



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION
MARCH 10, 2011
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Vice Chair – Leslie Miller, Kadie Bell, Catherine Benotto, David Cutler, Colie Hough-Beck, Martin Kaplan, Bradley Khouri, Amalia Leighton, Kevin McDonald, Radhika Nair

COMMISSIONERS ABSENT

Mark Johnson, Kay Knapton, Jeanne Krikawa, Christopher Persons, Matt Roewe

COMMISSION STAFF

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

GUESTS

Marshall Foster, Susan McLain, Robert Scully, Jim Holmes, DPD; David Hewitt, Matt Porteous, Hewitt Architects; Deborah Munkberg, EA/Blumen, Chris Brieland

IN ATTENDANCE

Angela Dunstan, Jeremy Shelton, Kevin Reider

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 Josh Brower called the meeting to order at 3:00 pm.

COMMISSION BUSINESS

- **Approve: February 10, 2011 Minutes**

ACTION: Commissioner Leslie Miller moved to approve the February 10, 2011 minutes; Commissioner Kevin McDonald seconded the motion. The minutes were approved unanimously.

- **Approve: February 24, 2011 Minutes**

ACTION: Commissioner Kadie Bell moved to approve the February 24, 2011 minutes; Commissioner Brad Khouri seconded the motion. The minutes were approved unanimously.

- **Chair's Report**

Chair Brower noted the upcoming committee meetings. He called special attention to the upcoming joint meeting with the Seattle Design Commission regarding the 18-month joint commission review of the Waterfront Seattle Project.

BRIEFINGS

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

Chair Brower welcomed Marshall Foster.

Marshall Foster gave an update on several projects. He noted that he recently gave a briefing on the first quarter to the City Council. He added that they wanted to plan for allocation of resources through 2012 rather than waiting for the budget process. Mr. Foster stated that as South Downtown concludes, other area plans can move forward including an Urban Center plan for the University district, probably in the third quarter of this year.

Mr. Foster mentioned the Ballard station area plan concept and noted that the focus will be on 15th Avenue NW and NW Market Street as a new location for RapidRide service. He added that the C1 zoning could change to be more pedestrian oriented and that the City could build on investment in RapidRide.

Mr. Foster expressed his appreciation to the Commission for the Seattle Transit Communities report and noted that the City is working to implement some of the recommendations.

Mr. Foster reported on the Waterfront Seattle event and noted that just over 1000 people attended and that James Corner gave a very lengthy and thorough presentation paying close attention to detail. Mr. Foster noted that the responses received, when asking what makes a great waterfront, focused on views, promenading, parks and open space, maintaining the working waterfront, aquatic and natural habitat, and an emphasis on places to eat. He added that when asked what they did not want to see, the response was tourist-oriented uses.

Commissioner Bell asked if anyone said anything about public art. Mr. Foster responded that it was not mentioned.

Commissioner Khouri asked about the road. Mr. Foster stated that an oversized road was the second thing that people did not want to see.

Commissioner Benotto wondered if there was a lot interest in getting to the water. Mr. Foster stated that it was not on the survey but was on the dot exercise. He added that connecting the land and the water was in the top three.

Chair Brower thanked Marshall for his time.

▪ **Briefing: West Seattle Triangle**

- Susan McLain, Robert Scully, DPD; David Hewitt, Matt Porteous, HEWITT

Chair Brower welcomed Susan McLain, Robert Scully, David Hewitt and Matt Porteous.

Chair Brower called for any disclosures or recusals.

Disclosures:

- Commissioner Martin Kaplan disclosed that his firm, Martin Henry Kaplan, Architects AIA, may, in the future, have projects in the West Seattle Triangle area.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, has worked on projects near this area and she serves on the advisory group for the project.
- Commissioner Josh Brower disclosed that his firm, Brower Law, works on projects in the area.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, has contracts with the Parks Department, SDOT, SPU and works on multifamily projects in the area.

Susan McLain gave a brief introduction and then showed a PowerPoint presentation on the West Seattle Triangle. The presentation can be viewed here:

<http://www.seattle.gov/planningcommission/docs/planningcommissionwstmar102011.pptx>

David Hewitt gave a brief introduction to their work on the West Seattle Triangle and noted that the plan needs to be a poster child for the transition from light industrial to pedestrian orientated. He then gave a presentation that can be viewed here:

<http://www.seattle.gov/planningcommission/docs/08040PRPublicMeeting020711.pdf>

Commissioner Bell asked about access to the golf course and park and wondered about any opportunities for open space. Mr. Hewitt answered that their goal was to use the right of way (ROW) to create open space at a human scale. He added that the crossing of 35th Avenue SW is problematic because of the traffic, the hill, and the future RapidRide service. Mr. Hewitt continued that they have looked at creating smaller spaces within the ROW. Ms. McLain added that outside of the street concept, they are developing recommendations on the east side of 35th Avenue SW that would create pedestrian paths connecting to Camp Long and are also looking at creating a more direct route for pedestrians to enter the golf course. Ms. McLain noted that DPD is working with Parks to create a more generous entrance to the trails and Camp Long.

Chair Brower asked Commissioner Benotto, who serves on the advisory group, if she had anything to add. Commissioner Benotto stated that they concentrated on the open space plan first and talked about livability. She added that she believes in the power of the public realm to influence the quality of the development and to spur private development.

