



City of Seattle Seattle Planning Commission

Linda Amato, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION OCTOBER 23, 2008 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Chair Linda Amato, Josh Brower, Jerry Finrow, Colie Hough Beck, Mark Johnson, Martin Kaplan, Kay Knapton, Amalia Leighton, M. Michelle Mattox, Kevin McDonald, Leslie Miller

COMMISSION STAFF

Barbara Wilson-Director, Robin Magonegil-Administrative Assistant, Katie Sheehy-Planning Analyst, Diana Canzoneri-Demographer, Cheryl Sizov-Senior Urban Planner, Lee Roberts-Intern

COMMISSIONERS ABSENT

Tom Eanes, Chris Fiori, Tony To

IN ATTENDANCE

Nick Bart, Seattle University; Thomas Whittemore, Department of Neighborhoods

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 Linda Amato called the meeting to order at 7:35 am.

COMMISSION BUSINESS

- Minutes approval

ACTION: Commissioner Leslie Miller moved to approve the October 9, 2008 minutes. Commissioner Colie Hough Beck seconded the motion. Commissioner Kevin McDonald suggested a friendly amendment. The motion to approve the minutes passed unanimously.

- Chair's Report

Chair Amato noted the upcoming meetings. She stated that the next Housing, Neighborhoods and Urban Centers Committee will be Wednesday, November 12; she reminded the Commissioners that Tuesday is Veterans Day, which is a City holiday, so the meeting will be held that Wednesday. She noted that the next Full Commission meeting will be on Thursday, November 13; the next Land Use and Transportation Committee meeting will take place on Thursday, November 20. She also noted

that the Seattle's Transit Communities roundtable will also be that day from 11:00 am until 1:00 pm and encouraged the Commissioners to attend. Chair Amato added that there will NOT be a meeting on Thursday, November 27, because of the Thanksgiving holiday.

Chair Amato thanked the Commissioners who have contacted City Council about the proposed Dravus rezone and stated that City Council expects to take action on Monday, October 27.

Chair Amato asked Commissioner Amalia Leighton to give a brief statement about the "Making Transit Work" event that she attended earlier in the week. Commissioner Leighton stated that the event included Directors from Sound Transit, King County Metro, WSDOT, PSRC and SDOT; each gave a brief presentation that began with the issue of climate change and how transit will help us achieve goals to reduce greenhouse emissions. She noted that the discussion was moderated by Mark Hinshaw, who asked a number of questions about density and congestion relief. Commissioner Leighton noted that the presentation focused on about how we need to increase transportation choices in order to accommodate growth.

Chair Amato asked Commissioner Kevin McDonald to say a few words about the Futurewise event that took place on October 15. Commissioner McDonald stated that Futurewise and GGLO have been hosting monthly events related to transit oriented development. Lee Roberts added that last week's topic focused on planning for infrastructure around transit projects.

Chair Amato asked Commissioner Leslie Miller to share information about the October 25 forum that the Southeast District Council is hosting. Commissioner Miller responded that the "Transit Transformation" meeting would take place at the New Holly Gathering Hall from 12:00 pm until 3:00 pm. Presenters will include Renee Staton, leader of Safe Walks, Daniel Rosenfeld, founding partner of Urban Partners LLC, and Louise Grasso, an associate with Gehl Architects in Copenhagen. She added that the meeting will help people learn more about existing neighborhood plans and why they should get involved with station area planning.

Chair Amato mentioned the Incentive Zoning forum she attended. She noted that it was hosted by the CNC and at least 30-40 people attended. Chair Amato noted that Mike Podowski, a Senior Planner with DPD, Rick Hooper from the Office of Housing, David Bloom, with the Displacement Coalition, Tom Veith, architect and member of the Landmarks Preservation Board, and Dr. Richard Morrill, Emeritus Professor of Geography at the University of Washington, all made brief presentations about incentive zoning programs. She added that the audience then asked questions and there was a general discussion that was followed up with a brief recap from Chair Amato and Councilmember Sally Clark. Chair Amato indicated that there needs to be more education about what incentive zoning can and cannot do; Councilmember Clark tried to explain that incentive zoning is only one tool to help provide affordable housing but that it would not solve everything. Chair Amato noted that the proposed Dravus rezone was discussed a lot and that it is still important for Commissioners to call Councilmembers while the issue is still being discussed. Chair Amato also told the group that while the Commission has not reviewed the two incentive zoning proposals, they would be happy to if so requested. She encouraged attendees to review the Commission's Incentive Zoning white paper and invited them to attend Commission meetings.

Chair Amato asked if there were any other updates that Commissioners would like to share. Commissioner Martin Kaplan stated that he had the honor of leading Mayor Nickels on a tour of Queen Anne. Commissioner Kaplan indicated that he asked the Mayor about the Dravus rezone

who stated that he disagrees with Council and will fight them on this issue. Commissioner Kaplan also declared that the Mayor expressed support for the Commission and that he is interested in the topics that the Commission is working on.

