



**City of Seattle
Seattle Planning Commission**

Leslie Miller, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
OCTOBER 13, 2011
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Vice-Chair David Cutler, Kadie Bell, Catherine Benotto, Colie Hough-Beck, Mark Johnson, Martin Kaplan, Bradley Khouri, Kay Knapton Jeanne Krikawa, Amalia Leighton, Chris Persons, Matt Rowe, Sarah Snider*

COMMISSIONERS ABSENT

Chair – Leslie Miller, Josh Brower, Kevin McDonald

COMMISSION STAFF

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

GUESTS

Marshall Foster, Vanessa Murdock, David Goldberg, DPD

IN ATTENDANCE

Sara Zora, SDOT

*this commissioner is pending confirmation

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

Vice-Chair David Cutler called the meeting to attention at 3:09 pm.

- **Approve: September 8, 2011 and September 22, 2011 Meeting Minutes**

ACTION: Commissioner Chris Persons made a motion to approve the September 8 and 22, 2011 minutes. Commissioner Jeanne Krikawa seconded the motion. The minutes were approved unanimously.

- **Chair's Report**

- Vice-Chair Cutler

Vice-Chair Cutler called attention to the upcoming commission meetings and noted that the commission is currently recruiting new commissioners. He added that Council member Harrell's office said that they would help with recruitment.

Commissioner Martin Kaplan asked how Roosevelt is going. Executive Director Wilson noted that it was discussed at COBE and that there were three proposals and not much public testimony. She added that it sounds like it is getting close. Vice-Chair Cutler noted that a 3-D massing model was presented to help people with the visual differences and that the Roosevelt Development Group was there.

Vice-Chair Cutler stated that the housing report is close to being finalized and that they are hoping for a Nov/Dec release event. Ms. Wilson added that they have hired a graphic designer to work on this.

- **Briefing: Capitol Hill Urban Design Framework**

- Vanessa Murdock, DPD

Vice-Chair Cutler called for any disclosures or recusals.

Disclosures:

- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing, develops affordable housing throughout the City and have been involved in discussions with the City and Sound Transit through the auspices of a community group and have expressed interest in developing housing on this site.
- Commissioner Bradley Khouri disclosed that he lives in the area and his firm, b9 Architects, works on multifamily housing throughout the city.
- Commissioner Martin Henry Kaplan disclosed that his firm, MHK Architects, does work throughout the city.
- Commissioner David Cutler disclosed that his firm, GGLO, does multifamily housing throughout the city.
- Commissioner Mark Johnson disclosed that his firm, ESA works with ST, had work on this site in the earlier phases and may again in the future.
- Commissioner Sarah Snider disclosed that her firm, LMN Architects, works on various projects in the city, including mixed-use developments and ST stations.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, has worked with ST on this site in the past, and he serves on the board of directors for Capitol Hill Housing.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, works on mixed use developments near this site and throughout the city.
- Commissioner Colie Hough Beck disclosed that the firm she works for, HBB, has worked for ST and works on mixed use and multifamily housing projects, utility and transportation infrastructure projects and park projects throughout the city.

Vice-Chair Cutler welcomed Vanessa Murdock from DPD.

Vanessa Murdock gave an overview of the intent and development of the framework. Ms. Murdock stated that the request for qualifications (RFQ) is scheduled for mid-year in 2012 and that the request for proposals (RFP) should be at the end of 2012 or early 2013. She added that the framework presents a comprehensive

vision between Sound Transit (ST), the community and the City and that it includes guidance and direction in the underlying code.

Ms. Murdock noted that the urban design framework (UDF) is a new tool used by DPD and has flexibility to address site-specific needs. She added that this framework is specific to the three blocks owned by ST.

The Capitol Hill draft urban design framework can be found here:

http://www.seattle.gov/dpd/cms/groups/pan/@pan/@plan/@capitolhilllightrail/documents/web_informatio_nal/dpdp021005.pdf

Ms. Wilson asked Ms. Murdock to talk about the streetcar and the cycle track. Ms. Murdock replied that the streetcar would be the first to be completed (or would be completed before any redevelopment on the TOD sites), near the end of 2013. She added that the streetscape improvements would be coordinated with future development.

Commissioner Bell wondered if there would be food trucks at the plaza. Ms. Murdock replied that food trucks were the sort of active uses anticipated and encouraged in the UDF, that they were compatible with the recommendations and that they would be a great way to generate activity.

Vice-Chair Cutler asked how the height limit of 85' in the UDF balances with the idea of an iconic tower. Ms. Murdock answered that the development agreement is consistent with the State statute and that an 85' height limit is in the enabling legislation and to go from 65' to a tower would require a different mechanism.

