



City of Seattle Seattle Planning Commission

Leslie Miller, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION FEBRUARY 9, 2012 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Chair – Leslie Miller, Vice-Chair David Cutler, Catherine Benotto, Josh Brower, Colie Hough-Beck, Mark Johnson, Kay Knapton, Bradley Khouri, Amalia Leighton, Kevin McDonald, Chris Persons, Matt Roewe, Sarah Snider

COMMISSIONERS ABSENT

Martin Kaplan, Jeanne Krikawa

COMMISSION STAFF

Barbara Wilson-Director, Katie Sheehy-Planning Analyst, Robin Magonegil-Administrative Staff Assistant, Diana Canzoneri-Demographer, Erika Harris, JiaJia Ge-Interns

GUESTS

Ann Sutphin, SDOT; Andres Mantilla, OED; Dave LaClergue, Gary Johnson, DPD

IN ATTENDANCE

Martha Lester, Rebecca Herzfeld, Council Central Staff; Donald King, DKA Architecture

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 Leslie Miller called the meeting to attention at 3:02 pm.

Chair Miller introduced the two Commission interns, Erika Harris and Jiajia Ge, and asked them to say just a little bit about themselves. Erika noted that she is doing her professional project for the Evans School on social equity in transit communities. Jiajia, who is also attending the University of Washington, is working on technical walkshed analysis.

- **Approve: January 12, 2012 & January 26, 2012 Meeting Minutes**

ACTION: Commissioner Josh Brower moved to approve the January 12, 2012 and January 26, 2012 minutes. Commissioner David Cutler seconded the motion. The minutes were approved unanimously.

▪ **Chair's Report**

– Chair Leslie Miller

Executive Director Barbara Wilson encouraged the Commissioners to fill out their hours log so the records reflect the actual amount of volunteer hours the Commissioners put in.

Chair Miller reviewed the upcoming Commission meetings listed on the back of the agenda. She noted that the Comp Plan was discussed at the recent PLUS meeting. Ms. Wilson added that the focus was generally on the ones that might need more explanation. Chair Miller continued that the Commission is protective about what goes into the Comp Plan. She added that they really did not get any push back. Ms. Wilson talked briefly about the ANMARCO amendment proposal and noted that the proponents are arguing for a legislative rezone. Chair Miller stated that the PLUS committee was looking forward to getting the resolution on the broader comp plan update.

Commissioner Amalia Leighton gave a brief update regarding her meeting with Councilmember Licata to discuss the housing report. She noted that he wants to relate this to the Seattle Transit Communities. She added that he is very fixated on light rail but she feels that it should be about more than just light rail. Commissioner Leighton stated that it was brainstorming and part of what will be a larger conversation.

Commissioner Snider reported on DPD's U District Planning efforts. She noted that they are kicking off the plan and working to define the district. Commissioner Benotto added that the two walksheds overlap at the south end and that there is a great need for housing for staff/faculty at the UW. She noted that, currently, housing is geared for students. Ms. Wilson stated that they are looking at this as one of the first planning areas where we start using the tools of the citywide transit communities policy, using a walkshed boundary as the planning area. She added that they would like a planning commission to sit on a stakeholder committee. Ms. Wilson continued that the project is moving forward and that the Commission will start weighing in more. Commissioner McDonald asked if this were a problem to solve or an opportunity. Ms. Wilson replied that it was an opportunity. Commissioner Cutler noted that, in relation to that, he, Kevin and Catherine all sit on the Light Rail Review Panel and they met with Councilmember Conlin regarding how the Sound Transit station designs are going. He added that the LRRP would be writing a letter to Council about the opportunities and challenges they see.

▪ **Briefing: Neighborhood Business District Access Survey Results**

– Ann Sutphin, SDOT; Andres Mantilla, OED

Chair Miller called for any disclosures or recusals.

Disclosures:

- Commissioner David Cutler disclosed that his firm, GGLO, works on projects throughout the city of Seattle.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi family developers throughout the city of Seattle.
- Commissioner Chris Persons disclosed that his organization, Capitol Hill Housing receives a grant from the Office of Economic Development through the Only In Seattle program for the development of successful business districts. Commission Persons added that he served as the Chair of the CH Chamber of Commerce until January of this year.

Chair Miller welcomed Ann Sutphin and Andres Mantilla.

Ann Sutphin presented a powerpoint, which can be accessed here:

<http://www.seattle.gov/planningcommission/docs/SDOTNBDAOverallPresentation2-9-12PlanningCommission.pdf>

Commissioner Cutler asked if they kept track of how many people were not interviewed because they were traveling to work. Ms. Sutphin replied that it was used as a screening question and they did not keep track.

Commissioner McDonald asked, in regards to bike access to the neighborhood, if they asked people who were walking by how they got there. Ms. Sutphin responded that they only asked those walking by on the sidewalks, they did not intercept drivers or go into parking lots. Commissioner McDonald noted that when you ride your bike you lock it to the bike rack and then go directly into the store so they would not have been intercepted and surveyed. Ms. Sutphin agreed that was probably true for those on bikes and in cars.

