



**City of Seattle  
Seattle Planning Commission**

Leslie Miller, Chair  
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION  
JUNE 14, 2012  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Kadie Bell, Catherine Benotto, Luis F. Borrero\*, Josh Brower, Colie Hough-Beck, Mark Johnson, Bradley Khouri, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Matt Roewe, Morgan Shook, Sarah Snider

**COMMISSIONERS ABSENT**

Chair Leslie Miller, Vice-Chair David Cutler, Chris Persons

**COMMISSION STAFF**

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

**GUESTS**

Nathan Torgelson, Seattle Parks & Recreation; Bob Chandler, Seattle Department of Transportation; John Perlic, Parametrix; John Skelton, DPD

**IN ATTENDANCE**

Rebecca Herzfeld, Council Central Staff;

\* This Commissioner is not yet confirmed.

*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**

Commissioner Amalia Leighton acted as chair for this meeting due to Chair Miller and Vice-Chair Cutler's absence.

Commissioner Leighton called the meeting to attention at 3:05 pm.

- **Approve: May 24, 2012 Meeting Minutes**

**ACTION:** Commissioner Jeanne Krikawa moved to approve the May 24, 2012 minutes. Commissioner Luis Borrero seconded the motion. The minutes were approved. Commissioner Kadie Bell abstained.

▪ **Chair's Report**

Commissioner Leighton reviewed the upcoming meetings and events with the Commissioners.

Executive Director Wilson mentioned that she needs Commissioners to make nominations for new officers. She passed around a list and asked the Commissioners to nominate officers and to note positions that they would not want to be nominated for. Ms. Wilson added that Commissioners Miller, Brower and McDonald are on the nominations committee. She noted that Commissioner Leslie Miller would only serve one term as Chair.

▪ **Briefing: Proposed NBA Arena in SODO**

- Nathan Torgelson, Bob Chandler, John Perlic, John Skelton

Commissioner Leighton called for any disclosures & recusals.

Disclosures:

- Commissioner Sarah Snider disclosed that her firm, LMN, does urban design and various types of architectural projects in the Seattle metropolitan area.
- Commissioner Jeanne Krikawa disclosed that the SODO Business Association is a past client.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private development in areas of Seattle that could be influenced by the outcome of this project. He also volunteers with the Uptown Alliance who is currently asking the city for further study of a new basketball/hockey/ concert arena at Seattle Center.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city and that the Port of Seattle, King County and City of Seattle are clients of HBB.
- Commissioner Morgan Shook disclosed that his firm, BERK, has worked with a variety of public and private parties that could be affected by the arena outcome.
- Commissioner Kadie Bell disclosed that her firm, Griffin, Hill & Associates, has worked with a variety of public parties that could be affected by the arena outcome.

Commissioner Leighton welcomed Nathan Torgelson, John Skelton, Bob Chandler and John Perlic.

Mr. Torgelson gave a powerpoint presentation that can be accessed via:

<http://www.seattle.gov/planningcommission/docs/20120614SoDoArenapresentation.pptx>

Mr. Torgelson noted that there are no land use code text amendments being proposed.

John Skelton mentioned the history and the intent regarding the Stadium Transition Area, noting that it was an acknowledgement that the stadiums were influential in a number of ways. He added that it was intended to ensure that pedestrian oriented areas were a safe and active environment and to direct people back up to Pioneer Square.

Commissioner Johnson asked if some uses are allowed there but not otherwise. Mr. Skelton replied that they were to encourage a street-level pedestrian environment catering to people. Mr. Shook asked when it was approved. Mr. Skelton answered that it was in 2000.

Commissioner Borrero stated that it is called the Stadium Transition Area Overlay District and wondered if this was temporary. Mr. Skelton replied no, that it is a transition between two very different neighborhoods - Pioneer Square and the DuMIC.

Commissioner Johnson noted that they said that hotels are precluded and wondered if parking structures were as well. Mr. Skelton answered that hotels were but was not sure about parking. Rebecca Herzfeld stated that, what she remembers is that the STAOD has a maximum parking amount that can be provided for any use but stadiums were exempted from the max and that you can only have required parking for the stadium in the transition area. She added that any additional parking would have to be provided elsewhere.

Bob Chandler explained the Transit Master Plan (TMP) limits and how events have to submit. Ms. Wilson asked what requires that. Mr. Chandler noted that it is a function of the Master Use Permits (MUPs) and that there is a street vacation process that requires street improvements and the TMP as required in the MUP. He added that they are familiar with this and that any new arena would also have to be in the TMP.

