



**City of Seattle
Seattle Planning Commission**

David Cutler, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
MAY 9, 2013
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair-David Cutler, Josh Brower, Luis Borrero, Colie Hough-Beck, Bradley Khouri, Jeanne Krikawa, Amalia Leighton, Chris Persons, Matt Roewe, Morgan Shook

COMMISSIONERS ABSENT

Kadie Bell, Catherine Benotto, Mark Johnson, Kevin McDonald

COMMISSION STAFF

Diana Canzoneri-Senior Analyst, Robin Magonegil-Administrative Staff Assistant

GUESTS

Marshall Foster, Patrice Carroll, Geoff Wentlandt, DPD; Michael James, SDOT;

IN ATTENDANCE

Ryan Moore, DPD; Keely Brown, Marj Press, Unconfirmed New Commissioners

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: April 25, 2013 Meeting Minutes**

Commissioner Josh Brower moved to approve the April 25, 2013 minutes. Commissioner David Cutler seconded the motion. The minutes were approved with Commissioners Brower, Cutler and Roewe abstaining.

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

Chair Cutler noted that two of the new commissioner appointees, Keely Brown and Marj Press, attended at the meeting. He added that that they will be confirmed on May 22. He invited them to briefly introduce themselves to the Commission.

Keely Brown stated that she has a background in community planning and is currently a planner with the Army Corps of Engineers.

Marj Press stated that she has over 20 years as a transportation planner and is currently the co-owner of small business on Capitol Hill, Terra Plata.

Chair Cutler mentioned that we are in the process of hiring the new planning analyst and that there were 154 people who applied for the position. He added that Commissioners Leighton and McDonald as well as Director Wilson are reviewing the resumes.

Chair Cutler reviewed the upcoming meetings and events noting that at the next Executive Committee meeting they will be discussing the Annual Retreat. He added that at the next Full Commission meeting, we will be joined by Council President Sally Clark.

Chair Cutler gave updates on several projects that the Commission has been involved in including; the Commission in the community, the Commission's recommendations on the Multi-Family tax exemption, the Ingredients for Designing a Family-Friendly Downtown conference, micro-units, the Capitol Hill TOD Development Agreement, and the Affordable housing advisory group.

- **Planning Director Update**
 - Marshall Foster, DPD

Marshall Foster provided updates on a number of planning initiatives. He highlighted the fact that the SLU rezone was approved unanimously by the City Council.

Mr. Foster updated the Commission on the Stadium District Study and the Industrial Lands Study designed to strengthen protections for industry in the Duwamish Manufacturing Industrial Center. He noted that these efforts are moving quickly, that big questions about the future of these areas will be addressed, and that the Planning Commissions' continuing involvement is valued. In response to a question by Commissioner Krikawa, he said that planning is moving ahead on the Stadium District despite recent developments related to the Sacramento Kings.

Mr. Foster briefed the Commission on the revised approach to the Comprehensive Plan Major Review, scheduled to occur 2013 through 2015. Commissioner Leighton asked whether there would still be a regularly annual Comprehensive Plan amendment cycle in 2014. Mr. Foster indicated that there would be; noting that a smaller number of proposals will be considered given that the major update is underway. He added that the proposals related to south Ballard and Interbay will likely be included in the annual amendment cycle.

- **Discussion: Ballard to Interbay Land Use Corridor Study**
 - Patrice Carroll, Geoffrey Wentlandt, DPD staff
 - Michael James, SDOT

Chair Cutler called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner David Cutler disclosed that his firm, GGLO, designs projects and advises clients throughout the city that could be impacted.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design, works on projects that could be impacted.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private development projects that could be affected.

- Commissioner Brad Khouri disclosed that his firm, b9 Architects, works on projects throughout the city that could be affected.

Commissioner Josh Brower, disclosed that his firm, Veris Law Group PLLC, represents industrial businesses in the Ballard area and throughout the City as well as single and multifamily developers who might be affected by the proposal.

- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city that might be affected.

The presentation that Ms. Carroll and Mr. Wentlandt presented can be found via the link below.

http://www.seattle.gov/planningcommission/docs/interbay_20130429.pdf

Commissioner Leighton observed that pedestrian connections to the Rapid Ride stop at the intersection of W Dravus St. and 15th Ave. W are insufficient. She expressed that even though conditions near the stop are not ideal for a Pedestrian Zone (P Zone) designation. Commissioner Leighton added that much needs to be done to make the area better for walking. She described how the ramp makes this especially challenging for pedestrians in the area. Commissioner Leighton asked what is being planned.

Commissioner Leighton remarked that new residential development in the neighborhood will likely increase pedestrian and transit demand significantly and suggested that it would make sense for intensified planning to focus on the at the intersection of W Dravus St. and 15th Ave. W.

Commissioner Roewe echoed Commissioner Leighton's concerns, stating the area is indeed a crossroads and that the Dravus street overpass is unfriendly to pedestrians. Commissioner Khouri noted that it is sometimes impossible to walk across Dravus. He suggested that there be more done to ensure that disabled persons can get across Dravus.

There was further discussion about the large amount of bicycle activity in the corridor and the potential for competition between rapid ride buses and bicycle riders. Commissioner Leighton expressed skepticism that the parallel routes the City is planning for bicyclists will be used due to their challenging topography.

Mr. James noted that SDOT has heard concerns about pressure on the corridor but that the extent of expected density increases would not justify station area planning.

Chair Cutler inquired about information on transportation demands. Mr. James responded that staff is working on getting information on Rapid Ride boardings. He added that there will soon be more information available from the Ballard Transit Expansion Study and the Magnolia Bridge EIS.

Commissioner Hough Beck suggested that the City consider undergrounding utilities in the corridor. Commissioner noted that this may be difficult in some places because the area is prone to flooding.

Ms. Carroll noted that she wanted to get some additional input on the idea of a potential zoning tool to better support Production, Distribution, and Repair (PDR) uses.

Commissioner Shook expressed support for going to more flexible zoning in the ideas to help support light industrial uses in the Ballard to Interbay Land Use Corridor.

Commissioner Khouri stated that if there is a PDR incentive, the uses should be on site and not an in lieu system.

Other Commissioner suggestions included coordination of SDOT studies and plans for improvement with this land use study; looking for other case studies and research to inform exploration of this new zoning tool; being careful about changing the IB zone as it could affect other areas; and review other relevant development project examples.

Chair Cutler thanked Patrice, Geoff and Michael for their time.

- **Report out: National Planning Conference**
 - Colie Hough Beck, Commissioner

Commissioner Hough Beck shared her photos from the National Planning Conference in Chicago.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Cutler adjourned the meeting at 5:35 pm.