



City of Seattle Seattle Planning Commission

David Cutler, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION JULY 25, 2013 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Chair-David Cutler, Colie Hough-Beck , Bradley Khouri, Grace Kim, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Tim Parham, Marj Press, Matt Roewe, Morgan Shook, Maggie Wykowski

COMMISSIONERS ABSENT

Catherine Benotto, Luis Borrero, Josh Brower, Keely Brown,

COMMISSION STAFF

Barbara Wilson-Executive Director, Jesseca Brand, Policy Analyst, Diana Canzoneri-Senior Analyst, Robin Magonegil-Administrative Staff Assistant

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: June 13, 2013 Meeting Minutes**

Commissioner Marj Press moved to approve the June 13, 2013 minutes. Commissioner Amalia Leighton seconded the motion. The minutes were approved. Commissioners Roewe, Krikawa and Hough Beck abstained.

▪ **Chair's Report**

- Chair David Cutler

Chair Cutler introduced the new Planning Commission Policy Analyst, Jesseca Brand.

Chair Cutler reviewed the upcoming meetings calling attention to the Ballard/Interbay Land Use Corridor Walking tour.

▪ Update

Executive Director Barbara Wilson gave a quick update on the agenda for the Commission's Annual retreat, scheduled for August 1. She noted that former Commissioner Linda Amato would be unable to attend. Vice-Chair Leighton provided an update on Comp Plan Docket Setting, indicating that she attended the City Council's PLUS Committee meeting and provided them the Planning Commission's recommendations (Vice-Chair Leighton)

Discussion on SPC Recommendations

- Bike Master Plan Comments to SDOT (Krikawa/Hough Beck, LUT Chairs)

Chair Cutler called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner Grace Kim disclosed that her firm, Schemata Workshop, works with Seattle Department of Transportation and Sound Transit on bicycle planning.
- Commissioner Amalia Leighton recused herself from the discussion and left the room.
- Commissioner Jeanne Krikawa disclosed that her firm, the Underhill Company, has several Sound Transit projects and these projects may be impacted by the Bicycle Master Plan.
- Commissioner David Cutler disclosed that his firm, GGLO, works on projects throughout the city that may be impacted.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on projects throughout the city that may be impacted and that the Seattle Department of Transportation is a Client.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private sector architectural projects throughout the city that may be impacted.

Commissioner Krikawa briefed the Commission on the draft Bicycle Master Plan (BMP) letter. She noted the numerous briefings that the Land Use & Transportation Committee (LUT) had received from SDOT staff. Commissioner Krikawa stated that the LUT Committee is participating at the planning and policy level and would not be digging into the details of the placement of lines on roadways. She added that they believed that in general, the plan was good but they remained concerned with how ambitious it seemed.

The Commissioners suggested that the following points be included in the letter.

- Ridership become the dominant goal in the plan and that the local connectors become less a priority;
- Performance measurements should include interim goals to gauge the success throughout the plan;
- The End of Trip facilities inclusion was important and thoughtful;
- Basic bicycle operations and maintenance budgets be incorporated with the Capital Improvement Program;
- SDOT pursue additional options for revenue through grant funding or leveraging resources; and
- That the BMP be integrated with the Transit Master Plan and the Pedestrian Plan to more effectively align and leverage the City's investments in mobility.

Commissioner McDonald stated that the BMP as currently drafted might be too ambitious to achieve with the current funding and timeframe. He suggested that the Commission take a stronger approach in our comments

to include prioritization language for building the “City Network” first, building the backbone of the network before expanding into the “Local Connectors” grid. He added that with the City’s limited resources it is vital that prioritization be based on what gains the most ridership.

Commissioner Roewe requested that the Commission’s letter include the Freight Master Plan (FMP) as part of the discussion. He added that as the City update the BMP and the FMP it will be important to view transportation in a more holistic manner.

Chair Cutler mentioned pedestrians and suggested shifting the mode split.

Commissioner Krikawa summarized the comments and informed the Commission that the LUT would not be meeting in the month of August but that they would continue to work on this letter in the upcoming weeks online.