Commissioner Mark Johnson briefly summarized a session about the ULI “Reality Check” at the APA Conference in Spokane. He noted that the “Reality Check” involved about 250 leaders in development and government throughout the central Puget Sound who divided into about 25 groups that used maps and legos to plan where to locate the 1.7 million new residents and 1.2 million new jobs expected in the region by 2030. Commissioner Johnson noted that the scenarios were then entered into a GIS system that modeled vehicle miles traveled based on these development patterns and compared the carbon footprint with current trends. He added that the best plan, in terms of carbon emissions, resulted in a 23 percent reduction whereas the goal was 80 percent. Commissioner Johnson commented that this was an interesting illustration of how land use is only one part of the solution. He noted that the ULI will continue to follow up on this topic. Diana Canzoneri asked about how this process compared with the regional growth strategy outlined in Vision 2040. Commissioner Johnson replied that it was voted on shortly after this exercise, but that they did not vote for the most aggressive plan.

DISCUSSION

▪ **Seattle’s Transit Communities: *Integrating Land Use & Public Amenities with Transit***

Report from the LUT Committee (McDonald/Kaplan)

- Review project goals & objectives
- Review roundtable goals & objectives

Staff Presentation

- Background information & findings
- SPC Discussion

Chair Amato introduced the next agenda item, the Commission’s latest planning effort “Seattle’s Transit Communities: Integrating Land Use and Public Amenities with Transit.” She noted that the Commission would not take action today and asked for disclosures and recusals on the matter.

Recusal & Disclosure:

- Commissioner Amalia Leighton disclosed that she is the project manager on the Seattle Pedestrian Master Plan that her firm, SvR Design is working on.**
- Commissioner Colie Hough-Beck disclosed that her firm, Hough Beck and Baird Inc., is working on related projects that include the Mercer Corridor, North Aurora Corridor, Alaskan Way Viaduct and Seawall Replacement, and SR 519.**
- Chair Linda Amato disclosed that her firm, ICF Jones & Stokes, is conducting archaeological and historic architectural surveys for SR 520 and the Alaskan Way Viaduct and Seawall Replacement projects.**

Chair Amato indicated that the Commission would spend some time today getting an update from the Chairs of the Land Use & Transportation Committee and then get a preview of some of the research staff has compiled.

Commissioner Kaplan thanked the Commission staff for their work on the project and also expressed his confidence that the roundtable will be a success. He added that there are a lot of people working on various aspects of transportation and community development. Commissioner Kaplan noted that, while there was an initial concern that there was not enough communication between these people, it appears that there is in fact a lot of coordination occurring. Commissioner Kaplan reminded the other Commissioners that the roundtable is set for November 20 and that one of the goals prior to the roundtable will be to send out a preliminary report that addresses background information for the meeting. He summarized the previous Land Use and Transportation Committee meeting and noted that it would be helpful to get the Commission's input on what the results of the roundtable might look like. Commissioner Kaplan added that the goal of the Seattle's Transit Communities project will be to publish a primer about best practices in the United States and around the world. Commissioner McDonald noted that it will be very important to capture the entire range of discussion related to transit oriented development in the white paper, particularly that both large and small scales need to be addressed.

Commissioner Hough-Beck asked how the Commissioners are expected to participate at the roundtable. Ms. Wilson stated that the Commissioners' main role will be to listen to the discussion and take advantage of having key decision makers available to answer questions. Cheryl Sizov added that transit oriented development has become more sophisticated over the past few years and that the basic components are pretty clearly understood. She reiterated that it will be important for the Commissioners to figure out where they can provide the most value in an atmosphere of pretty sophisticated players. Ms. Sizov noted that the Commission has an opportunity to help merge this issue with others, like climate change, and explore what has not been done before. Commissioner Kaplan stated that the roundtable is not the final opportunity and that there will be opportunities for follow up discussions. He added that there is urgency to this work because projects are underway and used the example of the Denny Triangle to illustrate that often the planning process lags behind development and construction.

Commissioner Jerry Finrow asked who has been invited to the roundtable. Ms. Wilson answered noted that the Mayor's Office, Councilmembers and their staff, directors of key departments and key staff as well as a few people from Sound Transit, King County Metro and the Puget Sound Regional Council. She added that Commissioners could find the individual names in the email that she had sent out recently.

Ms. Sizov noted that most of the introduction to the project has already been addressed. She added that the Commission staff has been looking at a wide range of literature and have found a lot of common dominators about best practices and common threads about how different regions approach transit oriented development. Ms. Sizov noted that today staff would share their work to date and welcomed questions during the informal presentation.

Katie Sheehy provided a brief overview of the various transit systems that are scheduled to be running in 2030. She also reviewed Comprehensive Plan targets for urban centers and villages related to households and jobs.

Lee Roberts presented information about the historic streetcar patterns as they relate to the urban centers and villages, as well as current and projected density trends for households and jobs. Mr. Roberts and Ms. Sizov then presented a few of the best practices they have identified:

- Address all scales of planning and development at the same time – local, citywide, and regional;
- Creating successful transit-supported communities requires a multi-disciplinary approach over a long period of time; and
- Institutional coordination and streamlining are essential when multiple agencies govern different elements of land use and transit service delivery.

Commissioner Hough-Beck asked how long staff's presentation would be at the roundtable. Ms. Sizov responded that this presentation is just background information for the Commission, and that it would not be used for the roundtable.

Commissioner Johnson asked if staff could make the powerpoint presentation available to the Commission. Mr. Roberts agreed to distribute the presentation by the end of the day.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Amato adjourned the meeting at 9:00 am.