Commissioner Benotto asked about the view studies and height. Ms. McLain responded that the project team initially did not consider increasing allowable building height but acknowledge that looking at 65-85 feet could help. She added that the area provides good opportunities for TOD.

Commissioner McDonald stated the project team has done a good job to maximize pedestrian improvements but that there seems to be few opportunities for improved connections to the surrounding neighborhood. Mr. Hewitt responded that the plan does include connections to the adjacent areas and noted that Fauntleroy presents challenges for pedestrians because it is a busy arterial. Ms. McLain added that there are three mid-block crossings. She noted that if there are more than two travel lanes then SDOT is reluctant to have a marked crosswalk that does not have a signal. Commissioner McDonald stated that it seems that the project team has explored most of the possibilities. Mr. Porteous noted that there is an intersection at 38th Avenue NW and a fire signal that might become pedestrian activated at some point. Ms. McLain added that it is probably a necessary addition.

Commissioner Khouri asked if RapidRide is coming from the east. Ms. McLain answered that the service connects downtown. Commissioner Khouri wondered why the RapidRide route is not on Fauntleroy Way SW. Ms. McLain replied that although Fauntleroy Way SW is wide, it does not have enough space for two travel lanes and a designated bus lane.

Commissioner Hough Beck asked if there was any consideration to incorporating green streets. Mr. Scully noted that neighborhood green streets would apply in this area, which is different than downtown green streets.

Commissioner Kaplan wondered if there was any consideration for a public square as a gateway. Ms. McLain stated that it had not been discussed. Commissioner Benotto noted that the opportunities to develop the three triangular shaped parks just west of Fauntleroy was discussed by the advisory group early in the project, but these parks fell just outside the immediate study area.

Director Wilson wondered if there is any consideration of zoning and other street concepts between this area and the Junction. Ms. McLain stated that they are looking at the possibility of a Pedestrian designation as well as wider sidewalks.

Commissioner Leighton stated that this will be great for all the types of households that are currently in the area and will provide a better connection to the golf course. Mr. Hewitt noted that the California Avenue SW area is a delicate business district and that his hope is that the auto repair shops stay and while the area becomes more pedestrian-oriented.

Commissioner Benotto asked if the West Seattle Junction design guidelines would apply here. Ms. McLain replied that the project team hopes that the Design Review Board would take a careful look.

Chair Brower asked what the Commission could do to help. Ms. McLain answered that an expression of support would be great.

Chair Josh Brower thanked Susan, Robert, David, and Matt.

▪ **Briefing: South Lake Union EIS**

- Jim Holmes, DPD; Deborah Munkberg, EA/Blumen; Chris Brieland, Fehr & Peers

Chair Brower welcomed Jim Holmes, Chris Brieland and Deborah Munkberg.

Chair Brower called for any disclosures or recusals.

Disclosures:

- Commissioner Colie Hough Beck disclosed that she lives and works in South Lake Union, and that the firm she works for, HBB, has contracts with Seattle Parks, SPU, SDOT (the Mercer Corridor Improvements Project in SLU) and FOLKpark. HBB also works on multifamily and commercial projects in the city.
- Commissioner Josh Brower disclosed that his firm, Brower Law, represents developers and owners of single-, multifamily and commercial projects in the area. He also represents industrial businesses working on freight and mobility issues in Seattle.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design did some storm water/sewer capacity analysis for the EIS.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson has an office in South Lake Union, that they work for developers and the City in this area and a member of the firm serves on the South Lake Union Community Council.
- Commissioner Martin Kaplan disclosed that his firm Martin Henry Kaplan, Architects AIA has completed projects in SLU and may so in the future; and he has sat on and currently sits on several committees that serve South Lake Union.

Jim Holmes gave a brief introduction and then showed a PowerPoint presentation on South Lake Union. The presentation can be viewed here:

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

Chris Brieland gave a brief introduction and then showed a PowerPoint presentation on the transportation analysis for South Lake Union. The presentation can be viewed here:

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

Commissioner Kaplan asked about the height of the flight path. Mr. Holmes responded that earlier maps were refined by WADOT.

Commissioner Khouri expressed curiosity regarding no significant impact on views. Ms. Munkberg replied that there is a change but is not a significant impact on Denny, Cascade parks, etc.

Commissioner Cutler asked how the tower floor plate requirements relate to other high rise zones. Mr. Holmes answered that they are different and generally smaller than in the downtown zones.

Commissioner Miller wondered if the building type is for families or just young single people. Mr. Holmes replied that they would like families to live there and that is a continual issue. Ms. Munkberg added that there is some discussion regarding schools.

Commissioner McDonald asked, in regards to transportation impact mitigation, did they look at those projects in priority order or mixed and matched to achieve best benefits for overall mobility. Mr. Brieland stated that they scoured all the plans for this area and worked with SDOT to identify which they wanted implemented.

Chair Brower asked how the urban design framework (UDF) plays into the EIS. Ms. Munkberg answered that it was used to identify mitigation measures. Mr. Brieland added that transportation elements in the UDF were included in the analysis. Mr. Holmes added that the UDF also shaped the alternatives evaluated in the EIS.

Commissioner Cutler mentioned the calculation of the development capacity in the different alternatives and wondered if they used the City's standard model. Mr. Holmes replied that the standard model was refined for this analysis.

Chair Josh Brower thanked Jim, Deborah, and Chris.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Brower adjourned the meeting at 5:30 pm.