



**City of Seattle  
Seattle Planning Commission**

Leslie Miller, Chair  
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION  
JULY 26, 2012  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Chair David Cutler, Vice-Chair Amalia Leighton, Kadie Bell Sata, Catherine Benotto, Colie Hough-Beck, Mark Johnson, Bradley Khouri, Jeanne Krikawa, Leslie Miller, Chris Persons, Matt Roewe, Sarah Snider

**COMMISSIONERS ABSENT**

Luis F. Borrero, Josh Brower, Kevin McDonald, Morgan Shook

**COMMISSION STAFF**

Barbara Wilson-Executive Director, Diana Canzoneri-Senior Analyst, Katie Sheehy-Planning Analyst, Robin Magonegil-Administrative

**GUESTS**

Erika Harris, former SPC Intern & MPA\*MUP graduate

*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 David Cutler called the meeting to attention at 7:02 am.

▪ **Approve: July 12, 2012 Meeting Minutes**

**ACTION:** Commissioner Leslie Miller moved to approve the July 12, 2012 minutes. Commissioner Amalia Leighton seconded the motion. The minutes were approved with minor edits. Commissioners Sarah Snider, Catherine Benotto, Bradley Khouri, and Jeanne Krikawa abstained.

▪ **Chair's Report**

- Commission Chair David Cutler

Chair Cutler reviewed the upcoming meetings and events.

- **Project Updates & Commission Review Schedule**

- Commission Chair David Cutler

Chair Cutler asked Executive Director, Barbara Wilson, to give a brief update on the projects the Commission is currently working on.

Ms. Wilson started with reporting that the Regulatory Reform package passed out of City Council. She noted that the last minute changes to SEPA were not approved but it does include the Commission's alternative for parking regulations. Ms. Wilson added that she was surprised that it was so hotly debated as she did not expect it to be so controversial. She stated that it provided insight into how policies that we are thinking about for transit communities and identified the need for better messaging and outreach. Commissioner Johnson asked about the commercial uses in lowrise. Ms. Wilson stated that they have scrapped that and that she would send out a summary.

Ms. Wilson talked about the Dispatches from the SPC on City Tank. She noted that the Commission has done several regarding housing and transit. She added that it is a good opportunity to highlight sections of the transit report. Ms. Wilson stated that they next series would be more about transit communities.

Ms. Wilson stated that she attended the recent PLUS meeting and talked about the Comp Plan Docket and the Commission's recommendations about what should or should not be on the docket. She noted that at the very end of the meeting, there was some last minute changes regarding the 15<sup>th</sup> Ave corridor so they are not on the docket but there is a clear timeline that DPD has committed to. She added that she would send out the legislation and that, for the most part, the Committee took the Commission's suggestions. Ms. Wilson called attention to the fact that the pedestrian overpass, which the Commission recommended should not go forward, did go onto the docket. Commissioner Johnson asked about the timeframe for decisions. Ms. Wilson replied that the amendments would be approved by the end of the 1<sup>st</sup> quarter of 2013.

Ms. Wilson reported on the arena noting that staff has sent out a final draft that would be cleaned up and given one last scan. She asked the Commissioners to give it one final look and then vote. Ms. Wilson stated that she was not sure if there would be press on this but Chair Cutler will be available if there is. Commissioner Roewe asked when the King County Council would be voting on this. Ms. Wilson replied that she was not sure. Commissioner Krikawa asked what was on the MOU. Ms. Wilson answered that it is between ArenaCo, the City of Seattle and King County and contains financing and other conditions that would need to be met. She added that the Commission has raised some significant issues that should be included if they decide to sign the MOU. Ms. Wilson noted that Chair Cutler is working to make sure that they have the lingo that everyone supports. Commissioner Miller wondered if Councilmember Conlin has said anything regarding the Port extending its hours of operation. Ms. Wilson responded that the Port has explained wanting to increase their hours in their long range planning documents and their most recent letter to City Council. She added that she was not sure if Councilmember Conlin has talked about it.