▪ **Discussion on SPC Recommendations**

- Microhousing Follow Up memo to DPD (Benotto, H & N Chair)

Chair Cutler called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner David Cutler disclosed that his firm, GGLO, works on a wide range of residential architectural projects for clients throughout the city of Seattle that could be impacted.
- Commissioner Colie Hough Beck disclosed that the firm for which she works, HBB Landscape Architecture, works on multifamily projects in Seattle.
- Commissioner Bradley Khouri disclosed that his firm, b9 architects, works on housing projects throughout Seattle that could be impacted.
- Commissioner Grace Kim disclosed that her firm, Schemata Workshop works on multifamily housing projects throughout the City.
- Commissioner Amalia Leighton disclosed that her employer, SvR Design, provides engineering and landscape architecture services to public and private clients that could be impacted.
- Commissioner Kevin McDonald disclosed that he lives in Capitol Hill, which is one of the neighborhoods in which much of the new micro-housing development has occurred.
- Commissioner Tim Parham disclosed that he works for the Puget Sound Regional Council and is facilitating the development of the Growing Transit Communities’ Fair Housing and Equity Assessment.
- Commissioner Marj Press disclosed that she is a small business owner on Capitol Hill where many of these projects are located and currently being developed.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private sector architectural projects throughout the city that may be impacted.
- Commissioner Morgan Shook disclosed that he is representing the Planning Commission on the Mayor’s Affordable Housing Incentives Committee and the consulting firm where is employed, BERK, commonly assists cities with land use and housing policies.

Chair Cutler walked through the draft of the Planning Commission’s follow up memo to DPD on their preliminary recommendations to the City Council on micro-dwelling units. He explained that the draft memo follows up on the initial comments the Planning Commission made on June 21, 2013 and responds to DPD’s

invitation to provide further detail on the Commission position. Chair Cutler reminded the Commission that many of DPD's preliminary recommendations on micro-dwelling units are aligned with the Planning Commission's recommendations. However, there two particular aspects the Commission has been concerned with and is providing follow up comment on in the letter.

The first is a concern that the 30,000 GSF thresholds for design review are inconsistent with-and higher than-thresholds for similar multifamily housing development types.

The second is a concern that DPD's preliminary recommendations on common space requirements are not sufficient.

Commissioner Khouri asked about timing.. Ms. Wilson noted that staff has inquired about this, and DPD does not, at this point, have a hard timeline.

Commissioner Kim stated her concern that developers may subdivide in order to ensure that their proposals come in below the design review threshold.

Chair Cutler acknowledged that this is frequently a concern with thresholds. He suggested looking at this closely to identify a threshold number that will make the most sense to propose.

Commissioner Khouri suggested putting in a minimum dimension for common space requirements, so that it is clear that areas such hallways do not count.

Commissioner Shook noted the need for clarity and specificity in the common space requirements Ms. Wilson noted her understanding that DPD's proposal includes 120 square feet per 8 sleeping rooms with the food prep area is not included in that 120.

Ms. Wilson noted that the aim is to send the follow memo to DPD on microunits next week. She noted that she would add more detail to the draft regarding common space. Ms. Wilson asked that any comments be sent to her.

▪ **Welcome Council President Sally Clark**

Chair Cutler welcomed Sally Clark.

Councilmember Clark briefed the Commissioners on her priorities for through 2013 and the beginning of 2014, noting that Transit continues to be top priority as Metro faces cuts and Seattle residents continue to have high demand for transportation choices. She added that they have been working with the neighborhood businesses and the community members in the Pike/Pine area to assist in efforts to own and operate in a 24-hour neighborhood.

Councilmember Clark noted that, as chair of the Committee of Economic Resiliency and Regional Relations, she would be leading the Start-Up Seattle Initiative. She added that she will be leading the Seattle Tour and that City Council members are reaching out regionally and across the state to find common ground.

Commissioner Hough Beck inquired about the progress on 3rd Avenue. Councilmember Clark responded that Councilmember Rasmussen and the Mayor had an initiative on 3rd Avenue and that the Macy's block had received funding for upgrades.

Councilmember Clark continued that the Downtown Seattle Association and the Mayor had launched a program to highlight walkability from Pike Place to the Convention Center.

Chair Cutler thanks Councilmember Clark for her time.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Cutler adjourned the meeting at 9:02 am.