



**City of Seattle**  
Seattle Planning Commission

Tim Parham, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, January 25, 2018  
Approved Meeting Minutes

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<b>Commissioners Present:</b>	Sandra Fried, David Goldberg, Grace Kim, Ellen Lohe, Tim Parham, Jamie Stroble, Patti Wilma
<b>Commissioners Absent:</b>	Michael Austin, Eileen Canola, Marj Press, Julio Sanchez, Lauren Squires
<b>Commission Staff:</b>	Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Katy Haima, Planning Analyst
<b>Guests:</b>	Jackie Kirn and Lyle Bicknell, Office of Planning and Community Development; Jill Crary, Seattle Center; Ian Macek, Seattle Department of Transportation
<b>In Attendance:</b>	Valancy Blackwell, Mayor's Office; Amy Shumann

*Seattle Planning Commission meeting minutes are not an exact transcript, and represent key points and the basis of discussion.*

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Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

**Chair's Report & Minutes Approval**

Chair Parham called the meeting to order at 7:35am. He provided an overview of the meeting agenda and upcoming Commission meetings.

**ACTION: Commissioner Patti Wilma moved to approve the January 11, 2018 meeting minutes. Commissioner Sandra Fried seconded the motion. The motion to approve the minutes passed. Commissioner Jamie Stroble abstained.**

**Announcements**

Executive Director Vanessa Murdock informed the Commissioners of several upcoming community events. She announced that three candidates have been forwarded to the City Council for appointment to the Planning Commission. These candidates will be introduced at the Planning, Land Use, and Zoning Committee meeting on February 7. The Planning Commission's annual retreat will be held on March 2.

## **Update: Seattle Center Planning**

*Jackie Kirn, Office of Planning and Community Development; Jill Crary, Seattle Center*

***If you would like to view the Seattle Center Planning presentation, it is included in the supporting documents found in the minutes section of our website.***

Jackie Kirn from the Office of Planning and Community Development provided an overview of the recent City of Seattle/Seattle Public Schools (SPS) partnership agreement. The anticipated outcome of this partnership is a joint development agreement for future school facilities, including a potential high school on the Seattle Center campus. Ms. Kirn described individual property-specific redevelopment opportunities at Seattle Center, including the Mercer Street parking garage, the KCTS site, Memorial Stadium, and the adjacent parking lot. Per the Memorandum of Understanding with the Oak View Group (OVG) for redevelopment of KeyArena, the Mercer Street garage capacity needs to be maintained until the Sound Transit 3 light rail project comes to Seattle Center. KCTS has 7 years left on their lease, and does not need as much space as they currently have. SPS owns Memorial Stadium and the adjacent parking lot. The stadium and adjacent parking lot are sources of revenue for SPS and future revenues will be important to the district in redevelopment scenarios.

Ms. Kirn reviewed the specific interests that are highlighted in the partnership agreement. The goal is to pursue a joint vision, financial partnerships, and joint planning and design teams. The process should be inclusive and equitable, and ensure that Seattle Center is welcoming to everyone. Another goal is to address the principles included in the Uptown Urban Design Framework and strengthen connections between the Uptown neighborhood and Seattle Center. Seattle Center wants to ensure equitable access that reflects and supports the needs of the community.

Jill Crary, Seattle Center Redevelopment Director, provided additional details about redevelopment opportunities within the Center. There have been many ideas and plans over the years to convert the Memorial Stadium property into a multi-purpose arts/entertainment/recreation venue. The stadium was built in 1946/7 to replace an older baseball stadium called Civic Field at that location. A Memorial Wall was added to the Stadium in 1951 to recognize students from Seattle schools that died in World War II. Redevelopment of the stadium would need to move the Memorial Wall to a new location. Seattle Center has offered to relocate the wall anywhere on the campus.

There is a significant need for additional open space within the Center. North/south and east/west connections within the Center and access from outside the campus need to be improved. Opening up public access, both visual and physical, is a goal of the City's agreement with SPS. Parking will be a challenge that may require development of expensive underground parking. At this point, it is hard to predict long-term parking needs. Seattle Center is committed to optimizing the design of new facilities for multiple purposes, and will take advantage of new technologies wherever possible.

Ms. Kirn stated that SPS is in the planning stages for their next capital levy. The City will help build support for the levy and other sources that will contribute to the partnership's success. The Office of Planning and Community Development (OPCD) is also engaged in a broader partnership with SPS to help identify and

plan for future schools. The Office of Housing is leading the redevelopment plan for Fort Lawton to convey land from the U.S. Army to develop affordable housing and park uses at Fort Lawton. SPS may obtain land to develop athletic fields as part of the redevelopment plan. SPS and the City are also collaboratively planning for a downtown elementary school to serve the growing number of families in the city center.

Ms. Crary reviewed a series of images of the KeyArena redevelopment concept design. The redevelopment project will provide additional space within the arena footprint while staying within the historic roofline. The entrance will be shifted to the south side of the arena and all visitors will enter the building from Thomas Street. This will facilitate important connections for pedestrians and vehicles. Plazas will surround the building with accessible pathways. The Uptown Alliance and other stakeholders have been involved with reviewing the redevelopment design elements.