Commissioner Johnson stated that the figures for residents who had come by transit seemed high. Ms. Sutphin stated that in Othello she was not surprised. Mr. Mantilla added that the figure might be slightly skewed because of self-identifying. Commissioner Johnson agreed and stated that it seems that people are identifying large areas of being in the neighborhood. Ms. Sutphin noted that it might be people who live more than five blocks away. Chair Miller stated that it depends on the blocks as well. Ms. Sutphin noted that a real light bulb went off about people walking and that it was exciting. She added that the business districts learned new things about their customers.

Andres Mantilla presented a powerpoint, which can be accessed here:

<http://www.seattle.gov/planningcommission/docs/OnlyinSeattlePlanningCommission2-8-11FINAL.pdf>

Commissioner Benotto wondered why Admiral was selected rather than the Junction. Ms. Sutphin answered that it was the Chamber's decision. Mr. Mantilla added that they already had good information on the Junction.

Commissioner Leighton stated that grocery stores are popular and important for business districts. Mr. Mantilla replied that they are attracting a PCC and it is a little controversial. Commissioner Leighton asked if they were moving the PCC from Seward Park. Chair Miller answered that they were.

Commissioner Snider wondered what opportunities this presented for other business districts, could they buy the package and do the survey themselves. Ms. Sutphin stated that the city selected the neighborhoods and that this was a pilot and had one-time funding. She added that it is not part of SDOT's regular traffic data program.

Chair Miller wondered about the proximity of New Holly and if other cultural barriers beyond just the language skewed the results. She stated that, in the future, it would be interesting to capture the reasons why people would not go there more frequently. Ms. Sutphin stated that she learned from this that she needed to have people on the streets that speak the language of the area they are surveying. She added that they made the choice to focus on getting a lot of data and provide the most value to the most districts. She agreed that these were good thoughts for future design of this survey.

Commissioner McDonald wondered how SDOT would use some of this information. Ms. Sutphin replied that they are using it as a data point, baseline data. She added that they would be sharing the data throughout the city and will be briefing the bike and pedestrian boards.

Commissioner McDonald stated that, with Capitol Hill being so big, the data collection points were very distinct neighborhoods and it might end up too convoluted. He wondered if it could be separated. Ms. Sutphin replied that it could and that they would be able to cross tab everything. She added that they would make the raw data available.

Commissioner Brower stated that, looking at the list of the neighborhoods, they all seem to jump out as thriving business districts with the exception of Othello. He wondered if they considered others that were not as thriving. Ms. Sutphin responded that this came out of the transportation department in order to get more data to inform their planning based on the Pedestrian Master Plan. She added that they pulled in OED and that they wanted geographic and demographic diverse cross sections. Ms. Sutphin noted that they tried to pick neighborhoods that had a reasonably mature multi-modal transportation service.

Commissioner Cutler asked how we could link some of this work with other departments - e.g. residential density and business district success. He stated that it would be interesting to know the characteristics of each neighborhood - density, land use, diversity and what are the things on the ground that don't involve the streets. Ms. Sutphin stated that one person from Columbia City was looking at the walking data and the need for zoning to increase density.

Commissioner Khouri asked if it was their interest to see that these districts are being used well by residents or visitors. Mr. Mantilla answered that there are two strategies, one about attracting residents and the other about bringing in visitors. He added that most chambers want to do both and they are trying to help them better define that. Commissioner Khouri stated that we need better transit to get people to go from Capitol Hill to Ballard to do something. He added that it is a big challenge and we are missing the link that we need to have.

Commissioner Leighton stated that it would be interesting to know if people took taxis as she sees more taxi drivers around. She added that she was astounded with the dates (Thursday - Sunday) and that there were so few children. Commissioner Persons replied that they talked about this at the Capitol Hill Chamber meeting. He stated that if you have kids the last thing you want is to be stopped for a survey.

Chair Miller thanked Ann and Andres for their time.

Briefing: Yesler Terrace

-Dave LaClergue, Gary Johnson DPD

Chair Miller called for any disclosures and recusals.

Disclosures:

- Commissioner Colie Hough Beck disclosed that the firm I work for, HBB, works with SDOT, SPU, and Parks on projects throughout Seattle. She added that we also work for private and public housing developers in Seattle.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design, is working on the infrastructure for Yesler Terrace.
- Commissioner Brad Khouri disclosed that his firm, b9 Architects, design single family and multi-family housing throughout Seattle and might in this neighborhood.

- Commissioner David Cutler disclosed that his firm, GGLO, is working with the Seattle Housing Authority to do the urban design/master planning of Yesler Terrace.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi family developers throughout the city of Seattle. He added that he is on the Advisory Board of Full Life Care (formerly Elderhealth NW), which works closely with SHA to provide housing and adult-day services to people suffering from dementia.
- Commissioner Chris Persons disclosed that his organization, CHH builds affordable housing throughout Seattle and may develop replacement housing or on-site housing for the Yesler redevelopment.

Chair Miller welcomed Dave LaClergue and Gary Johnson from DPD.