Ms. Wilson mentioned that Yesler Terrace is at Council. She added that there is a special committee chaired by Council President Sally Clark. She continued that this committee meets on each agenda item. Commissioner Roewe asked if there anything hanging this up. Ms. Wilson answered that it just got to them. Commissioner Krikawa expressed that she found this very thorough and appreciated the transparency of having the meetings open to the public. Ms. Wilson stated that there has been some concern from people in Little Saigon. Commissioner Roewe asked if SHA has selected a master developer. Chair Cutler stated that the RFP has gone out. Commissioner Persons added that the responses are due at the end of August. Chair Cutler

stated that the 1<sup>st</sup> phase, the unoccupied buildings across from Boren that would create the empty chair for residents, is going through design review.

Ms. Wilson reported that there is a public hearing on South Lake Union on Tuesday and that the main issues are height, bulk, views, TDR for TIF and the way incentives are structured. She added that Councilmember Conlin is interested in CSA so more incentive for farmland protection and this has ruffled some feathers with forestry supporters.

Ms. Wilson noted that, regarding Transit Communities, the work revolves around language that will go in the Comp Plan. She stated that, although we have done a lot already, we are looking at doing outreach, engagement and education. Ms. Wilson mentioned that they are looking at holding focus groups with stakeholders in September and putting together a presentation and holding three or four meetings about specific topics with specific groups. She added that she would be asking some of the Commissioners to help with those meetings. Ms. Wilson stated that there should be a draft presentation in August for their feedback.

Ms. Wilson stated that, in regards to the Comp Plan, neither Tom Hauger nor Radhika Nair could make it to today's meeting. Commissioner Johnson asked if it would be possible for someone from AIA to come when Ms. Nair.

- **PRESENTATION: Social Equity in Transit Communities**
  - Erika Harris, former SPC Intern and MPA\*MUP graduate

Chair Cutler welcomed former Commission intern Erika Harris. Ms. Harris stated that the primary question that she asked was how you promote social equity in transit communities.

Ms. Harris presented a powerpoint presentation that can be viewed here:  
<http://www.seattle.gov/planningcommission/minutes/PCommPresentation.pptx>

Commissioner Leighton asked about displacement and noted that the HDC has not done any studies but the perception is that housing is cheaper, schools are better and there is less crime. She wondered if more funding could go toward shared equity housing to help with home ownership opportunities. Commissioner Johnson wondered if that would be land trusts. Ms. Harris responded that would be one way and that the City might act as a co-investor. Commissioner Roewe noted that the one measurement of successful transit communities is increased housing demand, which can be at odds with the displacement issues. Ms. Harris replied that the shared equity home ownership also allows more people to own their own homes. Ms. Harris continued that the idea behind the interdepartmental approach was to identify things to mitigate displacement. Commissioner Johnson stated that there has been an effort to provide affordable housing and to maintain a strong affordable business presence. He noted that if you disperse that then people cannot find places to shop that they can afford. Ms. Harris replied that there are business stabilization programs and by broadening markets, they can help business owners reach different populations.

Commissioner Miller wondered about mixed income transit communities being successful. She noted that New Holly is not as integrated as they had hoped with homeowners and renters being segregated. Commissioner Miller added that it difficult to create a cohesive sense of community when people do not know how to communicate with one another. She asked if there were any success stories about how these work best. Ms. Harris replied that she did not interview anyone and that was not addressed.

Commissioner Hough Beck made an observation regarding South Lake Union noting that leases are not being renewed there with some of the small businesses. She added that when you are dependent on transit and walking your shopping choices are limited. Ms. Wilson stated that there is just not much in place to help businesses.

Diana Canzoneri asked if DPD is evaluating a hybrid of inclusionary zoning. Ms. Harris reported that they are just now looking at it and it seems very complex and difficult. She added that PSRC is going to propose state legislation changes. Commissioner Roewe noted that incentive zoning, as it is structured in Seattle, is effectively inclusionary zoning. Ms. Wilson stated that in Kirkland, you can build up to 85' and regardless of how tall they actually build them they still have to include a percentage and that is what Seattle is considering. Commissioner Johnson asked if it has been challenged. Ms. Wilson replied that it has been upheld.

Commissioner Leighton stated that people leave Seattle because unit sizes are larger, especially in rentals and if you just target one group, you are not really getting the diversity. She wondered how we address that.

Commissioner Bell asked about the housing inspection program. Ms. Harris replied that she did not know a lot about it. Ms. Sheehy explained what she knew about it stating that the rental inspectors have raised some concerns, as have some unions.

Ms. Wilson reminded the Commissioners to look at the arena report.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

Chair Cutler adjourned the meeting at 9:05 am.