Commissioner Khouri stated that additional height pursued through a contract rezone just extends the development process and it might dissuade development. He added that 6-12 months might be too long of a process. Ms. Murdock responded so much work with the community has already been done and the UDF describes the community vision for the redevelopment therefore a shorter time frame for a contract rezones is possible. Commissioner Khouri asked if the midblock connections would be all in one proposal. Ms. Murdock noted that they could be coordinated if there is a master developer and that there is flexibility in the UDF. She added that there is also the possibility for building over mid-block crossings depending on the design.

Commissioner Benotto wondered if the height dropping toward the park was an option or a requirement. Ms. Murdock stated that they are all recommendations and not requirements.

Commissioner Hough Beck wondered if there was anything in the development agreement that will identify and group costs. Ms. Murdock noted that the development agreement focuses on things that cannot be enforced in existing codes. Commissioner Hough Beck suggested that they get it really tied down and include security. She added that if the agreements for programming the publicly accessible portions of the redevelopment sunset, the site will decay. Ms. Murdock shared her appreciation and noted that it is definitely a concern and feels that it is a better position to invest in programming up front rather than trying to change it later.

Commissioner Kaplan asked how the site by the station box was determined. Ms. Murdock stated that ST's initial site plan had buildings come up to the alley but subsequently then pulled back the building footprints from above the underground station box. She added that she has seen reports from some of ST consultants and although you can build over the box, it is more expensive so pulling back is a win as construction will be less expensive and it provides area for a plaza. Commissioner Kaplan stated that he liked the plaza connection to the park and wondered if there was any consideration of A-2 being that plaza and opening up onto

Broadway. Ms. Murdock replied that was not something that they had looked at and did not think that ST had either.

Commissioner Bell asked if there was a parking requirement. Ms. Murdock stated that there was no parking requirement and that they recommended a ratio of less than 0.7 stalls per unit as well as car sharing spaces and electric spaces. She added that ST does not have an interest in over parking the site, but they also do not want to encumber potential funding for developers.

Commissioner Roewe stated that when this goes out for RFQ they want as many takers as possible and that too many specifics might run risk of too few takers. He added that there are many expectations and asks of the site that do not generate revenue.

Commissioner Mark Johnson stated that this is the smallest UDF that we have see and it makes him wonder when the next phase of UDF for Capitol Hill will occur. Ms. Murdock stated that there is a great desire to look at it more broadly but in responding to ST's timeline of January 2012 and with the resources available, they have really had to focus on the ST owned sites and ST's responding to the RFQ/P process.

Commissioner Krikawa wondered if it is 50% of the entire five parcels or per sub parcel. Ms. Murdock replied that it is aggregate for until across the site and that there are 268 in the existing zoning and maybe up to 303 but that it does not include site D.

Commissioner Snider wondered if allowances for smaller housing types have flown under the radar. Ms. Murdock answered that the focus is on making sure that the affordable housing would have a range of unit types so that they are all not just studios.

Vice-Chair Cutler asked how the UDF is detailing with District Energy. Ms. Murdock replied that the Capitol Hill housing study is referenced in the technical appendix and is part of the range of discussion in the development agreement. Commissioner Persons noted that they are getting close in laying out the strategy of the eco district planning document, which will outline performance areas in the broader community.

Vice-Chair Cutler thanked Ms. Murdock for her time.

- **Briefing: City Planning Director's update**
 - Marshall Foster, DPD

Vice-Chair Cutler welcomed Marshall Foster from DPD.

Marshall Foster talked briefly about the budget and shared the good news that DPD and the City Planning department will remain intact. He added that there has been some reorganization within City departments, specifically with City Green building having their policy functions become a part of OSE.

Mr. Foster gave an overview of the progress DPD has made on the 2011 work plan.

Mr. Foster stated that they hope to have a public review draft of the Comprehensive Plan by this time next year. He added that they are working with the steering committee on major issues like targets and allocation of growth.

Mr. Foster noted that, in regards to Neighborhood Planning, the North Beacon and Othello legislation is currently going to Council and Mt. Baker is coming shortly. He added that the UDF's policy framework would be to Council this fall and they are likely to take it up early next year.

Mr. Foster mentioned the Shoreline Master Plan and stated that they are proposing the second round of updates this month.

Mr. Foster noted that the new entitlements process with Yesler Terrace is taking longer than expected due to working through the design guidelines. He added that they are hoping to submit in early 2012.

Mr. Foster gave an overview of the 2012-workplan priorities including citywide transit communities policy, Columbia station area planning, Elliott/15th Ave corridor planning, regulating trees on private property, South Lake Union rezone, and University District planning.

Mr. Foster noted that they are beginning work with the Commission to develop a proposal for a citywide transit policy that would establish a broad set of goals and objectives.

He noted that with the Columbia City Station Area planning, they are proposing a focused station area plan around the ST properties and developing plans to improve Alaska and Edmunds streets as pedestrian connections from the light rail to the business in the area.

