

**City Neighborhood Council  
Minutes  
Monday, July 31, 2006**

**Attending:** Pete Spalding, Chair, Andy McDonald, Ballard, Susan Casey, Magnolia/Queen Anne, Dennis Ross, SW, Pat Murakami, SE, Cheryl Klinker, N

Department Of Neighborhoods Staff: Scott Minnix

**Guest: David Della, City Council; Mike Podowski/DPD**

**David Della**

Transportation Levy: Believes amount is too high. Council has been writing alternative package. Looking at smaller percentage parking tax/employee tax. Package will most likely be higher than what Councilmember Della would like, but less than Mayor's original request. Concerned over increases in property taxes. Full Council vote delayed for a week. Councilmember Della will vote against package as proposed. Prefers looking at extreme safety items and funding those first, determining funding from Olympia and Regional Transportation package.

Fire Station 20: Against condemnation of houses to accommodate Fire Station upgrade. Need to exhaust all other options first. Need to address budget issues with Fire Station Levy -- \$67 million over budget currently. Council voted to oppose condemnation.

Charter Amendments: Adding on five departments for Council review. Police/Fire/Personnel/Parks/Finance would be added. Council voted to remove Police and Fire from the list. Will review for other departments.

Initiative 87/88: Lifting lid on Education funding amount, School District Budget issues

**Mike Podowski, DPD**

City Multi-Family Zoning Changes:

Seven percent of City is zoned Multi-Family. No changes will be made to single family zoning as it currently exists. Zoning adopted in 1982 and has been amended many times since. Trying to simplify rules. In 2005 planning began with Seattle Planning Commission. April 2006 first draft of preliminary changes published. Mike would like to attend community meetings to distribute document for comments. Chart distributed listing current zones and proposed new zones. Consolidation of existing zones into fewer designations. Seeking streamlined standards in order to set appropriate scale of development and to provide for transitions to zones of lesser intensity.

Looking at:

Setbacks

Height Limits

FAR Floor Area Ratio

Design Review Program- not all developments go through. Proposal for non-Design Review Projects: Architectural features required to provide visual interest without prescribing specific styles; won't impact development potential like current requirements; approach used in other cities, like Portland, Ore.

Landscaping – recommendation: Replace open space requirements with residential amenities; focus amenity, yard and landscaping requirements on the intent of what is to be achieved by each, avoiding overlap and conflict. Provide for transition to abutting areas by the use standards for setbacks that are similar to those in abutting zones: with more yard space required for MF zoned lots that abut single family areas and less when abutting commercial and other zones.

Parking: Recommendation: Lower parking requirements when supported by local demand and to support transit, to reduce the cost of housing, and meet growth management goals. Further explore ways to share parking and evaluate the effectiveness of maximum limits on parking.

Affordable Housing: Recommendation: Create and implement an incentive system that offers developers density bonuses and other code flexibility, or process incentives, in return for production of affordable housing.

Green Building: Recommendation: Implement a green building incentive system to encourage green buildings. Standards: Built Green and LEED.

Next Steps: Draft code language. Hope to have ready by fall and hold another public meeting. Mayor wants changes ready for him by Jan of 07.

Report available at:

[www.seattle.gov/DPD/Planning/Multifamily\\_Code\\_Update/Overview](http://www.seattle.gov/DPD/Planning/Multifamily_Code_Update/Overview)

## Q & A

Q.Parking? Lack of parking already. Where will people park if less parking available?

A. Common response. Idea is where data show less parking demand, less parking would be required. Can't fix problems that already exist. Extra transit service should be provided.

Q.FAR ratios?

A. Not set yet. Need more analysis.

Q. Lack of parking affects livability. No parking space for shoppers. Need smaller buses/shuttles to move people around.

Q. How citizens selected to participate in focus groups?

A. People with experience in neighborhoods/design professionals. Public meetings open to everyone.

Q. Increase in transit unrealistic expectation.

A. Based on current levels of transit, not future expectations.

Q. Parking on QA/Magnolia already maxed out. How was parking data arrived at? Lack of parking having negative effect on business. Community Policing through Community Design?

A. Looking into including it.

Q. How often will parking data be updated? New developments may take up area parking spaces. Setbacks in Commercial cores? How will this be determined?

A. No setbacks required in commercial/business districts.

Q. Increased density resulting in loss of open space/trees.

A. Trees included in landscaping.

Q. West Seattle – many new multi-family projects. No standards in set-backs. No parking. No trees. Need uniformity/standards.

**Budget Committee Report:** Letter re planning for new Parks/Community Center Levy. Intentionally eliminated references to specific projects due to concerns over length, clarity of message. Dennis Ross objected to sending letter in current form, use of the word “levy” in heading and requested numerous other changes. Discussion over amount of requested funding, continuation of original levy, use of taxpayer dollars. Motion to make changes to wording in the letter was placed under advisement. Letters from Richard Conlin and Mayor Nickels on CNC budget letters shared.

**Transportation Committee Report:** No July meeting. Will meet in August.

Bridging the Gap Levy: Citizen Review Committee proposed a smaller package. Levy to address backlog in maintenance, bike/pedestrian improvements, Lander St overpass, King Street Station, transit corridor improvements, graffiti removal, seismic retrofit of bridges, street sign replacements, street trees and other projects. Council working on package.

Viaduct Replacement: Review panel will be studying tunnel option and rebuild option. Will report if either/both are feasible from financial and physical point of view. \$2.4 billion allocated already. Mayor looking for \$5 billion total to fund tunnel option. \$2.6 in needed funding is not certain. September 1, report will be issued. City Council must then determine which option to pursue. Can propose tunnel/rebuild/or put on November ballot for vote. Three Council members have said they would support putting on ballot. Metro sales tax increase proposal will also be on ballot in November.

Neighborhood Planning: Chris absent. No report.

### **Relevance of CNC/Lack of attendance:**

Attendance has been spotty most of the year. How can we increase attendance? Pete distributed list from last month’s meeting. When District Council members asked why they are not attending, there is no response – or just forgot, topic not of interest. Must be made to understand that topic might be of interest to council, even if not to rep. Some chairs surprised to learn reps are not attending. SE DC not interested in CNC meeting, when rep tries to report. DC/CNC not aligned in purpose. District Councils not well

aware of CNC and what it does. Special events are well-attended, but monthly meetings are not. People getting burned out on meetings. Some DC's seen as rubber stamp for whatever City wants to do. Not real community representation. Meeting notices sent to CNC reps/District Council chairs and District Coordinators.