John Perlic stated that the transportation access and parking study it is not a SEPA level study and is addressing capacity on the system, mostly parking and transit. Ms. Wilson asked a question about the map and the expanded pedestrian plaza. Mr. Perlic responded that the intent and location of the plaza is for pedestrian during events but open to traffic other times. Ms. Wilson asked how industrial/ commercial and the overlay district encourage pedestrians when hotels and lodging are prohibited in the overlay.

Commissioner Leighton asked if the City controls overlapping events. Mr. Perlic stated that it does from a permitting perspective. Mr. Chandler stated that part of this study is looking at the same day/time to look at how that affects the transportation system.

Ms. Wilson asked about the mode split difference for weekend, evening or nighttime. Mr. Perlic stated that it is generally more difficult to move on transit at those times. Mr. Chandler added that the TMP starts to force charter buses and that light rail plays into this as well.

Commissioner Shook asked about the north lot. Mr. Chandler stated that Hansen would need to create a MOU with some of the lot. Mr. Perlic added that the code would require 2,500 arena parking spots. Mr. Torgelson noted that this would be new or contracting with existing lots. Commissioner Borrero wondered if this includes using vacant lots for parking. Mr. Perlic answered that it would as well as utilizing spaces on the street.

Ms. Wilson asked about the TMP tools and if it is a City expectation to fund this or have the proponent pay into it as part of the TMP. Mr. Chandler stated that he could not give any certainty but only his opinion. He added that the street vacation would require improvements and some of the TMP would likely be included.

Commissioner Shook asked about the current capacity. Mr. Perlic stated that it is future capacity with the Link extension. Commissioner Shook asked what the current capacity was. Mr. Perlic answered that it was much less, maybe 1,200. Commissioner Johnson wondered if the other capacity was about the same. Mr. Perlic responded that it was. Commissioner Roewe asked how far it is to the stadium station. Mr. Perlic replied that it is about 5/8ths of a mile but that it is not an accessible route.

Ms. Wilson asked what they have seen in terms of freight operations on days of events versus days without events. Mr. Chandler answered that freight operations are primarily in the daytime and that the Mariners play

a limited number of day games and the Seahawk games with the 5:00 pm start could be a problem. He added that there are conflicts between the Port operations and the stadiums that they are currently trying to manage.

Commissioner Johnson asked what set of assumptions they used in terms of how many would actually use the SR99 tunnel given the fees. Mr. Perlic stated that there is an additional study underway and that they have not gotten into detailed traffic analysis but that that will be part of the considerations. Commissioner Johnson clarified that they were not looking specifically at how many people would use SR99 and Mr. Perlic agreed and stated that they believed the mode splits could be achieved regardless.

Commissioner Hough Beck stated that they have not done a detailed traffic analysis. She added that it would be very interesting to see the level of service and the air quality. Mr. Perlic noted that the EIS would have to include this. Mr. Chandler added that officers control the access at the intersection, which is a different type of operation than typically analyzed.

Commissioner Shook wondered about the analysis and how much of marginal impacts the Port operations, he noted that it currently looks like a challenge for a small portion of the events and asked if there were any improvements that would mitigate this. Mr. Perlic responded that is why they spent so much time showing event and non-event days. He added that the TMP strategies can make a big difference and would apply to all arenas to help things move smoothly. Commissioner Shook asked about the daytime events. Mr. Perlic replied that they really do not have an estimate but they expect them to be very rare, probably less than five.

Commissioner McDonald stated that, concerning mode split assumptions, separation of this arena from infrastructure might result in worse mode splits from the stadiums. Mr. Perlic stated that only time will tell. He added that they laid out scenarios at a spectrum and that they looked at the Mariners, who draw more from outside the region, so they have a big auto-captive market. Mr. Perlic continued that they assumed 84%. Commissioner McDonald stated that if the transportation system was on the threshold of failure it could be a big deal but not at that tipping point. Mr. Chandler added that is where the TMP allows you to crank it down.

Commissioner Benotto wondered how this would affect buses for people just trying to get home from work. Mr. Perlic replied that they have not looked into that in a very detailed way. He added that King County Metro is studying what will happen to service when the viaduct comes down and noted that there are a couple of options that use the Dearborn ramps down to Alaska. Mr. Chandler added that part of the route on Alaskan Way would bring coaches right up to Dearborn. He noted that it is not final but that there are many provisions being made for transit.