Mr. Foster stated they are starting to look at corridor planning around Elliott and 15th Ave. He added that they are looking at whether they could approach those issues in terms of a land use plan for the corridor. Mr. Foster noted that the Interbay/Dravus area is unique and it does make sense to look there.

He noted that, in regards to regulating trees on private property, they will come back to this and that they hope to bring forward some comprehensive proposals for both public and private properties.

Mr. Foster mentioned the South Lake Union rezone and noted that there is a lot of interest with a large tenant looking for space there. He added that they are hoping to have a policy discussion with the Mayor's office again and that they want to move forward with a new infrastructure finance tool (TDR for TIFF).

He concluded with talking about the University District. Mr. Foster stated that they are talking to City Council, the Mayor and the University and trying to establish a partnership. He added that they hope to have forums that help that happen and to find people who want to work with them.

Commissioner Johnson stated that the priorities seem good but Elliot surprised him. He wondered if the UW project is going to be constructive if the prospect of rezones is raised. Mr. Foster replied that they have not done a complete urban center plan and the scale could change considerably. He added that they are trying to figure out how to build business/economic development around the fact that the UW is one of the top three research institutes.

Vice-Chair Cutler thanked Mr. Foster for his time.

▪ **Briefing: Neighborhood Planning in Rainier Beach & Broadview/Bitter Lake/Haller Lake**

– David Goldberg, DPD

Vice-Chair Cutler welcomed David Goldberg from DPD.

Vice-Chair Cutler called for any disclosures or recusals.

Disclosures:

- Commissioner Hough Beck disclosed that the firm she works for, HBB, work on public and private projects throughout the city.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, may have, or had projects for clients in these neighborhoods.
- Commissioner Sarah Snider disclosed that her firm, LMN, does urban design and various types of architectural projects in the Seattle metropolitan area.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design, is working on Pipers Creek Flow Control Study in Broadview. She added that SvR Design might also work on other public or private projects in the Broadview/Bitter Lake or Rainier Beach Neighborhoods.
- Commissioner David Cutler disclosed that his firm, GGLO, designs projects and advises clients who own properties that may be impacted by the Urban Design Frameworks and Neighborhood Plans for Broadview/Bitter Lake or Rainier Beach Neighborhoods.
- Commissioner Martin Kaplan disclosed that his firm, MHK Architects, works on projects throughout the city.
- Commissioner Kadie Bell disclosed that she manages a grant for Communities Putting Prevention to Work that funds neighborhood planning and that she was previously Public Health's representative on the Neighborhood Planning IDT.
- Commissioner Bradley Khouri disclosed that his firm, b9 architects, designs projects for clients throughout the city of Seattle and may have clients in areas affected by these urban design frameworks and neighborhood plans.

Mr. Goldberg gave a power point presentation:

<http://www.seattle.gov/planningcommission/docs/planningcommissionoctober2011.ppt>

Ms. Wilson asked what the order would be-Comp Plan then UDF? Mr. Goldberg responded that they will have the goals and policies ready for the next comp plan cycle and Broadview will have the UDF. He added that some rezoning could go independently and/or could be two different processes. He continued that in Rainier Beach the station area is very constrained.

Mr. Goldberg stated that, with Broadview/Bitter Lake/Haller Lake people want to have a place where everyone knows them but housing will come first and then the business district. He added that the housing is falling all over itself to get here and it is mostly senior and subsidized.

Commissioner Leighton stated that the population density is very high there with very little commercial outside of the main corridor. She added that this means that people have to get in their vehicles to get anywhere and the lack of sidewalks are a big challenge. She continued that the people are there but the land uses are not. Mr. Goldberg responded that they want to build on that and are advocating for sidewalks. Commissioner Johnson asked in Rainier Beach where the density is greatest. Mr. Goldberg replied that it does not have sizeable density but the Lake Washington apartments are quite dense. He added that they are

looking at areas where they can increase multifamily development. Mr. Goldberg stated that the strategies focus on bringing community together.

Commissioner Leighton noted that Mapes creek runs right through and storm water management is a huge issue for development. She asked about exploring salmon habitat. Mr. Goldberg stated that the salmon habitat is a great project but noted that there is really no beach and is dominated by the boat launch. He added that it does not align with the demographics of the community.

Commissioner Hough Beck asked if they are identifying options in regards to parks. Mr. Goldberg responded that there are enough but that they need play areas and they are looking at opportunities to refocus attention on the water and increase accessibility. Commissioner Hough Beck asked about the northern neighborhoods in the area. Mr. Goldberg acknowledged that there are big gaps and that there very few developable sites. Commissioner Leighton stated that there is a playground in Bitter Lake.

Vice-Chair Cutler asked how the Commission could help them focus the effort as DPD moves forward. Mr. Goldberg answered that they need to find a way for a realistic voice and that there are a number of things that would make growth in these neighborhoods easier.

Vice-Chair Cutler thanked David Goldberg for his time.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Vice-Chair Cutler adjourned the meeting at 5:32 pm.