Mr. LaClergue gave a power point presentation, which can be accessed here:

<http://www.seattle.gov/planningcommission/docs/ytplanningcommission.pdf>

Ms. Wilson wondered if there were a minimum number of bedrooms by income level. Mr. LaClergue stated that SHA needs same unit size mix as it is currently for extremely low income. He added that moderate/market rate does not need that requirement but they have to be similar to each other.

Commissioner Hough Beck stated that she liked the flexibility and wonders, going forward, how many years to build out. Mr. LaClergue replied 15 - 20 years. Commissioner Hough Beck wondered what is the equitably with the execution in terms of green factor, parks, etc. Mr. LaClergue answered that it is minimum for each project and cumulative. He added that there is a building requirement and a sector requirement for green factor. Mr. LaClergue noted that the amenity space timing has not been included, but should be. Mr. Johnson added that three pocket parks are required by the street vacation. Mr. LaClergue noted that they are requiring a minimum of one acre of community garden and that there are thresholds for different phases.

Ms. Wilson asked about the platting and why are there so many long skinny lots. Mr. LaClergue replied that they were much skinnier at one point and in SHA's proposal, they are trying to come up with good increments that break off in a way and the thinking is that developers will want multiple lots. He added that this is supposed to be fine grain and traditional city planning and SHA wanted flexibility to sell off in typical units. Mr. LaClergue noted that this is a preliminary plat and that is always opportunity to make lot boundary adjustments but this number of lots gives them quite a bit of flexibility. He added that SHA would review development proposals before they get to the city. Mr. Johnson stated that they are bringing on a development partner.

Commissioner Khouri stated that the platting does a little similar throughout and he wondered if 60' is right. He added that to do any projects you would need two or three lots at a minimum. Commissioner Khouri asked what the green factor would be per lot. Mr. LaClergue stated that it is .3 minimum per lot and .5 by sector. Commissioner Khouri responded that .5-.6 is absurdly high and you would have to do a green wall. He felt that the .3 is good. Commissioner Khouri asked how FAR is being determined. Mr. LaClergue stated that it is not by parcel and that FAR comes out somewhere around 7 between midrise and highrise. He added that there is an allowance of 13 total highrise buildings so the average by the zone is 7. Mr. Khouri stated that the midrise provision seems very low compared to the things you want to see. Mr. LaClergue stated that they expect commercial development along Yesler will most be a zero lot line; other places will have more green space. Mr. Khouri wondered if the affordability number was too low and was it driven by SHA. Mr. LaClergue

stated that it is very expensive to do replacement housing; 60% is expensive. He added that they worked closely with SHA and went beyond the current incentive zoning. Mr. LaClergue noted that the agreement would require more than the code and that housing experts have been looking at SHA's proforma and they feel it is very aggressive. Mr. Johnson added that he thinks it is a good mix and that nobody else does this. Mr. Khouri asked what the percentage of housing that needs to be sold. Mr. LaClergue stated that would be a hard # and it is more about the floor area and depends on the type of development. Mr. Khouri responded that it is an important question given the platting. Mr. Johnson noted that Heartland has been the consultant. Mr. Khouri stated that apartment size would be very important and that there should be a lot of family sized market rate apartments. Mr. Johnson replied that if the market wants that then it would be developed.

Commissioner Roewe stated that maybe it should be # of bedrooms rather than # of units. He wondered how big the floor plates on some of the towers in the rendering are. Mr. LaClergue stated that GGLO did the rendering and they have assured him that it is consistent with the zoning proposal. Mr. Roewe asked who was paying for the reconfiguration of the street. Mr. LaClergue replied that SHA and their development partners are and not the City. Mr. Johnson added that SHW would be the first to agree that it is a big public benefit, but they still have to do benefits as conditions of the street vacation. He noted that the proposal on the neighborhood park is that it would be donated to the city. Commissioner Roewe stated that bigger floor plates are more affordable.

Commissioner Brower thanked them for their hard work and stated that it is consistently fantastic just gets better and better. He asked if it is a cooperative agreement - development agreement or is it looser. Mr. Johnson replied that they talked about many things and the cooperative agreement seems to work best. He added that just a couple of weeks ago SHA asked about having a development agreement. Commissioner Brower stated that with the phased final plat, it can extend that through a development agreement and the formality of that can give you more time to get each phase done. Mr. LaClergue stated that he would check and make sure that they have that covered.

Commissioner Benotto asked if this was the first area for the administrative design review for midrise structures. Mr. Johnson replied that he believed so. Mr. LaClergue added that it is a larger scale and is not administrative design review in the traditional sense. Commissioner Benotto asked if it were streamlined. Mr. Johnson answered that there are very specific guidelines regarding building in the public realm. Commissioner Roewe stated that you could still go to the Design Review Board (DRB) if you want departures. Mr. LaClergue responded that high rises would have to go through the DRB, but as a type. Commissioner Benotto stated that the market will do what is the most expedient and cheap which is small units for single young people. She added that people do not have the opportunity to stay here when they get married and have kids. Commissioner Benotto noted that it is an opportunity to create a complete neighborhood and to nudge the market to ensure a diversity of housing types.

Chair Miller thanked Dave and Gary for their time.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Miller adjourned the meeting at 5:34 pm.