Commissioner Snider asked what happens when the surface lots are developed, would the stadiums have to replace that parking. She added that the walk distance from the station may not be a true 15 minutes and that they might want to use more than just a ¼-mile walkshed. Mr. Perlic noted that they tried to estimate but that it is a guessing game. He added that they counted things they knew.

Commissioner Roewe stated that it is complicated and that it has been helpful to understand more about this area. He asked if the Commission were taking action today. Ms. Wilson replied that they are not and are just getting information. She added that Councilmembers have asked the Commission informally but they should expect a formal request from the chair of the PLUS committee. Ms. Wilson noted that the Commission would be asked about industrial jobs, land use and transportation. Mr. Torgelson stated that if the Commission needs more context, they could provide that. Commissioner Roewe noted that a number of decisions have to be shaped in this process and that it is essential that there is more certainty before moving forward. Mr.

Torgelson stated that there is a MOU between the City, King County and Mr. Hansen that would authorize through a binding ordinance. Commissioner Roewe asked if Mr. Hansen holds the title to the property. Mr. Torgelson replied that he owns a lot but that some of it has not closed yet.

Commissioner Leighton thanked Nathan, John S., Bob, and John P.

▪ **APPROVAL: Comp Plan 2012 amendment docket setting**

Commissioner Leighton called for any disclosures & recusals.

Disclosures:

- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on commercial, multifamily, and public infrastructure projects throughout the city and that the City of Seattle and Port of Seattle are both clients. She abstained from discussion for proposed amendments #1 and #3.
- Commissioner Mark Johnson disclosed that his firm, ESA, has the Port of Seattle and Sound Transit as clients who could be affected by some of the proposed amendments.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design, is working on a project in the Broadview-Bitter Lake-Haller Lake neighborhood.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi family developers throughout the city of Seattle and industrial businesses in the Ballard-Interbay-Northend Manufacturing/Industrial Center. In addition, Commissioner Brower recused himself from all discussion regarding proposed amendment #5.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, designs projects and advises clients on development projects throughout the City that could be affected by proposed Comp Plan changes.
- Commissioner Matt Roewe disclosed that his firm, Via Architecture, works on municipal planning and private development that could be affected by the proposed changes in the Comprehensive Plan. He also abstained from the discussion of proposed amendment #1 dealing with Rainier Beach.
- Commissioner Jeanne Krikawa disclosed that her firm, The Underhill Company, is on a consultant for team for a Sound Transit project. She recused herself from discussion about proposed amendment #10.
- Commissioner Sarah Snider disclosed that her firm, LMN, does urban design and various types of architectural projects in the Seattle metropolitan area that could be affected by these amendments and is currently completing work for the Ballard Blocks LLC. She recused herself from the discussion related to proposed amendment #9.
- Commissioner Kadie Bell disclosed that, in her previous position with Seattle/King County Public Health, she managed a DPD grant, which helped to fund neighborhood planning in both the Broadview-Bitter Lake-Haller Lake and Rainier Beach neighborhoods.
- Commissioner Luis Borrero disclosed that his firm, DRiVE, advises clients and projects that could be affected by the proposed changes in the Comprehensive Plan.
- Commissioner Bradley Khouri disclosed that his firm, b9 Architects, designs projects in the city of Seattle that could be affected by proposed changes in the Comprehensive Plan.
- Commissioner Morgan Shook disclosed that his firm, BERK, works on municipal planning and private development that could be affected by the proposed changes in the Comprehensive Plan.

**ACTION:** Commissioner Kevin McDonald moves to approve the letter. Commissioner Bradley Khouri seconds the motion. After the discussion, summarized below, the motion was approved.

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Ms. Wilson reminds the Commission about the process and notes that it was presented at the last Full Commission meeting and has been discussed at two committee meetings.

Commissioner Roewe stated that the word “implement” seems wrong and should maybe be changed to “advance” instead. Ms. Wilson responded that they are trying to wire the policy in conjunction with DPD but that she gets the point. Commissioner McDonald suggested, “the policy advances.”

Commissioner Brower stated that they might want to add that it is required by state law. Ms. Wilson stated that the element has already been adopted and this is just adding new discussion.

Commissioner Shook asked how #6 was different. Ms. Wilson noted that they outlined a policy and that when they discussed this in one of the Committee meetings they felt that it was written correctly and that the timing seems right. Commissioner Shook asked if it would override the overlay. Commissioner Johnson replied that it would lay the foundation for text changes to the code.

