



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
SEPTEMBER 23, 2010
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Vice Chair – Leslie Miller, Catherine Benotto, David Cutler, Chris Fiori, Colie Hough-Beck, Kay Knapton, Jeanne Krikawa, Radhika Nair, Matt Roewe, Amanda Sparr

COMMISSION STAFF

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

COMMISSIONERS ABSENT

Mark Johnson, Martin Kaplan, Amalia Leighton, Kevin McDonald, Christopher Persons

GUESTS

Tom Hauger, Kristian Kofoed, DPD

IN ATTENDANCE

Ketil Freeman, Martha Lester, Council Central Staff; Liz Birkholz, Mayor's Office; Kadie Bell, Bill Bradburd

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 7:37 am.

COMMISSION BUSINESS

▪ **Chair's Report**

Chair Josh Brower noted the upcoming meetings, introduced New Commissioner, Kadie Bell, and noted that this would be outgoing Commissioner, Amanda Sparr's last meeting.

Commissioners and Staff reported on several projects including Carbon Neutral Seattle, Seattle Central Waterfront, Smart Growth & Social Equity, APA-WA Conference, and the Affordability Trends Report.

Commission Director introduced Liz Birkholz, project manager with the Mayor's office. Liz stated that she is in charge of the police chief search; policy analysis for DPD, Parks, and public outreach efforts. She added that she is the point person for major institutional master plans including the Seattle Center Fun Forest, land use/development issues in Belltown, closing community centers, and wading pools.

BRIEFING

- **Briefing: 7-year Comprehensive Plan Update**
 - Tom Hauger & Kristian Kofoed, DPD

Chair Brower welcomed Tom Hauger and Kristian Kofoed, who informed the Commission about their work on the 7-year update to the Comp Plan. He noted that the Commission co-hosted a kickoff event last November and that the update was subsequently put on hold, in part because the State extended the deadline for the update.

Tom Hauger indicated that the goals of the update process include making the Plan more accessible and elevating the issues of sustainability and global climate change. Mr. Hauger said that another key aspect of the update will identify how the City's residential and employment growth targets are distributed throughout the city focusing on urban centers and villages. He noted that an urban design element might help create a stronger picture of the future of Seattle's growth within the Plan. He added that DPD staff will form an interdepartmental team with SDOT, Parks, Utilities, OED, Fleets & Facilities, and City Light. Mr. Hauger reported that the public kick-off meeting is scheduled for November 16 and that the State requires the update to be completed in 2014.

Kristian Kofoed asked Commissioners to review the [FAQ for the update process](#) (PDF), and let him know if anything was missing or was confusing. He then reviewed the [project timeline](#) and talked about creative ways DPD staff is exploring to encourage dialogue among Seattle residents about the update process.

Commissioner Colie Hough Beck mentioned that she would like to see the University of Washington engaged more in this process. Mr. Kofoed agreed that it would be helpful.

Commissioner Radhika Nair noted that it would be nice to see the document having more of a 3D representation of the policies. Mr. Kofoed agreed and suggested that the proposed urban design element would have more graphics.

Commission Matt Roewe stated that it was great to hear that OED was part of the panel discussion. He also suggested asking consequence-based questions at public meetings. As an example, he suggested the discussion could be framed as a series of alternatives where doing nothing would result in higher taxes while increased height limits in some locations could help preserve open space in others.

Commissioner Chris Fiori agreed that the discussion around the update process should be clearly framed and should clearly articulate the purpose of the Comp Plan. Mr. Kofoed noted that the Comp Plan is essentially a vision statement for the City. Commissioner Fiori suggested that if people have faith in the clearly-articulated vision, than they will respond better to uncertainty.

Chair Brower suggested that the update process could also be an opportunity to more clearly articulate how the Comp Plan is implemented by the City's other plans. Mr. Hauger and Mr. Kofoed agreed and noted that DPD is exploring how to more clearly how this could be accomplished.

Commissioner Benotto noted that other cities, such as Toronto, have explicit visions and policies for how to encourage families with children to live within the city, which is important to create complete communities.

Commissioner Bell suggested that an analysis of current inequities related to public health and schools, for example, could help the City improve policies to address these inequities. She noted that the Board of Health recently approved [a resolution that identifies Healthy Community standards](#) (pdf).

APPROVAL

- **Discussion & Approval: South Downtown**
 - SPC recommendations letter

Disclosures and Recusals:

- Commissioner Chris Fiori disclosed that his firm, Heartland, is working with Seattle Housing Authority on redevelopment of Yesler Terrace and that their office is located in Pioneer Square.
- Commissioner David Cutler disclosed that his firm, GGLO, is working with Seattle Housing Authority on the redevelopment of Yesler Terrace.
- Commissioner Matt Roewe disclosed that his firm, VIA Architecture, has worked on private sector projects in the South Downtown neighborhoods in the past and is engaged with a design build team for the SR99 Bored Tunnel Project.
- Commissioner Colie Hough-Beck disclosed that her firm, HBB, is working on the Goodwill site project, SR519, the Viaduct replacement, and that the Port of Seattle is one of her clients.
- Commissioner Catherine Benotto disclosed that her firm, Weber + Thompson, has done work for a private developer at the North Lot and works on projects in downtown adjacent to South Downtown.
- Chair Josh Brower disclosed that his firm, Tupper Mack Brower, represents developers of commercial and multifamily property throughout the city. He also disclosed that he has passive, non-managerial ownership interest in a property located within South Downtown that is not currently and would not in the near-term future be seeking any benefit provided by the proposed zoning changes.

Chair Brower noted that the Commission has been tracking the proposed zoning changes to South Downtown since 2005 and that City Council is currently reviewing this legislation, which is likely to be approved before the end of the year. He added that the project has been discussed at numerous meetings over the past five years and the Executive and HNUC committees have recommended submitting a brief letter to Council in support of the proposed legislation, which is what will be voted on today. Chair Brower mentioned that many Commissioners have already commented on this letter and that the version in front of them reflects the changes made via email. Director Wilson noted that the Commission has had a lot of discussion regarding this and that the team from DPD and Council Central Staff were at our last meeting.

Commissioners suggested a variety of editorial changes to the letter.

Commissioner Matt Roewe noted that he felt that 95% of what is in the proposed ordinance is good but that he had not been engaged in the thorough analysis in 2008 that was done by PB Elemental and is not sure to what extent the net loss of housing units has been addressed. He added that it seems to be moving in the right direction.

Commissioner Fiori stated that there are many local interests, lots of different districts, TDR and that it seems to be a very busy, complex approach with lots of complex issues.

ACTION: Commissioner Leslie Miller moved to approve the letter with minor edits. Commissioner Matt Roewe seconded. The motion passed unanimously.

PUBLIC COMMENT

Bill Bradburd offered public comment regarding the Comprehensive Plan Update. He noted that some people do indeed look at the Plan and that when he came here he was excited about moving into an urban village. Mr. Bradburd stated that many folks still believe in the value of the urban village strategy and that transportation links need to be reemphasized and strengthened. He added that the City is funded primarily through growth and consumption and needs to operate in a more sustainable way. He wondered what kind of land use strategies can be employed to take advantage and allow single family and multifamily to have small businesses that are possibly neighborhood approved. Mr. Bradburd feels that neighborhoods need low impact kind of land use changes as opposed to just upzoning. He concluded that we are losing focus on the larger impacts to the environment and if we keep adding more density what will it do the water quality of Puget Sound.

ADJOURNMENT

Chair Josh Brower adjourned the meeting at 8:55 am.