines. Mr. Hubner stated that the light rail corridors were still in play at that time and thus remained part of the GTC. It was noted that the E line will replace the existing route (358) and will serve riders traveling between Shoreline and downtown Seattle. Mr. Hubner acknowledged that the E-line was selected at the beginning of the study but the world has changed since then.

Commissioner Borrero asked about the status of the Decision Commons, a computer-based visualization and analysis tool that Mr. Hubner indicated was one of the demonstration projects that GTC helped to fund. Mr. Hubner responded that this was a proof-of-concept effort led by the Runstad Center at the University of Washington. He added that they used the tool to assist with planning in the Bel-Red Corridor in Bellevue. Commissioner Benotto read a portion from the Transit Oriented Development Market Study done for Growing Transit Communities: "Singles and couples without children are most likely to live near transit and be interested in walkability, mixed-use neighborhoods and short commutes." She expressed concern that this focus is too narrow and noted that the Planning Commission believes there is also a need for family friendly housing in transit communities. Mr. Hubner responded that the consultant for the market study focused on the main market for TOD as it exists currently. He added that while there is some discussion of family housing in the GTC Strategy public review draft, the draft does not identify very many tools for encouraging family housing in TOD projects because there are not many tools readily available.

Commissioner Parham noted that the fair housing work he is shepherding on the project is all about housing access, including access regardless of familial status. He added that a regional Fair Housing and Equity Assessment is being done as part of GTC and a draft will be coming out soon.

Commissioner McDonald offered a suggestion on messaging the purpose of GTC. He noted that that growing transit ridership is important but that the primary benefit of GTC is to communities and that this should be emphasized more directly. Commissioner McDonald continued that park and rides tend to play a much larger role outside of the city of Seattle. He asked whether the GTC includes TOD integrated with park and rides. Mr. Hubner responded affirmatively and added that even outside of Seattle he has not seen a lot of support for stand-alone park and rides.

Commissioner Borrero stated that he did not see a reference to utilities in the presentation. He suggested that district energy would be very helpful for meeting energy needs and asked about whether the potential of district energy is covered the GTC draft. Mr. Hubner responded that it is obliquely referenced, but not covered more directly in part because it may not be as applicable on a regional basis as it is in places like Seattle.

Mr. Hubner clarified PSRC's role in reviewing the comprehensive plans explaining that, by state law, transportation elements in local comprehensive plans need to be certified by PSRC as consistent with Vision 2040 and with Transportation 2040, which is the official regional transportation plan. Mr. Hubner added that PSRC does a general review of jurisdiction's local comprehensive plans in their entirety for consistency with the regional growth Strategy and Multicounty Planning Policies in Vision 2040.

Commissioner Brown asked about the 74 study areas. Mr. Hubner gave additional detail on how the analysis in the draft looked at the limitations and barriers in those 74 areas.

Commissioner Kim stated that the transit alone does not create a market. She added that if market-rate developers do not see the market value of developing in a given neighborhood around a transit station, noting that they would need incentives in order to build in such a neighborhood. Mr. Hubner remarked that strategy 10 in the GTC draft would be applicable. He added that strategy 10 suggests ways in which investment in roads, pedestrian and bicycle improvements, and station areas could help to catalyze investment in transitional markets.

Mr. Hubner reviewed the timeline for public comment on the draft. He encouraged the Commission to comment and invited the Commission to submit specific questions that they would like included in the GTC Frequently Asked Questions section on PSRC's website.

Chair Cutler thanked Michael for his time.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

Chair Cutler adjourned the meeting at 9:04 am.