### **Briefing: North Downtown Mobility Action Plan**

*Ian Macek, Seattle Department of Transportation*

***If you would like to view the North Downtown Mobility Action Plan presentation, it is included in the supporting documents found in the minutes section of our website.***

Ian Macek from the Seattle Department of Transportation (SDOT) provided an overview of the North Downtown Mobility Action Plan. This planning process is funded by OVG as part of the KeyArena redevelopment project and will direct how transportation funds generated by the arena project will be used. This project fits into the One Center City and KeyArena EIS analysis, and is focused on mobility challenges along key corridors in anticipation of the arena development. SDOT is working to compile and publish a draft project list before the Draft KeyArena EIS is released.

The project was launched in October with a kickoff meeting attended by community members. Additional feedback was solicited at a workshop in November. SDOT has identified relevant projects from more than 30 different planning documents. Potential projects include opportunities to build connections, extend the streetcar, expand monorail service, improve pedestrian infrastructure, and facilitate goods delivery. A prioritized draft project list will be published in mid-March. SDOT is working with the neighborhoods to schedule three separate public meetings, making it more convenient for community members to attend. The final plan will be published in July-August after release of the KeyArena EIS.

### *Commission Discussion*

- Commissioners asked if this project is intended to prioritize projects as mitigation for the KeyArena project. Mr. Macek stated that separate mitigation projects will be identified in the EIS. This project is using the \$45 million from OVG allocated for transportation improvements.
- The Commissioners asked how they can provide input to this planning process. Mr. Macek stated that SDOT has been working closely with the North Downtown neighborhoods and other partners, including the modal boards, to determine their priorities. SDOT will be posting a web-based survey soon. Formal and informal comments are welcome.

- Executive Director Murdock commented that this was an initial briefing. The Commission will review the draft prioritized project list in April-June and invite Mr. Macek for an update and discussion.

### **Briefing: Seattle Center/Uptown Light Rail Station**

*Lyle Bicknell, Office of Planning and Community Development*

***If you would like to view the Seattle Center/Uptown Light Rail Station presentation, it is included in the supporting documents found in the minutes section of our website.***

Lyle Bicknell from OPCD provided an overview of the Seattle Center/Uptown light rail station location. This station is proposed to be located underground in the vicinity of 1<sup>st</sup> Avenue North and Republican Street. This is the same location as that recommended by the Uptown Urban Development Framework. The western entrance would serve Uptown, while the east entrance would serve Seattle Center. Mr. Bicknell stated that an important consideration for the station design will be how to seamlessly connect KeyArena to the light rail station. Also, Republican Street will become even more important as the new high school is developed. OPCD is working to identify potential designs for a festival street on Republican. The intersection of 1<sup>st</sup> Ave N and Republican as currently designed is problematic and may be considered for re-design or improvements in the North Downtown Mobility Action Plan.

### *Commission Discussion*

- Commissioners asked whether the station location was considered in the recently adopted Uptown rezone. Mr. Bicknell stated that Uptown has a lot of through traffic, and the addition of high-capacity transit to the neighborhood made the rezone more palatable.
- Commissioners asked about the future of the post office on 1<sup>st</sup> Avenue North in the vicinity of the future light rail station location. Mr. Bicknell stated that there are a lot of opportunities for redevelopment in that area, especially for mixed-use development.

### *Questions for All Presenters*

- Commissioners inquired about the timeline for a potential high school at Seattle Center. Ms. Kirn stated that the potential timeframe is 2020-2024, depending on the availability of levy funds. SPS is not formally committed to this high school yet. The School Board will vote on a levy package of projects to send to voters in February. Ms. Crary stated that the goal for KeyArena redevelopment is to open for the 2020 National Hockey League season. Construction is scheduled to start this October/November.
- Commissioners asked if the Center School would stay in the Armory if a new high school were built at Seattle Center. Ms. Kirn stated that is unknown at this point, but it might not make sense to have two schools at Seattle Center.
- Commissioners inquired about potential construction phasing on the Seattle Center campus for the planned projects. Ms. Crary stated that a total area of 9 acres, including the KCTS site and Mercer Garage, could be used. SPS will need to determine the critical path.
- Commissioners noted that the City/SPS agreement mentions the Roosevelt Reservoir and asked for any available details on what that would involve. Ms. Kirn stated that Seattle Public Utilities has been

working on a feasibility study to retain or decommission the reservoir. A recommendation is expected sometime this year. The decision may depend on emergency preparedness.

- Commissioners invited Mr. Bicknell to return for a future conversation about other Sound Transit 3 station areas, some of which are very complicated.

The Commissioners thanked the presenters and encouraged them to return as their respective planning projects move forward.

**Public Comment**

There was no public comment.

**The meeting was adjourned at 9:00am.**