Ms. Wilson briefed the Commission on the history of amendments 7, 8 & 9 noting that they were docketed last year and the decision was to not approve. She added that DPD and SDOT agreed to study the corridor and that is underway. Ms. Wilson noted that the proponents expressed that the process is happening more slowly than they would like. She stated that keeping it on the docket keeps the pressure on. Commissioner Brower asked if they should mention that the Commission had made these same comments last year. Ms. Wilson agreed. Commissioner Roewe stated that he would lobby to keep it on the docket as the study is not going to give them what they need and the neighborhoods are resistant to having any industrial. Ms. Wilson mentioned that it is not just a transportation study but also a land use study that is a direct result of these amendments. Commissioner Roewe asked if it is on the work plan. Ms. Wilson answered that it is. She added that these are all repeats and are all addressed in the same way; docketed, analysis done, and the conclusion was to put it on DPD’s workplan to address the questions raised by the amendments. Ms. Wilson stated that she would add the history.

Commissioner McDonald wondered about the geographic scope of the 15<sup>th</sup> Ave Corridor Study - north/south limits and how far away from 15<sup>th</sup>. Ms. Sheehy explained the purpose of the study and its relation. Commissioner Bell asked what the timing is noting that it seems like if it moves forward there would be parallel processes. Ms. Wilson noted that the corridor study has not started and she has not tracked it closely. Commissioner Roewe suggested that if they cannot answer the timing now then the Commission should pressure them to docket. Ms. Wilson stated that she knows that Marshall Foster has stated that it is on the workplan but that it might not be fast enough for the proponent but that there is only so much capacity. She added that she would try to get more information on it. Commissioner Khouri stated that he feels that the property owners should wait for the analysis. Commissioner Brower stated that although he understood Commissioner Roewe’s passion, he felt that the Commission has always said to wait for the study to be finished. He added that there is very strong support for industrial lands and that if the Commission is going to consistently support industrial land then they need to wait for the full study. Commissioner Roewe wondered if the Commission could at least ask that it be expedited. Commissioner Brower stated that it does say that. Ms. Wilson added that there probably needs to be more information about the collaboration of the two projects. She noted that SDOT’s study is stalled and DPD’s might be too slow for the property owners. Commissioner Roewe stated that it was a targeted site for a jail as well as a garbage transfer facility. Commissioner Krikawa stated that she wants to make sure that ST really is holding up the project because it was not completely clear that is the case when they met with SDOT the other day. Commissioner Johnson stated that maybe the suggestion should be made to have the property owners chip in.

Ms. Wilson stated that staff would add the history and other comments to 'light the fire' and to clarify DPD's role. She added that once it has been reworked she would send it back out. Commissioner Leighton asked if anyone wanted to propose an amendment or change to the letter. Commissioner Roewe answered that he would. Commissioner Brower clarified that there is a motion pending to approve the letter.

**ACTION:** Commissioner Matt Roewe stated that he would like to make an amendment to the current motion. Commissioner Mark Johnson seconded that amendment to the motion. The motion was not approved with Commissioner Luis Borrero abstaining.

Commissioner Roewe asked if he could add a text change as well; "The City should expedite or focus on obtaining".

Commissioner Shook stated the Commission decided last year to put this on the docket. Ms. Wilson noted that this went on the docket and the result of the analysis was the 15<sup>th</sup> Ave Corridor study. She added that it is included in DPD's budgeted work plan. Commissioner Leighton stated that one of the criteria is that the amendment has not been recently rejected. Commissioner Leighton stated that the study might say that it should not change from the MIC. Ms. Wilson clarified that a MIC is a regional designation, like an Urban Center, and that you have to have a higher level. Commissioner Shook stated that our current position as written is to not docket it but to support the decision made last year.

Commissioner Leighton calls for a vote on Commissioner Roewe's amendment to the motion.

Ms. Wilson stated that at this point they are approving the letter but they would send out the full letter for wordsmithing.

Commissioner Khouri suggested proposing a cap on the number of times something can be proposed.

Commissioner Brower stated that they should make a note that sky bridges proposed have to go through the Design Commission to note that we have a robust review process.

Commissioner Roewe stated that he had sent an email regarding fees for Comp Plan amendments and wondered if we might introduce that concept in order to weed out some of the less legitimate ones. Commissioner Brower agreed but suggested that it be set low so that we are balancing the issue of accessible democracy. Commissioner Hough Beck agreed but stated that this might not be the best place. Commissioner Brower noted that the major update to the Comp Plan might be a good time to address this.

Commissioner Leighton asked the Commission to vote on the letter.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

Acting-Chair Amalia Leighton adjourned the meeting at 5:32 pm.